



Powick Neighbourhood Plan 2025-2041

Basic Conditions Statement

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1. INTRODUCTION

- 1.1 A draft Neighbourhood Development Plan must meet a set of basic conditions before it can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.2 This Statement has been prepared for Powick Parish Council to demonstrate that the Powick Neighbourhood Development Plan 2025-2041 ('Neighbourhood Plan') meets legal requirements and the prescribed basic conditions.
- 1.3 The Statement confirms that:
- The legal requirements and certain basic conditions have been met (section 2), including those arising from sections 98 and 99 of the Levelling-up and Regeneration Act 2023.
 - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan (section 3).
 - The making of the Neighbourhood Plan contributes to the achievement of sustainable development (section 4).
 - The Neighbourhood Plan does not breach and is otherwise compatible with assimilated EU obligations, and that the making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (section 6).

2. LEGAL REQUIREMENTS AND BASIC CONDITIONS

Legal requirements

- 2.1 The Neighbourhood Plan relates to the area that was designated by Malvern Hills District Council as a Neighbourhood Area on 16 June 2020. It relates only to this Area. No other Neighbourhood Plan has or is being made for the Area.
- 2.2 Powick Parish Council is a qualifying body.
- 2.3 The Neighbourhood Plan specifies the period for which it is to have effect, 2025-2041.
- 2.4 The Neighbourhood Plan sets out policies in relation to the use or development of land in the Neighbourhood Area, and which have been prepared in accordance with the statutory provisions. In particular it includes:
- Policies designed to achieve objectives that relate to the particular characteristics or circumstances of the Neighbourhood Area and to specific sites.
 - Requirements with respect to design that relate to development throughout the Neighbourhood Area which the qualifying body considers should be met for planning permission for the development to be granted.
- 2.5 So far as the qualifying body considers appropriate having regard to the subject matter of the Neighbourhood Plan, the Plan is designed to secure that the development and use of land in the Neighbourhood Area contributes to the mitigation of, and adaptation to, climate change. The Neighbourhood Plan's Vision addresses the climate emergency, supported by an objective to take every available opportunity to address the climate emergency in neighbourhood planning policies. Plan policies on design, renewable and low carbon energy, and the design of new housing will contribute to climate change mitigation and adaptation:
- Policy PWK1 on design seeks the retention of natural site features and the provision of new tree planting and other landscaping with a preference for species resilient to climate change.
 - Policy PWK8 on renewable and low carbon energy supports relevant proposals.
 - Policy PWK11 on the design of new housing promotes energy and water conservation, the generation of renewable energy and other sustainability measures.
- 2.6 So far as the qualifying body considers appropriate having regard to the subject matter of the Neighbourhood Plan, the Plan takes account of the Worcestershire Local Nature Recovery Strategy (WLNRS). The subject matter of the Neighbourhood Plan does not include policies directly

relating to biodiversity or nature recovery. However, Plan policies include relevant provisions which will have the effect of contributing to the Strategy's priorities and supporting the delivery of its Potential Measures for recovering or enhancing biodiversity:

- Policy PWK1 on design seeks the retention of natural site features of biodiversity value and the provision of new tree planting and other landscaping which provides for wildlife, with a preference for native species. This will contribute to Strategy priorities on native trees and to Potential Measure 38 (increase the extent and connectedness and quality of wildlife habitats within the built environment).
- Policy PWK4 on landscape character aims to retain and conserve landscape features in the Neighbourhood Area, such as woodland and parkland, many of which are Areas of Particular Importance for Biodiversity identified in the WLNRS. The policy aligns with Strategy priorities and to Potential Measures particularly in relation to the creation and enhancement of woodland, hedgerows, and species rich neutral grassland and the reversion of land to wet grassland and floodplain meadow.
- Woodland Areas of Particular Importance for Biodiversity such as Lords Wood are represented in the key views identified by policy PWK6, supporting their protection.

2.7 The Neighbourhood Plan does not include provision about development that is excluded development, such as mineral and waste matters, nationally significant infrastructure projects or other prescribed development under section 61K of the Town and Country Planning Act 1990. It is not inconsistent with or (in substance) repeat any national development management policy.

Basic conditions

2.8 The making of the Neighbourhood Plan will not have the effect of preventing development from taking place which is proposed in the development plan for the area of the authority (or any part of the area) and if it took place would provide housing. The South Worcestershire Development Plan Review (SWDPR) allocates two sites for development for housing in the Neighbourhood Area (land at Old Malvern Road and land at Wheatfield Court). The Neighbourhood Plan includes a site-specific policy (policy PWK13) which has been positively prepared to support the delivery of the allocation at Old Malvern Road. None of the Neighbourhood Plan's policies will prevent the development of these allocations.

2.9 No requirements have been imposed in relation to the making of the Neighbourhood Plan by or under Part 6 of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports).

2.10 The making of the Neighbourhood Plan will not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood plan were not to be made. The SWDPR does not identify any housing requirement for the Neighbourhood Area, because the overall housing target for South Worcestershire is to be met through the SWDPR itself. On this basis the Neighbourhood Plan does not make any additional allocations for housing. The SWDPR makes two

housing allocations in the Neighbourhood Area. The development of these allocations will not be prevented or restricted by the making of the Neighbourhood Plan, and the Plan does not otherwise promote less housing development than provided for in the development plan for the area.

