



# The South Worcestershire Joint Core Strategy

Issues and Options Paper  
November 2007

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- 1.1 The aim of this Issues and Options paper is to formally start the debate about the big planning issues facing South Worcestershire which comprises the local authority areas of Malvern Hills, Worcester City and Wychavon. It also suggests possible ways, or options, for dealing with the issues. This paper is the first step towards producing the Joint Core Strategy to shape South Worcestershire up to the year 2026.
- 1.2 Many planning issues cross district boundaries and they include:
  - local housing market;
  - local economic development needs and opportunities;
  - role of Worcester;
  - connections between urban and rural areas;
  - communication and transport network; and
  - demographic changes.
- 1.3 It therefore makes sense to consider planning policies for the whole area, rather than in isolation.
- 1.4 Specifically, the three local authorities have decided to work together because possible growth indicated through the partial review of the Regional Plan known as the 'West Midlands Regional Spatial Strategy - Phase Two Revision', will require cross boundary working in the vicinity of Worcester. This requires there to be an increase in housing and will establish detailed housing and employment requirements for the three local authorities up to 2026. The Joint Core Strategy will then need to determine where this growth should be accommodated.
- 1.5 The debate around the level of development and other strategic land use issues is therefore a matter for the Regional Spatial Strategy Revision process. The West Midlands Regional Assembly, responsible for producing the document, will be submitting the Revision to the Government in December 2007. For further details on this process see the West Midlands Regional Assembly web site [www.wmra.gov.uk](http://www.wmra.gov.uk) or telephone 0121 245 0200.
- 1.6 In addition the Regional Spatial Strategy has identified Worcester city as a Sub Regional Focus for growth. In recognition of the need for significant growth and additional infrastructure, the Worcester area has also been designated by the Government as a New Growth Point.
- 1.7 The three local authorities are jointly committed to engaging with the public, businesses and service providers and voluntary sector organisations. It is important to us that views can be heard so you can help shape the future of the area.
- 1.8 The name South Worcestershire has been chosen to reflect how the area relates to the county of Worcestershire and to give a clear sub regional identity for the combined area covered by the three local authorities. However, each local authority will retain its planning powers and there are no proposals to change the administrative boundaries.

# 1. Introduction

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## Background

### Local Development Frameworks

- 1.9** Reforms to the planning system were introduced in 2004, with the aim to involve local communities earlier in the process before any decisions are made. The range of planning policy documents that each local authority produce are incorporated within a Local Development Framework. Local Development Frameworks will eventually replace the current Local Plans for Malvern Hills, Worcester City and Wychavon and will guide development until 2026. The Joint Core Strategy is a common element of the Local Development Frameworks for all three of the South Worcestershire local authorities.
- 1.10** However when reading this paper please remember that the content also needs to reflect guidance set out by others. The Government produces national Planning Policy Statements, and we have to take what they say into account. Similarly the West Midlands Regional Assembly produces the Regional Spatial Strategy, which sets the spatial framework for the region as a whole, and also sets the amount of land that needs to be found for housing, employment and associated development and infrastructure from 2006 to 2026. The partial revision of the Regional Spatial Strategy will not be adopted until 2009. However, the Joint Core Strategy needs to be flexible enough to respond to the requirements of the Regional Spatial Strategy.

### Joint Core Strategy

- 1.11** The Joint Core Strategy will set out the key elements of the planning framework for the area. It will set out what sort of place South Worcestershire is, and what sort of place it should aim to become. The Joint Core Strategy will determine which broad locations are suitable for more development or suffer from poor transport links, but it cannot deal with very local or site specific issues such as a neighbour's extension or the need for a bus stop.
- 1.12** For all three local authorities, the Joint Core Strategy will be the principal document of the Local Development Framework. It will set out the vision, objectives and take an approach to policy planning for South Worcestershire by drawing from each of the Community Strategies within the area as well as other strategies which affect the way that land is used, managed and developed. Local Development Frameworks are not limited to actions that can be achieved through implementing planning applications, and are expected to bring together other key social, economic and environmental objectives and aspirations.
- 1.13** The Joint Core Strategy therefore seeks to address 'spatial' issues e.g. those issues that involve the use of land, the movement of people and access to opportunities, rather than simply planning for the use of land. That means it will deal with issues such as where houses are built, where employment opportunities are provided, where roads should go, how the unique character of an area will be conserved, or where tourists should be encouraged to visit. It also seeks to address health, education and energy usage and support for local communities.
- 1.14** As a member of the local community you can help and contribute to the process by telling us where you think housing, businesses, shops and parks should best be located so that they most benefit local people. However, it is equally important to remember that the Joint Core Strategy cannot directly deal with non spatial issues such as length of hospital waiting lists or the price of petrol.

## Sustainability Appraisal

- 1.15** The aim of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. Achieving development that is sustainable is an integral part of the new planning system.
- 1.16** Sustainability Appraisal considers the potential impacts of the Issues and Options proposed against the social, environmental and economic objectives set out in the Sustainability Appraisal Framework (Appendix 1). These were developed through consultation, as well as other available evidence to consider the contribution towards achieving the sustainability objectives. The Sustainability Appraisal judges all aspects of sustainable development including social, environmental and economic issues. Throughout this paper (to the right hand side of each options box) the key and colour coding below indicates how each option measures up to sustainable development criteria.

|     |  |
|-----|--|
| .X. | Absolute sustainability constraints to development.                                    |
| --  | Problematical and improbable because of known sustainability issues.                   |
| -   | Potential sustainability issues: Mitigation and /or negotiation possible.              |
| +   | No sustainability constraints and development acceptable.                              |
| ++  | Development actively encouraged as it would resolve an existing sustainability problem |
| ?   | Uncertain or unknown effects.  |
| 0   | Neutral effect.  |

## What next?

- 1.17** The timetable for preparation of the Joint Core Strategy is set out below:

| <u>Key Stages</u>              | <u>Dates</u>           |
|--------------------------------|------------------------|
| Issues Options Consultation    | November/December 2007 |
| Preferred Options Consultation | June/July 2008         |
| Submission Consultation        | February/March 2009    |
| Examination                    | July 2009              |
| Independent Inspectors Report  | December 2009          |
| Adoption                       | January 2010           |

- 1.18** The initial consultation has already been undertaken to inform this Issues and Options paper (Appendix 2), but now we formally invite the community to participate in this first stage of producing the Joint Core Strategy by testing further the Issues and Options in this paper. The outcome and results of this consultation, supported by a programme of events, will help inform

# 1. Introduction

the preparation of our Preferred Options. How, when and who we will consult on the Joint Core Strategy reflects the approaches to consultation set out in each local authorities Statement of Community Involvement.