- 2.11 Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with.
- 2.12 The remaining basic conditions are addressed in sections 3, 4 and 5 of this Statement.

3. REGARD TO NATIONAL POLICIES AND ADVICE

3.1 The Neighbourhood Plan has been prepared with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF)¹ and Planning Practice Guidance (PPG).² The Neighbourhood Plan will help achieve national planning policies at the parish level. The regard had to national policies is set out in more detail on a policy-by-policy basis in Table 1.

3.2 NPPF paragraph 13 sets out requirements for how communities should engage in neighbourhood planning. In accordance with this national policy, the Neighbourhood Plan supports the delivery of strategic policies set out in the SWDPR, including its policies for housing and economic development, and seeks to shape and direct development that is outside these strategic policies.

3.3 In accord with NPPF paragraph 16, the Neighbourhood Plan:

- Has been prepared with the objective of contributing to the achievement of sustainable development, as explained in section 4 of this Statement.
- Has been prepared positively through community engagement as explained in the Consultation Statement.
- Has been shaped by early, proportionate and effective engagement with the community, local organisations, businesses, development interests, infrastructure providers and operators, and statutory consultees, as explained in the Consultation Statement.
- Contains policies that are clearly written and unambiguous.
- Is accessible via the Parish Council website.
- Serves a clear purpose in the context of the Powick Neighbourhood Area, complementing rather than duplicating existing national and SWDPR policies as explained in this section.

3.4 The NPPF sets out more specific guidance on neighbourhood plans as follows:

- NPPF paragraph 30: the Parish Council have used neighbourhood planning powers to develop a local vision for the Neighbourhood Area and to influence local planning decisions as part of the statutory development plan.
- NPPF paragraph 30: the Neighbourhood Plan does not promote less development than set out in the strategic policies of the SWDPR or undermine those policies. Footnote 17 states that neighbourhood plans must be in general conformity with the strategic policies

¹ December 2024.

² <https://www.gov.uk/government/collections/planning-practice-guidance>

contained in any development plan that covers their area. This requirement is no longer a basic condition³ but remains in national policy and advice contained in guidance issued by the Secretary of State, and on that basis is addressed here. In their response to the draft Neighbourhood Plan in December 2025, Malvern Hills District Council indicate that they are content that its policies are in general conformity with the-then adopted SWDP (2016) as well as with draft SWDPR policies as these stood at the time based on the Main Modifications. Table 2 sets out how the Neighbourhood Plan’s policies align with relevant policies in the SWDPR. These are identified as strategic or non-strategic based on the previous guidance provided for this purpose by the South Worcestershire Councils.

- NPPF paragraph 32: the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focussed tightly on supporting and justifying the policies concerned. The Neighbourhood Plan has been informed by a wide range of existing evidence sources, supplemented by a community questionnaire survey and commissioned work on design. The resultant ‘evidence base’ is referred to throughout the Neighbourhood Plan as required and is listed at Appendix A of the Neighbourhood Plan.

3.5 PPG indicates that a policy should be clear and unambiguous to enable a decision maker to apply it consistently and with confidence when determining planning applications. The guidance further advises that policies should be concise, precise and supported by appropriate evidence, reflecting and responding to both the planning context and the unique characteristics of the area for which it has been prepared.⁴ There is no ‘tick box’ list of evidence required, but proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies.⁵ In accordance with this guidance, the Neighbourhood Plan’s policies have been carefully crafted to be clear and unambiguous and are based on appropriate and proportionate evidence.

³ Following commencement of section 99 of the Levelling-up and Regeneration Act 2023.

⁴ PPG Paragraph: 041 Reference ID: 41-041-20140306.

⁵ PPG Paragraph: 040 Reference ID: 41-040-20160211.

Table 1: National policies by Neighbourhood Plan policy

Powick Neighbourhood Plan policy	Regard to national policies
<p>Policy PWK1: Design Development proposals should maintain and enhance the local distinctiveness of the Powick Neighbourhood Area and achieve a high quality of design by:</p> <ol style="list-style-type: none"> 1. having regard to the Powick Design Codes and Guidance. A Design and Access Statement or similar should be provided to show how the Design Codes and Guidance have been addressed and positively influenced the proposed design solution; and 2. respecting the character of the locality and street scene as to layout, density, height, massing, architectural detailing, building to building distances, boundary treatment, landscaping, and materials; and 3. retaining natural site features of amenity and biodiversity value, such as trees, ponds, and hedgerows, as far as possible, and providing new tree planting and other landscaping and open space which is in keeping with landscape character and provides for wildlife, with a preference for native deciduous species and those resilient to climate change; and 4. being capable of being safely accessed from the local road network without undue impacts on the character of the locality and on biodiversity which cannot be mitigated; and 5. avoiding creating unacceptable impacts on neighbourhood amenity and the tranquillity of the countryside from noise, volume and nature of traffic generated, dust or odour. External lighting should avoid undue adverse impacts on amenity, wildlife, and dark skies. <p>Modern design approaches which take an innovative approach, including to energy efficiency and sustainability, will be welcomed where they make a positive contribution to the character of the area and contribute to local distinctiveness.</p>	<p>Policy PWK1 has regard to NPPF chapter 12 which sees good design as a key aspect of sustainable development (para. 131), and to the components of good design as set out in para. 135. These include good architecture, layout, and appropriate and effective landscaping. In accord with NPPF paras. 133 and 134, the Powick Design Guidance and Codes have been prepared to provide maximum clarity about design expectations at an early stage. The policy aims to prevent development from contributing to unacceptable levels of pollution including from noise or artificial light (NPPF para. 198 c)).</p>
<p>Policy PWK2: Heritage Development proposals should protect, conserve and where possible enhance the historic environment of the Neighbourhood Area and its positive contribution to local character and distinctiveness. In considering the impact of proposed development on heritage assets, appropriate account will be taken of their significance (including any contribution made by their setting) by:</p>	<p>Policy PWK2 has had regard to national policy in NPPF chapter 16 which deals with conserving and enhancing the historic environment. It requires heritage assets to be conserved in a manner appropriate to their significance in line with NPPF para. 202, and distinguishes between</p>

Powick Neighbourhood Plan policy	Regard to national policies
<ol style="list-style-type: none"> 1. giving great weight to conserving designated heritage assets in the Neighbourhood Area: <ul style="list-style-type: none"> • listed buildings • Powick Old Bridge scheduled ancient monument (part) • Battle of Worcester 1651 with Powick Bridge 1642 registered battlefield (part) • Madresfield Court registered park and garden (part) • Powick Village Conservation Area; and 2. for non-designated heritage assets including other archaeological sites and buildings of local interest, balancing the scale of any harm or loss against their significance; and 3. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form; and 4. requiring development proposals to be accompanied by Heritage Impact Assessments where the significance of heritage assets may be affected. Where proposals may affect archaeological interests, an appropriate desk-based assessment and where necessary a field evaluation should be submitted with the relevant planning application. 	<p>designated and non-designated heritage assets in accord with the national approach.</p>
<p>Policy PWK3: Powick Village Conservation Area Development proposals within Powick Village Conservation Area or its setting should preserve or enhance its character or appearance, having regard to the significance and special interest of the Conservation Area as set out in the Appraisal and Management Strategy. Proposals will be supported provided that they:</p> <ol style="list-style-type: none"> 1. serve to preserve or positively enhance the Conservation Area by virtue of their use, character, and design; and 2. avoid any demolition of a building or structure if its loss would be harmful to the character of the Conservation Area; and 3. respect the prevailing density of buildings and their plan form, recognising the variations that occur in these factors within the Conservation Area; and 4. reflect the size, height, scale, form, proportions and detailing of the existing and surrounding built form; and 5. use traditional materials, vernacular techniques, and local architectural detailing wherever possible; and 	<p>Policy PWK3 has regard to national policy in NPPF chapter 16 which deals with conserving and enhancing the historic environment.</p>

Powick Neighbourhood Plan policy	Regard to national policies
<ul style="list-style-type: none"> 6. ensure that any extensions and service buildings are subsidiary to the main property, are not unduly prominent in the street scene, and use sympathetic materials to the main property; and 7. retain the boundary treatments, public realm, important views, and natural environment features including watercourses, gardens, trees and hedges as referred to in the Appraisal and Management Strategy; and 8. specify local materials or native species for any new boundary treatments such as walls, railings, fencing or hedging; and 9. maintain the open countryside setting of the Conservation Area. 	
<p>Policy PWK4: Landscape character Development proposals must demonstrate that:</p> <ul style="list-style-type: none"> 1. the siting, design, scale, layout, landscaping, and boundary treatment of the proposal have been positively influenced by the latest Worcestershire Landscape Character Assessment in terms of the characteristics, guidelines and advice provided for the Landscape Type of the proposed site; and 2. every available opportunity has been taken to strengthen the landscape character of the relevant Landscape Type, by retaining and conserving existing features such as trees, woodland, and hedgerows, and by restoring, enhancing, and making new provision, including the establishment of community orchards, where this is appropriate; and 3. they respect the landscape setting of Powick, Collett’s Green and Callow End and of other settlements in the open countryside of the Neighbourhood Area, as relevant to the proposal. Development which would have an adverse effect upon the landscape setting of a settlement, considered in terms of the assessed landscape character, will not be supported. 	<p>Policy PWK4 has regard to national policy in NPPF chapter 15 which deals with conserving and enhancing the natural environment. It is in line with NPPF para. 187 which requires planning policies to contribute to and enhance the natural and local environment by protecting valued landscapes in a manner commensurate with their statutory status or identified quality, and to recognise the intrinsic character and beauty of the countryside.</p>
<p>Policy PWK5: Powick/Collett’s Green Local Gap Development proposals within the Powick/Collett’s Green Local Gap as shown on Plan 3 will only be supported provided that they would not diminish or reduce the physical and/or visual separation between these settlements or compromise its open character and integrity. In applying this policy, regard will be had as appropriate to:</p>	<p>Policy PWK5 recognises the role of the Powick/Collett’s Green Local Gap in contributing to local character and history, which includes the built environment and its landscape setting (NPPF para. 135 c)), thereby contributing to the conservation of the natural</p>