- 1.19** We would like you to be involved in this process from the start as your views are important to shape the future of South Worcestershire. To be part of this debate please:
- give us your views on the questions asked in this document, by completing the separate questionnaire (also on the website [www.swjcs.org](http://www.swjcs.org)); and/or
  - come along to the Issues and Options events detailed in your local library, your local paper, or on the website during November 2007.
- 1.20** The period for consultation will commence on Friday 2 November and run for six weeks. However, in order to encourage a more flexible approach to submitting comments on the Issues and Options set out in this paper, we welcome submissions by 14 December 2007. Early in the New Year we will be analysing responses and moving onto the next stage - the Preferred Options.
- 1.21** Further copies of this document and the questionnaire are available from the website or available by contacting Email: [contact@swjcs.org](mailto:contact@swjcs.org) or 01905-722233.



## 2. Characteristics and Challenges facing South Worcestershire

- 2.1** South Worcestershire covers the largely rural districts of Malvern Hills and Wychavon, and the predominantly urban area of Worcester City. Outside the cathedral and university city of Worcester, there are six main towns - Droitwich Spa, Evesham, Malvern, Pershore, Tenbury Wells, and Upton-upon-Severn. Each of these towns has a rich history exemplified by a wide range of historic buildings and settlement patterns. The remainder of the rural landscape consists of a combination of fields, orchards, woodlands, meadows and rivers - primarily the Severn, Avon, and Teme - and over 200 villages, all with their own identity. The area is bounded by two Areas of Outstanding Natural Beauty - the Cotswolds (that includes Bredon Hill) to the east and Malvern Hills to the west. The combined population is approximately 286,280.
- 2.2** The M5 runs the full length of the area north - south, providing good connections to the West Midlands and the South West. It links to the M42 in the north providing convenient routes to Birmingham International Airport, whilst the M50 in the south west of the area provides connections with Herefordshire and South Wales. Furthermore, the area is linked to the national rail network, via the Bristol to Birmingham and the Hereford to London line (the 'Cotswolds and Malverns Line') passing north-south and west-east through the area respectively. However, accessibility within and around Worcester in particular, but also further afield, is beginning to suffer as a result of inadequate public transport services and congestion on roads, river crossings and motorway junctions.
- 2.3** The historic city of Worcester is the county town and administrative centre of Worcestershire. Other main settlements across South Worcestershire make up the remaining urban areas, and include the ancient town of Droitwich Spa, historic market towns of Evesham and Pershore as well as the 'resort' towns of Malvern and Tenbury Wells that developed from the late 18<sup>th</sup> century onwards. Upton-upon-Severn also provides the only crossing point over the River Severn to the south of the area, as well as being an important historic settlement in its own right. The remainder of South Worcestershire is characterised by numerous villages and hamlets providing a depth of historical character and thriving local communities.
- 2.4** The area has a reputation as being a desirable place to live, work and visit, based on a number of factors including its high quality environment. As a consequence of its environment, location, and transport links it is the focus of development pressure, and the challenge is to develop a spatial planning approach which ensures the most efficient use of land by balancing competing demands of social, environmental pressures and economic growth within the context of sustainable development in a way that benefits our city, towns, villages and countryside.
- 2.5** In terms of South Worcestershire's relationship with the West Midlands conurbation, as well as the remainder of Worcestershire, the town of Droitwich Spa has had a strategic role in recent years with its position close to the M5 and its good rail connections to Birmingham. This has led to significant recent growth. The Joint Core Strategy has to address the difficult issue of meeting the high level of identified local housing needs and the town's status in terms of the Central Technology Belt, whilst avoiding significantly increased commuting to Birmingham and The Black Country.
- 2.6** The key challenges that face us in planning for the future are:
- job creation to promote economic prosperity;
  - housing provision and addressing a crucial need for affordable housing;
  - ensuring adequate infrastructure, particularly transport infrastructure;



## 2. Characteristics and Challenges facing South Worcestershire

- d. safeguarding and enhancing the natural environment of the area; and
- e. meeting the needs of an ageing population.

There are others, of course, and Appendix 3 provides key facts that add to the profile of the South Worcestershire area.

- 3.1** The Joint Core Strategy is required to have a vision which sets out what type of place South Worcestershire should be in 2026. This will need to reflect the Community Strategies prepared for each area, based on the three districts, as well as the overarching Community Strategy for Worcestershire.
- 3.2** These Community Strategies, and initial consultation for the Joint Core Strategy including feedback from the Visioning Event with stakeholders, parish/town council workshops, Citizen's Panel Survey and other feedback (Appendix 2), are reflected in the spatial vision and objectives of the Joint Core Strategy. The Community Strategies for South Worcestershire will be structured under six common themes which will be used as the basis for the Core Strategy. These are as follows and shown in brackets; is how they are considered to relate to the Key Challenges referred to in paragraph 2.6:
- Stronger Communities (a, b, c);
  - Meeting the Needs of All Generations (b, d, e);
  - Economic Success that is Shared by All (a, b, c);
  - A Better Environment - for Today and Tomorrow (a, b, d);
  - Improving Health and Well Being (c, d, e); and
  - Communities that are Safe and Feel Safe (a, b, c).
- 3.3** Sustainability is the overarching aim of the South Worcestershire Joint Core Strategy, and with this in mind the following vision is put forward for consideration:

### Proposed Vision

*By 2026 we aim to make South Worcestershire a prosperous, vibrant, safe and creative place to live, work and visit, with a high quality of life for all in thriving and sustainable urban and rural communities. The Central Technology Belt will have attracted high technology and innovative businesses, which will promote continued economic growth throughout the area, accessed by fast and efficient public transport with reduced dependence on the car.*

*Development growth where everyone has access to decent affordable homes, jobs, health and community facilities, will have been accommodated in ways which reduce the carbon footprint as well as enhancing the area's natural beauty and quality of landscape, its biodiversity and cultural heritage. The towns and villages will have maintained their focus for local services and be valued for their diversity and richness.*

*At the heart of South Worcestershire will be the historic and university city of Worcester which will fulfil its sub regional role as a thriving retail, employment, educational, leisure and tourist centre. South Worcestershire residents will have the opportunity to actively contribute to the social economic and environmental well being of the area.*

## 3. Vision and Objectives

### Question

*Do you agree with the Proposed Vision? If you disagree, what changes would you suggest and why?*

- 3.4** To help achieve the vision, a number of objectives are put forward which are based on the common themes in the Community Strategies and reflect consultations carried out during their preparation. These in turn will shape the spatial strategy and policies of the Joint Core Strategy.

These are:

#### **Stronger Communities**

- To ensure that enough land is made available, in sustainable locations, in order to meet the housing and economic needs of South Worcestershire in the period to 2026 as defined by the West Midlands Regional Spatial Strategy.
- To locate development in order to reduce its carbon footprint, where access to employment, shopping, education, health, recreation, and other services are available by public transport, walking and cycling thus reducing the need to travel, particularly by private car.
- To provide affordable, frequent and safe travel choices throughout South Worcestershire.

#### **Meeting the Needs of All Generations**

- To provide new/refurbished homes with a mix of housing types and tenures, which cater for a range of needs and aspirations, including those in need of affordable housing, in order to establish sustainable communities.
- To provide accessible opportunities for play, recreation and relaxation.
- To enable the creation of sustainable and inclusive communities.