Powick Neighbourhood Plan policy	Regard to national policies
<ol style="list-style-type: none"> 1. building scale, footprint, massing, height, and design; and 2. the suitability of the proposed use to the rural character of the Local Gap and having regard to SWDPR 08C; and 3. any intensification likely to arise when compared to the current use; and 4. the individual effects of proposals and the cumulative effects when considered with other existing and proposed development. 	<p>environment (NPPF para. 29).</p>
<p>Policy PWK6: Key views</p> <p>Where a development proposal within the Neighbourhood Area would have a significant visual impact on the key views (KV) listed below and shown on Plan 4 and the accompanying photographs, a Landscape and Visual Impact Assessment or similar study should be provided to demonstrate that the levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately reflecting, respecting, and where possible, enhancing its landscape context:</p> <ul style="list-style-type: none"> • KV1: view from King’s End towards Powick Hams, Powick Mills, and Worcester. • KV2: view from King’s End towards Powick Village. • KV3: view from Powick Hams towards Powick Village. • KV4: view from Manor Farm towards Worcester. • KV5: view from Manor Farm towards the Malvern Hills. • KV6: view Hospital Lane playing field towards Powick Hams and Worcester. • KV7: view from Broadfields Farm towards the Malvern Hills. • KV8: view from Hospital Lane/Home Farm towards Jennett Tree Lane and the Old Hills. • KV9: view from Pasture Close/Field View Drive towards the Malvern Hills. • KV10: view from Damson Way towards the Malvern Hills. • KV11: view from Bush Hill Farm towards the Malvern Hills. • KV12: view from Lords Wood towards the Malvern Hills. • KV13: view from Kings End Road towards Rushwick and Worcester. • KV14: view from by Bank Farm towards the Malvern Hills. • KV15: view from King’s End towards the Malvern Hills and Bredon Hill/Cotswolds. • KV16: view from the Old Hills towards the Malvern Hills. • KV17: view from the Old Hills towards Powick. • KV18: view from Beauchamp Lane/Flaxhouse Farm towards Stanbrook Abbey. 	<p>Policy PWK6 seeks to protect key views of the countryside from viewpoints in the Neighbourhood Area. In doing so it contributes to an appreciation of the intrinsic character and beauty of the countryside (NPPF para. 187 b)) and helps to ensure that development is sympathetic to local character and history, which includes the built environment and its landscape setting (NPPF para. 135 c)).</p>

Powick Neighbourhood Plan policy	Regard to national policies
<p>Policy PWK7: Local Green Spaces The following areas of land as shown on Plans 5A to 5C are designated as Local Green Space:</p> <ul style="list-style-type: none"> • LGS1: Powick Playing Field. • LGS2: The Furlong. • LGS3: Winsmore. • LGS4: Lion Orchard. • LGS5: Paddock south of Powick Church. • LGS6: The Greenway/The Drive. • LGS7: The Vineyard/Damson Way. • LGS8: Bowling Green. • LGS9: Hospital Lane Playing Field. • LGS10: Tannery Drive. • LGS11: Montgomerie Close/Field View Drive. • LGS12: Paddock east of Stanbrook Abbey. • LGS13: Callow End Playing Field. <p>Development will be managed in a manner consistent with that applicable to designated Green Belt.</p>	<p>Policy PWK7 provides for the designation of Local Green Spaces in accord with the provisions of NPPF paras. 106-108. Table 2 in the Neighbourhood Plan explains how each Local Green Space meets the criteria set by NPPF para. 107 for such designation. All the Local Green Spaces are capable of enduring beyond the end of the plan period.</p>
<p>Policy PWK8: Renewable and low carbon energy Renewable and low carbon energy proposals that will benefit the community will be supported where:</p> <ol style="list-style-type: none"> 1. the scale and form of development is appropriate to its surroundings and to the rural character of the Neighbourhood Area; and 2. there is no substantial increase in traffic volumes including HGV traffic; and 3. there is no undue detrimental impact (including cumulative impacts) on visual and residential amenity, landscape character including the countryside setting of settlements, key views and views of National Landscapes, heritage assets, biodiversity, and the utility and enjoyment of public rights of way. <p>Proposals for community-led renewable and low carbon energy development where benefits can be demonstrated are particularly encouraged.</p>	<p>Policy PWK8 supports suitable renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily in accord with NPPF para. 165 a).</p>