#### **Economic Success that is Shared by All**

- To maximise the potential of the Central Technology Belt to protect and enhance the existing employment base by attracting new high technology and service sector businesses.
- To work with partners to strengthen the urban and rural economy by enabling local businesses to start, grow and diversify.
- To maintain and enhance the Sub Regional role of Worcester as a major retail, leisure, university and tourist centre.
- To ensure the continued viability and vitality of the towns of South Worcestershire.

#### **A Better Environment for Today and Tomorrow**

- To ensure that development is sustainable by the efficient use of land, reducing the consumption of natural resources through environmentally friendly construction.
- To address 'climate change', increase the take up of renewable forms of energy, as well as considering flood risk, promoting greater levels of recycling, water harvesting and reducing waste and pollution.

- To ensure that the built heritage is protected, and that new development protects and enhances assets of local urban design, cultural and conservation importance.
- To protect the varied rural character of the settlements of South Worcestershire by ensuring that the scale and location of development is in keeping with their size, character and function.
- To conserve, restore and enhance biodiversity, geodiversity, landscape character, air, soil and water quality.

### Improving Health and Wellbeing

- To improve the health of South Worcestershire residents by improving access to informal and formal green spaces, encouraging participation in healthy activities and through improved access to health care provision.
- To promote opportunities and access to a range of skills training, levels of education to all generations.

### Communities that are Safe and Feel Safe

- To reduce crime and fear of crime in South Worcestershire by ensuring that community safety is a fundamental principle of all new development by promoting well designed places, spaces and buildings.

### Question

*Are the objectives appropriate to deliver the proposed vision and provide a basis for the Joint Core Strategy? Is there anything missing?*

## 4. Stronger Communities

- 4.1 The aim of the Joint Core Strategy will be to accommodate development growth to meet needs to 2026 without compromising the ability of future generations to meet their own needs (sustainable development). The concept of sustainability will underpin the Joint Core Strategy, with further key principles being, the need to address 'climate change' and reduce future emissions and the carbon footprint of our current lifestyles. Adapting to the effects of climate change, such as higher temperatures, flooding and/or drought, is an essential part of ensuring our communities remain desirable places in which to live and work.
- 4.2 Sustainable growth aims to make the best and most efficient use of existing land and buildings. The future development strategy for South Worcestershire will therefore emphasise the need to prioritise development on brownfield sites throughout the area. Furthermore, the aim is to provide for balanced growth, where new homes can be developed alongside existing and new employment opportunities, and associated community services and infrastructure.
- 4.3 The 2004 Regional Spatial Strategy seeks to promote an urban and rural renaissance across the region by focusing growth in sustainable urban locations as well as recognising the important relationship between smaller rural towns and the countryside they serve. Key to this is also the diversification of the rural economy and support for local services. In the context of the Joint Core Strategy, Worcester is designated as one of six locations in the West Midlands Region where balanced development growth should be focused in the longer term. Given the overarching context set out in the Regional Spatial Strategy, and the New Growth Point status of Worcester it is appropriate to progress an approach where existing administrative boundaries within South Worcestershire are not a constraint to appropriate development. A wider area is being considered, and development for Worcester will extend beyond the current city administrative boundaries into Malvern Hills and/or Wychavon districts.
- 4.4 This is likely to have significant implications for Wychavon as a district in particular, since the potential housing (and employment figures) being promoted by the Regional Spatial Strategy Revision are higher than Malvern Hills. In addition the towns and larger settlements in the district are potentially more sustainable locations for development in terms of services, and proximity to Worcester and the West Midlands in general. Malvern Hills district has fewer potential numbers from the emerging Regional Spatial Strategy Revision as well as recognised constraint, in particular, relating to infrastructure, accessibility and environment.
- 4.5 The release of land for housing will need to be phased over the period to 2026, in accordance with the arrangements proposed by the Regional Spatial Strategy Revision.

## Regional Spatial Strategy Revision - Housing Options (Draft) 2006-2026

| Regional Spatial Strategy                 | Option 1 | Option 2 | Option 3 |
|---|----------|----------|----------|
| Worcestershire                            | 31,100   | 36,400   | 62,300   |
| Malvern Hills                             | 2,200    | 4,900    | 4,900    |
| Worcester City                            | 5,900    | 10,500   | 15,500   |
| Wychavon                                  | 5,100    | 9,100    | 11,600   |
| South Worcestershire Total <sup>(i)</sup> | 13,200   | 24,500   | 32,000   |

- 4.6** In drawing up these figures the West Midlands Regional Assembly responsible for undertaking the Regional Spatial Strategy Revision consider that a proportion of the demand is made up from natural growth, however a more significant overall factor is the higher percentage of in-migration from other parts of the United Kingdom, in particular from the West Midlands conurbation and other areas, including London and the South East.
- 4.7** Therefore, in drawing up the future strategy for South Worcestershire our main urban areas and towns have a key role to play in helping to meet local needs, regenerate rural areas, as a focus for sustainable development and in providing services and other facilities to surrounding rural areas. The role of Droitwich Spa in meeting future development needs requires careful consideration. On the one hand it is the closest town, within South Worcestershire, to Birmingham and The Black Country, and inappropriate development could increase commuting. On the other hand Droitwich Spa has high affordable housing needs and is also identified as a key location within the Central Technology Belt (Regional Spatial Strategy Policy PA3). Therefore the appropriate nature and future growth of the town is an important consideration within the overall strategy.
- 4.8** It is our wish to promote the essential role of villages in maintaining and enhancing the South Worcestershire rural way of life by providing homes, jobs, services and other facilities for local people, many of whom cannot easily reach the nearest town.
- 4.9** Part of Malvern Hills falls within one of the six Rural Regeneration Zones, designated by Advantage West Midlands (and set out in Regional Spatial Strategy Policy RR2), which cover rural areas in Herefordshire, Shropshire and Worcestershire. The area is characterised by agriculture, small market towns and villages, and an ageing population. Its economy over recent years has become more diverse and the growth of tourism, leisure and creative sectors has also been significant.
- 4.10** There is a noticeable variation in relative deprivation between the three local authority areas. While Malvern Hills and Wychavon are ranked in the 40% least deprived districts in the country, Worcester City is within the 40% most deprived local authority areas. This rural-urban gap is something that the Joint Core Strategy needs to consider. Deprivation is not just economic, but relates to access to services, particularly in the rural areas.

<sup>i</sup> A proportion of the Worcester City total will have to be accommodated within Malvern Hills and/or Wychavon districts. At the time of publication the West Midlands Regional Assembly are working towards a revision of the Regional Spatial Strategy based on Option 2.

## 4. Stronger Communities

4.11 The 'Stronger Communities' theme therefore relates to developing a strategy for the broad location and balance between housing and employment development and opportunities for improving accessibility.

Issue 1

Is the proposed hierarchy of city/towns/villages a good basis for the development strategy?

4.12 We need to ensure that development will be well located in relation to houses, jobs, services and transport. The Joint Core Strategy will be seeking to plan for communities which are able to deliver and support a range of services and facilities. In identifying areas for growth we need to ensure that we support sustainable communities.