Powick Neighbourhood Plan policy	Regard to national policies																
<p>Policy PWK9: Community facilities Development proposals that would result in the loss of community facilities will only be supported when the criteria in relevant Local Plan policies can be shown to be met. This includes the following community facilities:</p> <table border="1" data-bbox="360 347 1352 767"> <tbody> <tr> <td>• Powick CE Primary School</td> <td>• Pound Stores/Post Office, Callow End</td> </tr> <tr> <td>• Powick Preschool</td> <td>• Shop at the Top, Callow End</td> </tr> <tr> <td>• Callow End CE Primary School</td> <td>• Callow End playing field & pavilion</td> </tr> <tr> <td>• Powick Parish Hall</td> <td>• Hospital Lane playing field & pavilion</td> </tr> <tr> <td>• Callow End Village Hall</td> <td>• Powick playing field</td> </tr> <tr> <td>• St Peter’s Church, Powick Village</td> <td>• Public houses</td> </tr> <tr> <td>• St James Church, Callow End</td> <td>• Murco petrol filling station/shop</td> </tr> <tr> <td>• Callow End Club</td> <td>• Powick Community Hub (formerly Link Nurseries)</td> </tr> </tbody> </table> <p>Proposals for new community facilities or the enhancement of existing facilities will be supported. A village shop to serve Powick/Collett’s Green will be particularly welcomed. Proposals will be required to demonstrate that:</p> <ol style="list-style-type: none"> 1. the local road network can accommodate any additional traffic without compromising highway safety; and 2. the facilities are accessible by a choice of transport modes including walking and cycling and include adequate off-road vehicle and cycle parking on the site; and 3. there will be no significant harmful impacts on residential amenity; and 4. their siting, scale, and design respects the character of the surrounding area, including any historic and natural assets. 	• Powick CE Primary School	• Pound Stores/Post Office, Callow End	• Powick Preschool	• Shop at the Top, Callow End	• Callow End CE Primary School	• Callow End playing field & pavilion	• Powick Parish Hall	• Hospital Lane playing field & pavilion	• Callow End Village Hall	• Powick playing field	• St Peter’s Church, Powick Village	• Public houses	• St James Church, Callow End	• Murco petrol filling station/shop	• Callow End Club	• Powick Community Hub (formerly Link Nurseries)	<p>Policy PWK9 seeks the retention and development of accessible community facilities in line with NPPF para. 88 d) to help support a prosperous rural economy. It also takes account of NPPF para. 98, which requires planning policies to plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments.</p>
• Powick CE Primary School	• Pound Stores/Post Office, Callow End																
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<p>Policy PWK10: Housing mix Proposals for new housing of five or more units must demonstrate, subject to viability considerations, that they provide market dwellings of a type and size that positively contribute to meeting the latest assessment of housing needs. There is a particular requirement in the Neighbourhood Area for:</p> <ul style="list-style-type: none"> • Smaller family housing (3 bedrooms). 	<p>Policy PWK10 requires new housing to be of a type and size to help meet local needs. The policy has regard to NPPF paras. 61 and 63, which emphasise the importance of addressing the needs of groups with specific housing requirements, including families with children</p>																

Powick Neighbourhood Plan policy	Regard to national policies
<ul style="list-style-type: none"> • Starter homes (2 bedrooms). • Housing designed to meet the needs of older people including bungalows. <p>Proposals for accommodation associated with start-up small farming initiatives, live/work units, and self-build and custom-build housing will also be supported.</p>	<p>and older people, in planning policy.</p>
<p>Policy PWK11: Design of new housing</p> <p>To be supported, proposals for new housing must:</p> <ol style="list-style-type: none"> 1. be proportionate in size to the village concerned and to the Neighbourhood Area as a whole, maintain gaps between settlements, and respect the existing settlement form, rural character, and countryside setting; and 2. have regard to the capacity of infrastructure and facilities to accommodate the additional demands likely to arise from the proposal, providing if necessary for additional capacity to at least maintain existing service levels; and 3. provide for energy and water conservation and the generation of renewable energy. All new housing should aim to achieve the highest standards of energy conservation, being ideally carbon neutral whilst as a minimum complying with Building Regulations; and 4. incorporate other sustainability measures to include building orientation and design, sustainable construction methods and materials, and provision for waste recycling, cycle storage, communications and broadband technologies, and electric vehicle charging points; and 5. show how the proposal can be safely accessed by all, providing sufficient off-road parking, and safe, direct, and attractive connections by foot and cycle to community facilities and public transport as far as practicable; and 6. avoid unacceptable impacts on the amenity of neighbouring properties, including from loss of privacy, overlooking, and reduction of outlook or daylight; and 7. be located and designed to avoid adverse impacts on the amenity of the future occupants from the operation of existing uses, including agricultural, business and community uses, where such impacts could lead to unreasonable restrictions being placed on them. 	<p>Policy PWK11 requires development to respect local character and history, including the built environment and its landscape setting (NPPF para. 135 c)), and to have regard to the provision of infrastructure and community facilities at a local level (NPPF para. 29). The policy encourages designs which achieve a high level of sustainability (NPPF para. 139 b)), the reduction of greenhouse gas emissions (NPPF para. 164 b)), and sustainable transport modes (NPPF para. 109). The policy also protects amenity (NPPF para. 135 f)) and the integration of new development with existing uses (NPPF para. 200).</p>

Powick Neighbourhood Plan policy	Regard to national policies
<p>Policy PWK12: Householder development Proposals for alterations and extensions to existing dwellings or for ancillary development within residential curtilages will be supported where they are in accord with policy PWK11 and:</p> <ol style="list-style-type: none"> 1. the existing dwelling remains as the dominant element of built form on the curtilage, to which the proposed development is subordinate; and 2. the proposal respects and complements the existing dwelling in massing, height, materials, and detailing; and 3. the proposal does not lead to an unacceptable loss of useable private amenity space or of on-curtilage parking. 	<p>Policy PWK12 seeks to ensure that householder development contributes to well-designed places (NPPF para. 131), including that it functions well, adds to the overall quality of the area, and is sympathetic to local character including the surrounding built environment (NPPF para. 135).</p>
<p>Policy PWK13: Land south of Old Malvern Road Development proposals for land south of Old Malvern Road which meet the following requirements and are in accordance with other development plan policies will be supported:</p> <ol style="list-style-type: none"> 1. provide a high-quality sustainable design, taking account of the Powick Design Codes and Guidance; and 2. include proposals to improve connectivity for pedestrians and cyclists between Collett's Green and Powick, and to community facilities and public transport; and 3. take vehicular access from Old Malvern Road to the north, retaining the semi-mature oak tree and as much of the roadside hedgerow as is consistent with junction design and visibility requirements; and 4. incorporate sufficient provision for off-road car parking reflecting the rural location; and 5. demonstrate that acceptable arrangements for wastewater collection/treatment and surface water drainage are or will be in place to serve the whole proposal before development commences; and 6. ensure no undue adverse impact on the amenity of existing neighbouring residents; and 7. incorporate open space and landscaping which reflects and enhances the site's edge-of-settlement location, uses native species and adds to biodiversity. 	<p>Policy PWK13 supports high quality, sustainable design in the development of this SWDPR-allocated site, in accord with NPPF para. 131, to be informed by the Powick Design Codes and Guidance (NPPF paras. 133 and 134). The policy supports sustainable transport modes (NPPF para. 109) and the provision of infrastructure at the local level (NPPF para. 29). The policy also protects amenity (NPPF para. 135 f)) and requires development to be sympathetic to the surrounding built environment and the site's landscape setting (NPPF para. 135 c)).</p>

Powick Neighbourhood Plan policy	Regard to national policies
<p>Policy PWK14: Small-scale employment Proposals for small-scale employment development which are in accord with relevant Local Plan policies will be supported provided that:</p> <ol style="list-style-type: none"> 1. they are of a scale, type, and nature appropriate to their location and setting, and to the rural character of the Neighbourhood Area; and 2. the traffic generated can be accommodated on local roads without undue operational, safety or environmental consequences, including which may arise from road widening or loss of hedgerows; and 3. all available practicable opportunities are taken to enable access by walking, cycling, and public transport for staff and visitors; and 4. there are no unacceptable adverse impacts on the amenity of residents, including through increases in traffic, noise or air pollution, light levels, and working hours. 	<p>Policy PWK14 supports the sustainable growth and expansion of businesses in the Neighbourhood Area, having regard to NPPF para. 88. It recognises that opportunities to meet business needs may arise outside existing settlements (NPPF para. 89).</p>

Table 2: General conformity of Neighbourhood Plan policies with strategic policies.

Powick Neighbourhood Plan policy	General conformity with SWDPR policy
Policy PWK1: Design	Policy PWK1 is in general conformity with strategic policies SWDPR 05 <i>Design and Sustainable Construction</i> and SWDPR 28 <i>Design</i> . It adds local detail as set out in the Powick Design Guidance and Codes and by reflecting issues of concern as expressed in replies to the community survey.
Policy PWK2: Heritage	Policy PWK2 is in general conformity with strategic policy SWDPR 09 <i>Historic Environment</i> and aligns with non-strategic policy SWDPR 33 <i>Management of the Historic Environment</i> . It adds local detail by identifying heritage assets in the Neighbourhood Area.
Policy PWK3: Powick Village Conservation Area	Policy PWK3 is in general conformity with strategic policy SWDPR 09 <i>Historic Environment</i> and aligns with non-strategic policy SWDPR 33 <i>Management of the Historic Environment</i> . It adds local detail by setting criteria for the consideration of development proposals affecting the Conservation Area.
Policy PWK4: Landscape character	Policy PWK4 aligns with non-strategic policy SWDPR 34 <i>Landscape Character</i> . It adds local detail by setting out relevant criteria for the consideration of development proposals.
Policy PWK5: Powick/Collett's Green Local Gap	Policy PWK5 is in general conformity with strategic policy SWDPR 08 <i>Significant Gaps</i> . It adds local detail by identifying a local gap between Powick and Collett's Green and setting criteria for the consideration of relevant development proposals.
Policy PWK6: Key views	Policy PWK6 aligns with non-strategic policy SWDPR 34 <i>Landscape Character</i> , to which it adds local detail by identifying key views of the Neighbourhood Area.
Policy PWK7: Local Green Spaces	Policy PWK7 is in general conformity with non-strategic policy SWDPR 48 <i>Open Space</i> . It adds detail by identifying areas for designation as Local Green Space which are of particular importance to the community.
Policy PWK8: Renewable and low carbon energy	Policy PWK8 is in general conformity with strategic policy SWDPR 37 <i>Renewable and Low Carbon Energy</i> . It adds local detail by setting criteria for renewable and low carbon energy proposals in the Neighbourhood Area.