4.13 Evidence gathered from parish/town councils and public transport operators contained in 'The Village Facilities and Rural Transport Survey' has informed decisions on the identification of sustainable villages. Those villages not listed are considered to be in unsustainable locations based on the survey approach. This has enabled us to put forward a hierarchy of settlements as listed in Appendix 4. We consider that this could form the basis of the development strategy for the Joint Core Strategy:

|  |   |                   |
|--|---|-------------------|
| Sub-regional focus and city centre   | ) | Worcester         |
| Principal urban areas and town centres that offer greatest range of services and facilities after Worcester              | ) | Evesham           |
|  | ) | Malvern           |
|  | ) | Droitwich Spa     |
| Towns that offer a wide range of services, facilities, and employment and town centres serving the wider rural community | ) | Pershore          |
|  | ) | Tenbury Wells     |
|  | ) | Upton-upon-Severn |

Category 1 villages - offer greatest range of facilities and access to public transport after towns.

Category 2 villages - offer a reasonable range of services and facilities and levels of public transport provision.

Category 3 villages - villages that have a comparatively more limited range of services and facilities and lower levels of public transport service.



### Possible Options:

|   |  | SA  |
|---|--|-----|
| 1 | Allocate development in accordance with the proposed settlement hierarchy.     | -   |
| 2 | Use development to strengthen the roles of Droitwich Spa, Evesham and Malvern. | ? + |
| 3 | Use development to strengthen the role of villages.                            | ? + |
| 4 | In some other way (please specify).  | ?   |

### Issue 2

**There is not enough land that has been previously built on. Where should greenfield land be identified to meet development needs?**

The Joint Core Strategy should be seeking to maximise the use and re-use of existing buildings and land (previously developed/brownfield) in sustainable locations. However, there are unlikely to be enough of these sites to accommodate the anticipated needs. This is suggested in the emerging Regional Spatial Strategy Revision which envisages the release of greenfield sites within South Worcestershire.

### Possible Options:

|   |  | SA  |
|---|--|-----|
| 1 | Use greenfield land within built-up areas before greenfield land on periphery of settlements.                                  | -   |
| 2 | Identify land on the edge of Worcester.  | 0   |
| 3 | Identify land on the edge of Droitwich Spa, Evesham, Malvern, Pershore, Tenbury Wells and Upton-upon-Severn.                   | + ? |
| 4 | Identify land on the edge of Category 1 and 2 villages.  | -   |
| 5 | Growth should be concentrated in a new settlement, possibly in the form of an 'eco-town' to meet South Worcestershire's needs. | + ? |
| 6 | In some other way (please specify).  | ?   |

### Question

If you agree with Option 5, where should this new settlement be located?

## 4. Stronger Communities

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### Question

Are there under-used areas within Worcester and the towns that would be appropriate for large scale redevelopment? If so, please specify.

### Issue 3

Should the Green Belt be reviewed?

- 4.14** The West Midlands Green Belt in South Worcestershire is well established and has served the area well. It covers 9,180 hectares located between Worcester and Droitwich Spa and to the north and west of Droitwich Spa towards Kidderminster, Bromsgrove and Redditch which are beyond the scope of this paper. One of its purposes is to prevent the coalescence of settlements, and consequently there is currently a presumption against inappropriate development as set out in national planning guidance.
- 4.15** It will be important in managing the growth in South Worcestershire, that the Green Belt boundaries are reviewed to ensure it is still serving the purposes of the Green Belt designation. Such a review will determine whether land should be removed from the Green Belt to allow development, or whether additional areas should be included within the Green Belt.

#### Possible Options:

|   |   | SA |   |
|---|---|----|---|
| 1 | Retain the Green Belt's existing boundaries.          | +  | ? |
| 2 | Remove land around Worcester from the Green Belt.     | -  |   |
| 3 | Remove land around Droitwich Spa from the Green Belt. | -  | - |
| 4 | Extend Green Belt around Worcester.                   | ?  | + |
| 5 | Extend Green Belt around Droitwich Spa.               | ?  |   |
| 6 | In some other way (please specify).                   | ?  |   |

**Issue 4****How should we cater for Worcester's housing growth?**

- 4.16** The Regional Spatial Strategy identifies Worcester as a Sub-Regional Focus which means that, after Birmingham and The Black Country, it is a priority for development growth. The space available for development within the city is very limited. Worcester therefore cannot even meet the Regional Spatial Strategy Option 1 target within its administrative boundary (5,900). Therefore land in Malvern Hills and Wychavon will be required.

**Possible Options:**

|   |   | SA |   |
|---|---|----|---|
| 1 | Focus development to the east of the city boundary (including adjacent land east of the M5).  | +  | ? |
| 2 | Focus development to the west of the city boundary, outside the flood plain.  | ?  | - |
| 3 | Focus development to the north of the city, in the Green Belt.  | x  |   |
| 4 | Focus development to the north of the city boundary, outside the Green Belt.  | -  | ? |
| 5 | Focus development to the south of the city boundary, but only to the east of the River Severn.  | +  | ? |
| 6 | Create a freestanding settlement or 'eco-town' of between 5,000 and 10,000 dwellings together with associated services and employment land to meet Worcester's needs. | -  |   |
| 7 | In some other way (please specify).   | ?  |   |

**Question**

If you agree with Option 6, where should this new settlement be located?

## 4. Stronger Communities

### Issue 5

**Which broad areas should be targeted for housing growth in the districts of Malvern Hills and Wychavon?**

- 4.17** Whilst the focus for new housing growth within South Worcestershire is Worcester, additional local housing needs growth will need to take place in suitable areas within Wychavon and Malvern Hills. The 'Housing Land Availability Assessment' indicates that there may be the potential for new housing growth not only within or on the edge of towns, but also adjacent to larger rural settlements. The hierarchy of sustainable rural settlements referred to in paragraph 4.13 provides a basis for considering possible options which reflect the range of sustainability, functional and strategic issues which need to be addressed.

#### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Focus growth in Droitwich Spa, Evesham and Malvern.   | + ? |
| 2 | Distribute growth amongst Droitwich Spa, Evesham, Malvern, Pershore, Tenbury Wells and Upton-upon-Severn.   | + ? |
| 3 | Majority of growth to Droitwich Spa, Evesham and Malvern, with the balance distributed amongst Pershore, Tenbury Wells, Upton-upon-Severn, and Category 1 and 2 villages. | + ? |
| 4 | Same as Option 3, but include Category 3 villages.  | - ? |
| 5 | Directing growth to the Rural Regeneration Zone (see Map 5 in Appendix 4).  | + ? |
| 6 | In some other way ( please specify).  | ?   |

### Issue 6

**Where should new employment development be generally located in order to contribute to sustainable development?**

- 4.18** The main way the Joint Core Strategy can promote economic growth is to make sure that there is enough land available and protected for new businesses, and to meet the expansion of existing firms. The portfolio of land should be balanced in terms of market attractiveness, size and type of premises/land and sustainability. Also in order to minimise commuting, particularly by car, employment opportunities should be close to where people live.

### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Principally at Worcester with the remainder at Droitwich Spa, Evesham and Malvern.  | -   |
| 2 | Principally at Worcester with the remainder distributed amongst Droitwich Spa, Evesham, Malvern, Pershore, Tenbury Wells and Upton-upon-Severn. | ? - |
| 3 | Principally at Worcester with the remainder distributed in association with the location of new housing development.                            | ? - |
| 4 | Principally at Worcestershire Parkway near Norton.  | + ? |
| 5 | Principally within the Central Technology Belt.   | -   |
| 6 | In areas close to junctions on the M5.  | -   |
| 7 | In some other way (please specify).   | ?   |

### Issue 7

How can the development needs of our rural communities best be met?

- 4.19** The Joint Core Strategy will need to distribute development in a way which has the greatest potential to support rural renaissance and create sustainable communities.

### Possible Options:

|   |  | SA  |
|---|--|-----|
| 1 | Only promote development in villages to meet affordable housing (e.g. rented or shared ownership) needs. | + - |
| 2 | Promote small scale employment and housing development in Category 1 and 2 villages.                     | - ? |
| 3 | Focus rural development in the Rural Regeneration Zone.  | ?   |
| 4 | Direct mixed use development to settlements with few facilities to improve their sustainability.         | +   |
| 5 | In some other way (please specify).  | ?   |

### Improving Accessibility

- 4.20** It is essential for the long term prosperity of the area, in terms of a place to live, work and invest, to create a place which is supported by appropriate transport infrastructure. Accessibility in spatial terms is about physical access to jobs, shops and services, either through travelling or by locating 'customers' and 'suppliers' close to one another so reducing the need to travel.

## 4. Stronger Communities

The three local authorities and Worcestershire County Council have a major role in improving accessibility for communities in South Worcestershire, and in taking forward solutions through the County Council's Local Transport Plan and the Joint Core Strategy.

- 4.21** To grow, businesses need to be able to access markets and customers need to be able to readily access businesses and services. Employers need access to competent and qualified staff, and employees need to be able to get to work easily, quickly and increasingly at differing times of the day. Successful city and town centres need easy access for large volumes of people from their catchment areas to remain competitive.
- 4.22** Many South Worcestershire residents commute, and significant numbers commute out of the area, mainly to jobs in the West Midlands conurbation but also London and the South West. Public transport is used, but many of these journeys are by car. There is significant commuting across South Worcestershire with more people coming into Worcester to work than travelling out. Accessibility within and around Worcester in particular, but also further afield, is beginning to suffer as a result of inadequate public transport services and congestion on roads, river crossings and motorway junctions. Bus services are afforded insufficient priority over the car, inadequately protected from the effects of traffic congestion and have had patchy and often insufficient investment in vehicles, bus stops and passenger information. In the case of rail there are a number of infrastructure and capacity constraints hampering the ability to deliver frequent and accessible services. Combined, these problems make it difficult for public transport to offer a realistic alternative to the private car for those with a choice of modes.

### Issue 8

**What can be done to reduce the need to travel by car in South Worcestershire?**

- 4.23** The Joint Core Strategy has an important role in contributing to the reduction of travel by car, promoting accessible patterns of development and to plan for transport needs, including public transport, in an integrated way.

#### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Locate new development in areas easily accessible by a range of types of transport that provide a realistic alternative to the car. | ++  |
| 2 | Ensure that new development provides, or has easy access to an existing range of services (e.g. jobs, schools, shops).              | ++  |
| 3 | Protect existing shops and community buildings, particularly in the rural areas, from alternative uses.                             | +   |
| 4 | Attract more jobs to South Worcestershire by providing more employment land so that local people do not need to commute.            | ? + |

|   |                                     |    |
|---|-------------------------------------|----|
|   |                                     | SA |
| 5 | In some other way (please specify)? | ?  |

### Issue 9

#### What can be done to encourage more sustainable means of travel?

- 4.24** Public transport, walking and cycling have a valuable role to play in increasing access to services and in minimising the need to travel by car. The private car is the predominant mode of commuting in South Worcestershire and public transport use is well below the national average. This is to be expected in a largely rural area. However, there is significant potential to greatly increase public transport use particularly for journeys into and around Worcester. It is evident that travel is becoming more difficult as congestion increases in key locations due to growing car usage. There is a significant amount of evidence from historic cities in the United Kingdom which face similar constraints to Worcester. In terms of highway capacity and the desire to preserve and enhance a heritage-rich environment, a balanced and integrated approach to transport planning can deliver significant benefits. These benefits could include an increase in city centre visitors and users, access by bus, reduction in city centre traffic, improved air quality, less demand for city centre car parking and increased use of cycling and walking.
- 4.25** The M5 and M50 pass through the area. The M5 carries more than 50,000 vehicles per day, with Junction 6 seeing peak hour delays and near capacity. The Southern Link Road around Worcester is severely congested with peak hour congestion spreading throughout the day.
- 4.26** There is potential to develop a high quality passenger transport network through:
- multi-modal interchange sites (including Park and Ride) intercepting all radial routes into Worcester;
  - a network of high frequency and quality Bus Rapid Transit routes will link these multi modal hubs with all key employment sites, education sites and rail stations throughout Worcester City;
  - systematic priority measures provided along the Bus Rapid Transit network to protect bus users and operators from the effects of traffic congestion;
  - parkway station at Norton (Worcestershire Parkway) easily accessible by bus and car and providing access to fast and frequent rail services to Birmingham, Cheltenham and Bristol as well as Cotswolds and Malverns Line services to Oxford and London;
  - a rail based Park and Ride facility for Malvern integrated with local bus services and linking with the Worcester Bus Rapid Transit network and Worcestershire Parkway station;
  - removal or reduction in the capacity constraints on the rail network, in particular along the section of the Central Technology Belt between Great Malvern, Worcester, Droitwich Spa and Bromsgrove, to increase reliability and enable higher frequency services to be operated.
- 4.27** The strategy will need to look at ways of removing existing barriers to achieving sustainable means of travel.



## 4. Stronger Communities

### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Provide new integrated public transport services, e.g. Park and Ride, and improved bus facilities and rail capacity.  | +   |
| 2 | Develop a new main line railway station at Norton (Worcestershire Parkway) to improve access to national rail services, and better Park and Ride facilities for local, regional and national rail trips.  | ?   |
| 3 | Increase traffic management (excluding congestion charging) and parking controls in the centres of Worcester, Droitwich Spa, Evesham and Malvern to discourage through traffic, give priority to passenger transport, pedestrians and cyclists. | ++  |
| 4 | Introduce Road Congestion Charges.  | + ? |
| 5 | Secure car-free housing schemes in accessible locations.  | +   |
| 6 | Promote community transport in rural areas.   | +   |
| 7 | Increase the use of canals and rivers for freight and passengers.   | + ? |
| 8 | In some other way (please specify).   | ?   |

### Issue 10

#### What should be our priorities for improving transport infrastructure?

- 4.28** Improving accessibility is essential in tackling many of the issues identified under other themes. Successful and balanced transport infrastructure is vital in supporting balanced and sustainable communities as well as achieving climate change objectives and reducing our carbon footprint.
- 4.29** The Joint Core Strategy in shaping the scale and direction of growth, must also take account of existing accessibility and mobility issues and opportunities. However, severe transport infrastructure constraints potentially limit future growth options across South Worcestershire and specifically at Worcester where delays are increasing due to:
- limited river crossings (by road vehicles);
  - bus services which are delayed by traffic congestion; and
  - capacity/scheduling problems on the rail network.
- 4.30** Worcestershire's Local Transport Plan 2 (2006-2011), prepared by the County Council, emphasises the need to encourage alternative modes of travel.
- 4.31** A Regional Funding Allocation bid has been submitted to the West Midlands Regional Assembly for transport infrastructure associated with the future growth of Worcester City and surrounding areas. The bid is based upon an Integrated Transport Strategy for Worcester that aims to provide the best balance of increased road capacity (with particular regard to river crossings) and high

quality passenger transport services (bus and rail) and safe and convenient pedestrian and cycle routes. The strategy is aimed at providing a more attractive alternative to car travel, enabling the sustainable growth of Worcester and its surrounding area. The bid has four interlinked elements which include:

- Worcester Integrated Transport Strategy;
- funds for a Worcestershire Parkway at Norton;
- the improvement of the Southern Link Road; and
- construction of a North West Distributor Road, including provision of new river crossing.

**4.32** These initiatives seek to relieve the city centre of through traffic, cure congestion problems and provide essential capacity for further growth of the city. In the absence of adequate and timely infrastructure provision prior to development, the future role of the city as a Sub-Regional Focus for longer term balanced growth can not be effectively delivered. However, the final decision on Regional Funding Allocation bids rests within the Department of Transport, a Government department.

**4.33** Rural accessibility and access to local services and facilities is also vital to the economic and social future of rural communities.

### Possible Options:

|    |   | SA  |
|----|---|-----|
|    | <i>Worcester specific options</i>   |     |
| 1  | Development should not proceed without the provision of essential transport infrastructure, e.g. roads, rail etc.                                 | +   |
| 2  | Pursue the implementation of public transport improvements, including rapid transit corridors e.g. trams.   | +   |
| 3  | Dual the Worcester Southern Link Road.  | - - |
| 4  | Complete the Worcester North-West By-pass.  | - - |
| 5  | In some other way (please specify).   | ?   |
|    | <i>South Worcestershire - wide options</i>  |     |
| 6  | Safeguard land around rail stations for station improvement purposes e.g. to increase car-parking/Park and Ride, bus-rail interchange facilities. | + ? |
| 7  | Improve capacity at motorway junctions.   | - ? |
| 8  | Address movement / accessibility issues arising from flooding across South Worcestershire.  | ?   |
| 9  | Identify specific transportation improvements for Droitwich Spa, Malvern and Evesham (please specify).  | ?   |
| 10 | In some other way (please specify)?   | ?   |

## 4. Stronger Communities

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### Infrastructure and Implementation

- 4.34** In order to create places that deliver the sustainability objectives of the Joint Core Strategy we will need to ensure that essential infrastructure and services are provided in association with new development.

#### Issue 11

**How do we ensure the provision of infrastructure in advance of development?**

- 4.35** The delivery of infrastructure is essential in tackling many of the issues identified in this paper. Planning obligations will be used to ensure necessary physical, social, economic and environmental infrastructure related to new development. The range of planning obligations will vary according to the circumstances of the development but may include: affordable housing; public open space, recreation and leisure facilities; sustainable transport; education; health care and community facilities; recycling facilities; public art provision; city/town centre enhancement; renewable energy; community safety e.g. CCTV; environmental protection and enhancement, including sustainable drainage systems; flood protection / mitigation; local employment and training opportunities; and information communications technology infrastructure.
- 4.36** Where developer contributions are insufficient and/or remediation is required to deal with an existing problem, the Joint Core Strategy will seek to co-ordinate with, and align funding programmes of other organisations.

#### Possible Options:

|   |  | SA |
|---|--|----|
| 1 | Development should not proceed until all types of essential infrastructure are provided. | ?  |
| 2 | Set out priorities for infrastructure provision required to serve new development.       | +  |
| 3 | In some other way (please specify).  | ?  |

- 5.1 The delivery of sufficient high quality housing of the right type and mix in the most sustainable locations is essential to promote sustainable communities, and should be a key priority for the Joint Core Strategy.
- 5.2 Evidence from the emerging 'Housing Land Availability Assessment' (Appendix 2) gives a broad indication of those sites which may have development potential. In addition, the detailed 'Local Housing Needs Report' demonstrates that policy will need to change if significant affordable housing is to be delivered to meet needs across South Worcestershire. Other issues that need to be addressed through further evidence gathering, include providing sufficient accommodation for the Gypsy and Traveller community and specialist housing provision e.g. 'Extra Care Homes'.
- 5.3 The Joint Core Strategy will have to respond to the housing targets which will be set by the Regional Spatial Strategy Revision when it is published in spring 2009 (see Stronger Communities section).
- 5.4 The Joint Core Strategy not only has to set out a broad policy framework to deliver this growth, but also ensure that new development does not compromise other important aspects of sustainable development, in particular climate change, biodiversity, environmental quality, infrastructure capacity etc.
- 5.5 The 'Meeting the Needs of All Generations' theme therefore relates to managing housing supply, including the delivery of affordable housing, providing a range of housing and how to meet the needs of gypsies and travellers.

### Issue 12

**How can affordable (e.g. rented or shared ownership) and special housing needs best be met?**

- 5.6 The continuing significant rise in house prices, relative to incomes, and household formation, e.g. single occupancy, in South Worcestershire, means that the demand for affordable housing is increasing. Affordable housing is subsidised (i.e. not provided by the open market) and made available to people whose needs cannot be met by the open market. The definition includes social-rented accommodation and 'intermediate' housing where it is affordable based on local incomes and house prices. However both the 2007 Housing Market Assessment for the South Housing Market Area, and the more detailed South Worcestershire Study, show that the cost of traditional models of shared ownership property currently available are no longer affordable to those in housing need.
- 5.7 The studies also show that the supply of social rented housing is well short of the level required to address housing need or appeal to wider demand. Crucially the studies conclude that even under the highest housing target being considered in the Regional Spatial Strategy Revision (Option 3), with 50% of all housing being affordable there would still be a 20% shortfall of the identified need. The Joint Core Strategy therefore is faced with trying to deal with a significant and growing social and economic problem. Pressure exerted on the Housing Market Areas within South Worcestershire from in-migrants clearly exacerbates affordability problems. At present no specific provision is made for key workers or employment sectors.

## 5. Meeting the Needs of All Generations

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- 5.8** The Joint Core Strategy will need to address whether all housing proposals should make a contribution towards affordable housing or specify the size of site in terms of number of dwellings or site area, called 'thresholds', where contributions will be required.