Powick Neighbourhood Plan policy	General conformity with SWDPR policy
Policy PWK9: Community facilities	Policy PWK9 aligns with non-strategic policies SWDPR 47 <i>Built Community Facilities</i> and SWDPR 48 <i>Open Space</i> . It adds local detail by identifying the community facilities in the Neighbourhood Area covered by the policies.
Policy PWK10: Housing mix	Policy PWK10 is in general conformity with strategic policy SWDPR 17 <i>Housing Mix and Standards</i> . It adds local detail on the size and type of housing that is required to meet needs in the Neighbourhood Area.
Policy PWK11: Design of new housing	Policy PWK11 is in general conformity with strategic policies SWDPR 05 <i>Design and Sustainable Construction</i> , SWDPR 10 <i>Infrastructure</i> and SWDPR 28 <i>Design</i> . It adds local detail by reflecting issues of concern as expressed in replies to the community survey.
Policy PWK12: Householder development	Policy PWK12 is in general conformity with strategic policy SWDPR 28 <i>Design</i> . It adds local detail by setting criteria specific to householder development, informed by replies to the community survey.
Policy PWK13: Land south of Old Malvern Road	Policy PWK13 is in general conformity with strategic policy SWDPR 70 <i>Malvern Hills Allocations</i> . It adds local detail to support the development of the site informed by replies to the community survey.
Policy PWK14: Small-scale employment	Policy PWK14 is in general conformity with strategic policies SWDPR 14 <i>Non-allocated Employment Development</i> and SWDPR 15 <i>Employment in Rural Areas</i> , adding local detail by setting criteria for employment proposals in the Neighbourhood Area.

4. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

4.1 This section explains how the making of the Powick Neighbourhood Plan will contribute to the achievement of sustainable development. The NPPF explains (para. 8) that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the objectives:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types 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** – to support 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 well-designed, beautiful and safe places, 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** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.2 The objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

4.3 Table 3 sets out how the Neighbourhood Plan will help achieve sustainable development, in terms of contributing to each of the three national objectives.

Table 3: Sustainable development

Sustainable development objective	How the Powick Neighbourhood Plan contributes
Economic	<p>The Vision includes that by 2041 the Parish of Powick will be a place where appropriate economic development is supported, helping to provide local employment in small businesses, farming, and other rural enterprises, and where accessible community facilities support social and cultural well-being.</p> <p>Relevant objectives are to support business, tourism and farming developments which are in scale and keeping with the character of the Parish and appropriate to their location; to protect existing community facilities and guide new provision; and to support the supply of energy from renewable and low carbon sources.</p> <p>Neighbourhood Plan policies directly address the economic objective by:</p> <ul style="list-style-type: none"> • Providing planning criteria for the design of new development, giving guidance to those bringing proposals forward and for decision makers (policy PWK1). • Supporting proposals for renewable and low carbon energy development when planning requirements are met (policy PWK8). • Identifying existing community facilities for protection and providing planning criteria for new provision (policy PWK9). • Supporting proposals for small-scale employment development when planning requirements are met (policy PWK14). <p>Other Neighbourhood Plan policies support the economic objective indirectly. Policies addressing the social objective help to maintain and promote a thriving rural community and thus demand for goods and services. Policies addressing the environmental objective serve to protect, conserve and enhance the natural and historic environments, providing a stable basis for economic activity.</p> <p>As well as its planning policies, the Neighbourhood Plan sets out Community Actions which the Parish Council will undertake to contribute to the economic objective, including working with Worcestershire County Council and others on aspects of local highways and transport provision, and by promoting and supporting improvements to communications and broadband infrastructure.</p>

Sustainable development objective	How the Powick Neighbourhood Plan contributes
Social	<p>The Vision includes that by 2041 the Parish of Powick will be a home for thriving local communities with a distinctive Parish identity based on the separate settlements of Powick, Collett’s Green and Callow End, where new housing adds to the overall quality of the area and meets community needs, and where accessible community facilities support social and cultural well-being.</p> <p>Relevant objectives are to protect existing community facilities and guide new provision; to deliver a mix of size and type of dwellings to meet the community’s needs; and to ensure that new housing is provided in well laid out and designed developments which support local facilities.</p> <p>Neighbourhood Plan policies directly address the social objective by:</p> <ul style="list-style-type: none"> • Identifying existing community facilities for protection and providing planning criteria for new provision (policy PWK9). • Requiring new housing to contribute to meeting housing needs (policy PWK10). • Maintaining local distinctiveness and fostering community identity by setting criteria for new housing development (policy PWK11) and specific consideration of householder development (policy PWK12). <p>Other Neighbourhood Plan policies support the social objective indirectly. Policies addressing the economic objective enable local employment opportunities by supporting proposals for small-scale employment development. Policies addressing the environmental objective serve to protect the Neighbourhood Area’s natural and historic environments which contribute to the sense of place and community identity.</p> <p>As well as its planning policies, the Neighbourhood Plan sets out Community Actions which the Parish Council will undertake to contribute to the social objective, including on highway and transport matters, communications and broadband, community facilities, health and educational service, and community information.</p>