### Possible Options:

|   |  | SA  |
|---|--|-----|
| 1 | All new housing is required to make a contribution (on-site or financial contribution) towards affordable housing.                               | + ? |
| 2 | Set thresholds for the size of development when affordable housing would be required and % targets for the proportion that should be affordable. | +   |
| 3 | Public organisations make greater use of their land, and / or use Compulsory Purchase powers, to deliver affordable housing.                     | + ? |
| 4 | Allocate 100% affordable housing developments on the edge of villages where there is a proven need.  | + ? |
| 5 | Allocate affordable housing sites in Worcester, Droitwich Spa, Evesham, Malvern, Pershore, Tenbury Wells and Upton-upon-Severn.                  | +   |
| 6 | In some other way (please specify).  | ?   |

### Issue 13

How can a suitable range of housing be provided to meet identified need?

- 5.9** If we do not specify the size and type, e.g. one-bed, flat, semi-detached, of dwellings to be built, then the local housing need may not be met/satisfied.

### Possible Options:

|   |  | SA |
|---|--|----|
| 1 | Set targets for the sizes and types of housing which would be part of assessing all planning applications for residential development. | +  |
| 2 | All developments to provide a mix of housing sizes and types which takes into account the character of the local area.                 | +  |
| 3 | Allow the building industry to decide the mix of housing types which should be provided.   | -- |
| 4 | Promote homes which can be extended more easily to meet changing needs.  | +  |
| 5 | In some other way (please specify).  | ?  |

### Issue 14

How can we improve the quality, flexibility and adaptability of housing across South Worcestershire?

- 5.10** Although most housing across South Worcestershire is considered to be of good quality, there are some pockets where this is not the case. Our aim is to continue to deliver quality new development whilst improving the existing stock.
- 5.11** With an ageing population there will be more elderly people requiring care in one form or another. In the past this has been provided by sheltered housing and elderly people's homes. Currently 'Extra Care' homes and care villages are being promoted by the development industry. Both of these initiatives claim to enable a more efficient and effective use of the total housing stock, e.g. allowing some of the elderly to 'down size' and release their larger units of accommodation to the market to meet need for family accommodation. Conversely, funding programmes such as 'Disabled Facilities Grants' allow elderly residents to remain in their homes as opposed to downsizing or seeking specialist accommodation. Another initiative is the concept of 'lifetime homes' where the property is so designed to be flexible and adaptable for the different stages in people's lives, from young person, young families to the elderly.

#### Possible Options:

|   |   | SA |
|---|---|----|
| 1 | Require developers of market housing schemes to contribute to improving existing local housing, e.g. insulation.  | +  |
| 2 | Encourage people to move to the most suitable housing through the allocation/promotion of specialist homes and developments (particularly in the form of 'Extra Care' housing). | +  |
| 3 | Only locate specialist homes for the elderly in locations which are accessible to facilities, services and public transport.  | +  |
| 4 | All new residential developments to include a proportion of dwellings to be constructed to 'Lifetime Homes' standard.   | +  |
| 5 | Identify and designate existing housing areas for renewal/investment programmes.  | +  |
| 6 | In some other way (please specify).   | ?  |

## 5. Meeting the Needs of All Generations

### Issue 15

How can Gypsy and Traveller accommodation needs be met?

- 5.12** The Regional Spatial Strategy Phase Three Revision (formal consultation beginning in November 2007) will set out total pitch requirements for Gypsies and Travellers in each local authority area. The Joint Core Strategy is required by Government (Circular 01/2006) to address the accommodation needs of Gypsies and Travellers. A separate study undertaken for the three local authorities as part of the South Housing Market Area study relating to housing need, and including the accommodation needs of Gypsies and Travellers for permanent and transit sites, is expected to show that there will be a need to provide sites for Gypsy and Traveller accommodation across the South Worcestershire area.
- 5.13** The requirement for Joint Core Strategies to address Gypsy and Traveller needs is distinct from considering the needs of travelling showmen and economic/ migrant workers. You may wish to comment on these needs under Option 3 below.

**Possible Options:**

|   |   | SA  |
|---|---|-----|
| 1 | Identify Gypsy and Traveller needs and broad locations where additional provision should be made.   | +   |
| 2 | Local authorities use Compulsory Purchase powers to deliver sites in appropriate locations. (i.e. confirmed need/reasonable distance to services/ minimal landscape impact etc.). | ? + |
| 3 | In some other way (please specify).   | ?   |



## 6. Economic Success that is Shared by All

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- 6.1** A key objective of the 'West Midlands Economic Development Strategy', produced by Advantage West Midlands, is to broaden the employment base of the West Midlands so that it suffers less during an economic recession. Sustainable development requires appropriate economic growth. One of the challenges facing the Joint Core Strategy is to reduce commuting to work outside the area and reduce commuting within South Worcestershire.

### Economic Context

- 6.2** South Worcestershire has a relatively broad economic base with a number of dominant sectors, including health, education and other professional services.
- 6.3** There are however areas, in particular the Vale of Evesham, where there is, relative to the national average, a greater dependence on employment in 'vulnerable sectors' such as engineering/manufacturing and food processing. This is a factor in explaining why workplace incomes are lower than the national average.
- 6.4** The Regional Spatial Strategy Revision sets out an indicative additional employment land supply range of between 170 and 190 hectares for the period 2006 - 2026. In order to develop a robust evidence base, consultants have been commissioned to undertake a detailed 'Employment Land Review Study'. The broad conclusion from this work is that:
- Pressure to take land out of employment use should be resisted;
  - Additional employment land will be required up to 2026. Failure to provide it will result in increased levels of out commuting resulting in increased congestion on the road network as well as increased local unemployment;
  - Land for general industry, storage or distribution should continue to be allocated;
  - Premises for small businesses, together with Live/Work units should be provided in rural areas; and
  - Investment in local infrastructure is needed, specifically the North-West By-pass for Worcester.
- 6.5** The 'Economic Success' theme therefore relates to how we should strengthen the economy by securing a robust employment base, protecting existing employment areas, supporting the rural economy and supporting our city and town centres.

### Issue 16

**How can a secure employment sector be established which both protects 'vulnerable' elements, e.g. engineering, manufacturing, food processing, but does not lead to an over reliance upon them?**

- 6.6** Vulnerable sectors of the economy which have been in decline over a long period of time, and which are under threat from the world's developing economies.

## 6. Economic Success that is Shared by All

### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Promote and protect specific types of employment (e.g. High Tech, biotechnology, office/light industry/general industry and storage). | +   |
| 2 | Support the role that 'vulnerable sectors' play in the wider national economy.  | ?   |
| 3 | Promote leisure and tourism developments.   | + ? |
| 4 | Work with others to provide starter units and premises for business expansion.  | +   |
| 5 | Work with important employers/industries to ensure their long-term retention within South Worcestershire.                             | +   |
| 6 | In some other way (please state).   | ?   |

### Issue 17

To what extent should existing employment areas be protected?