Sustainable development objective	How the Powick Neighbourhood Plan contributes
Environmental	<p>The Vision includes that by 2041 the Parish of Powick will be a sustainable rural environment where landscape character, key views, green spaces, heritage, and the setting of the villages are protected and enhanced, where the implications of the climate emergency are addressed in planning decisions, and where well-designed new development respects and maintains the special qualities of the Neighbourhood Area.</p> <p>Relevant objectives are to take every available opportunity to address the climate emergency in neighbourhood planning policies, including by supporting the supply of energy from renewable and low carbon sources; to minimise the adverse impact of new development on the Parish environment; to ensure new development is well-designed; to protect and enhance the contribution made by the historic environment to the character and appearance of the Parish; to identify and protect important views of the Parish countryside; and to identify green areas of particular importance to the community and designate them as Local Green Space.</p> <p>Neighbourhood Plan policies directly address the environmental objective by:</p> <ul style="list-style-type: none"> • Requiring a high quality of design in new development (policy PWK1). • Providing criteria for development affecting the historic environment (policy PWK2), including the Powick Village Conservation Area (policy PWK3). • Protecting landscape character and key views (policies PWK4 and PWK6). • Protecting the open countryside which separates Powick and Collett’s Green (policy PWK5). • Designating and protecting Local Green Spaces which are demonstrably special to the community and hold a particular local significance (policy PWK7). • Supporting proposals for renewable and low carbon energy development when planning requirements are met (policy PWK8). <p>Other Neighbourhood Plan policies support the environmental objective indirectly. Policies addressing the social objective help to promote the health, social and cultural well-being of the community by making use of the local environment in varying ways. Policies addressing the economic objective support the continued availability of goods and services locally, reducing the need to travel.</p> <p>As well as its planning policies, the Neighbourhood Plan sets out Community Actions which the Parish Council will undertake to contribute to the environmental objective. These include Actions on street lighting, public transport, walking and cycling, the community-led generation of renewable and low carbon energy, and non-designated heritage assets.</p>

5. ASSIMILATED OBLIGATIONS

5.1 The Neighbourhood Plan is compatible with assimilated European Union obligations as detailed in Table 4 and as transposed into UK law.

Table 4: Assimilated obligations

Assimilated Obligation	Compatibility of the Powick Neighbourhood Plan
<p>Strategic Environmental Assessment (SEA) Directive</p> <p>Habitats Directive</p>	<p>Malvern Hills District Council provided a Screening Opinion report in May 2025 to determine whether a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA) were required for the Neighbourhood Plan. The draft Neighbourhood Plan had been provided to the District Council for the purposes of the assessment, and Natural England, Historic England and the Environment Agency were consulted in accordance with the regulations.</p> <p>The Screening Opinion report concludes that:</p> <p><i>“... the draft Powick Neighbourhood Plan will not require a full Strategic Environmental Assessment to be undertaken. This is because the Powick Neighbourhood Plan is in general conformity with the SWDPR and does not deviate from the proposed land allocations for development made in the SWDPR. The Neighbourhood Plan is not proposing any housing allocations to meet the community need.</i></p> <p><i>The HRA screening exercise featured in Section 3 concludes that the draft Powick Neighbourhood Plan does not require a full Habitats Regulation Assessment Appropriate Assessment to be undertaken. There are no internationally designated wildlife sites within the Powick Neighbourhood Area, with only the Lyppard Grange SAC and Bredon Hill SAC falling within a 20km radius. The impact on these sites and others because of the land allocations contained within the SWDPR has been assessed in the SWDPR HRA AA, and as the draft Powick Neighbourhood Plan is considered to be in general conformity with the SWDPR and does not deviate from the land allocations for development made in the SWDPR, the recommendation is made that a full AA is not required.</i></p> <p><i>Both of the above conclusions were subject to consultation with the three statutory environmental bodies (i.e. Natural England, Historic England, and the Environment Agency). The five-week consultation period ran from 26 March to 2 May 2025 (with 2 additional working days to account for the Easter Bank Holiday). The consultation responses are included in Section 5 of this report. However, in short, all three statutory environmental bodies agreed that neither a full SEA nor HRA AA are required for the reasons outlined above.”</i></p>

Assimilated Obligation	Compatibility of the Powick Neighbourhood Plan
	<p>Following this opinion, regulation 14 consultation on the draft Neighbourhood Plan was held between 27 October 2025 and 9 December 2025. No material changes have arisen from the consultation in respect of the above Screening Opinions. The requirements of the SEA and Habitats Directives are considered to have been met.</p>
Water Framework Directive	<p>The SWDPR addresses the achievement of the Water Framework Directive in South Worcestershire, including by SWDPR 39 <i>Sustainable Drainage Systems</i> and SWDPR 40 <i>Water Resources, Efficiency and Wastewater Treatment</i>. The Neighbourhood Plan has been prepared within the context of these policies.</p>
Human Rights	<p>The Neighbourhood Plan is fully compatible with the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and South Worcestershire strategic and other planning policies. In accordance with established process, its preparation has included consultation with the local community and it is subject to independent examination. The policies within the Neighbourhood Plan are considered to comply with the requirements of EU obligations in relation to Human Rights.</p>