- 6.7** Within Worcester city and other urban areas, and also within South Worcestershire rural areas, there is a legacy of older industrial areas and buildings. These areas provide accommodation for many businesses and opportunities for new businesses, but the changing nature of industry and employment means that some employment areas and buildings may no longer be suitable for employment use. This puts many employment areas, not just those on the margin of viability, under extreme pressure to be redeveloped for a higher value (in terms of the market value of the land) use e.g. housing, retail. Therefore, such sites may need protection through the Joint Core Strategy for future employment use.

### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Protect all employment sites.   | + ? |
| 2 | Protect all sites over 0.4 hectares (approximately 1 acre).   | + ? |
| 3 | Require developers to demonstrate that continued employment use is not viable before letting sites go for other uses. | ?   |
| 4 | In some other way (please specify).   | ?   |

### Issue 18

#### How can our rural economy be strengthened?

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- 6.8** Whilst approximately 60% of the South Worcestershire's population live in the rural areas, the employment base within these areas is typified by lower income jobs, declining or pressurised sectors such as agriculture, and employment sectors, e.g. tourism, which can be hit hard by changes in local circumstances such as the recent floods. In order to promote 'rural renaissance' and support rural communities it is generally accepted that the rural economy needs to be allowed to diversify and develop. However, to be effective this requires a clear and positive policy framework.

#### Possible Options:

|   |  | SA  |
|---|--|-----|
| 1 | Promote new tourism and leisure developments.  | + ? |
| 2 | Encourage the development of small business premises and Live/Work units.  | +   |
| 3 | Encourage people to work from home.  | + ? |
| 4 | Support farm diversification proposals.  | +   |
| 5 | Support small scale/ appropriate expansion of rural businesses.  | +   |
| 6 | Encourage the development of environmental technologies, e.g. forestry for the production of wood chips for energy | + ? |
| 7 | Establish more flexible policies in the Rural Regeneration Zone.   | ?   |
| 6 | In some other way (please specify).  | ?   |

#### Town Centres and Retail Context

- 6.9** Achieving a balance between accommodating retailer demand and maintaining the distinctive character and unique heritage of our city and town centres is a real challenge and opportunity. It is important that the South Worcestershire city, town and local centres remain as focal points for their communities and serve the majority of local people's needs.
- 6.10** In March 2006 consultants undertook an assessment of the retail, leisure and office uses in the West Midlands for the Regional Assembly. It found that Worcester city centre required between 14,000 and 34,000 square metres of new retail floorspace by 2021. To make sure that the Joint Core Strategy is based on robust evidence, we commissioned consultants to conduct a 'Town Centres and Retail Study' for the area and make predictions through to 2026 (Appendix 2).
- 6.11** As part of this study the consultants conducted a survey of 2,500 South Worcestershire residents and asked them what they thought of their nearest shopping centre and where they shopped. The study and survey found:

## 6. Economic Success that is Shared by All

- the majority of residents are positive about their local centre;
- all the centres are easily accessed by car but Upton-upon-Severn and Tenbury Wells need better public transport;
- all the centres have a good choice of services;
- Great Malvern needs a better range of shops, while Droitwich Spa and Evesham need more leisure facilities;
- all the centres are easy, pleasant and safe places to walk around;
- no new supermarkets (apart from those already granted permission but not yet built) are needed in the next 10 years; and
- all centres need some more comparison goods retail floorspace, e.g. non-food retail such as clothes, electrical, and DIY.

### Issue 19

How should the retail provision in South Worcestershire be developed?

- 6.12** In terms of the role and function of the city and town centres in the Sub-Region, there is a clear shopping hierarchy. Worcester is the pre-eminent shopping centre serving as a focus for comparison goods shopping for the whole Sub-Region. Competing centres such as Merry Hill, Cheltenham, Birmingham and Hereford become more of an influence on shopping patterns in the peripheral parts of the study area. Evesham town centre has a comparatively broad range of non-food shops and a reasonably wide catchment area. Great Malvern and Droitwich Spa town centres are supported by large foodstores, but their catchment areas for non-food goods are curtailed by the proximity of large competing centres. Pershore, Upton-upon-Severn and Tenbury Wells town centres predominantly serve local needs.
- 6.13** Shopping patterns have changed dramatically over the last three decades with many city and town centres suffering as shops have relocated 'out of town'. The Joint Core Strategy can positively influence where retail uses should be located.

#### Possible Options:

|   |  | SA  |
|---|--|-----|
| 1 | Direct major retail development to Worcester city centre.  | --  |
| 2 | Direct major retail development to Worcester city centre but ensure Droitwich Spa, Evesham and Malvern, maintain their current roles.              | -   |
| 3 | Direct retail development predominantly to Droitwich Spa, Evesham, Malvern, Pershore, Tenbury Wells and Upton-upon-Severn, to enhance their roles. | + ? |
| 4 | Safeguard rural shops and stores.  | ++  |
| 5 | Promote retail as an alternative use on underused and accessible urban employment sites, within or adjacent to town centres.                       | +   |
| 6 | Strictly control any further proposals for out of town retail centres.   | +   |

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|   |   | SA |
|---|---|----|
| 7 | Encourage some retail development in rural locations to enable larger villages to act as service centres for the rural community. | +  |
| 8 | Promote local shops on large scale residential and employment developments.   | +  |
| 9 | In some other way (please specify).   | ?  |

### Issue 20

How should South Worcestershire's city and town centres develop?

- 6.14** City and town centres should be full of vitality and be viable for business, they need to remain as focal points for the community and serve their needs. The Joint Core Strategy can help by promoting different levels of growth and uses in our city and town centres, as well as creating an improved urban environment, and visitor experience.

**Possible Options:**

|   |  | SA  |
|---|--|-----|
| 1 | Promote new office developments.   | +   |
| 2 | Promote city and town centres as tourism and leisure destinations.                                     | +   |
| 3 | Protect and enhance the leisure, office, education and retail uses.                                    | +   |
| 4 | Promote residential uses e.g. accommodation above shops and offices.                                   | +   |
| 5 | Promote the evening economy, e.g. cinemas, wine bars, as a means of improving vitality in the centres. | + ? |
| 6 | In some other way (please specify).  | ?   |

### Issue 21

How can we improve the quality of our town centres?

- 6.15** The attractiveness of town centres is a combination of a number of factors including the range and quality of shops and services, the urban design/landscaping, access and car parking. Many of our centres have special characteristics which need to be protected and enhanced. The status of a centre is often measured by the number of outlets of national stores (or multiples) but there is criticism that places become 'clone' centres lacking individuality.

## 6. Economic Success that is Shared by All

### Possible Options:

|   |  | SA  |
|---|--|-----|
| 1 | Encourage more independent stores and outlets.                                 | +   |
| 2 | Encourage more national High Street retailers, by providing larger shop units. | ?   |
| 3 | Improve the public spaces, e.g. more vehicle free areas.                       | +   |
| 4 | Improve access by public transport.  | ++  |
| 5 | Increase car parking.  | - ? |
| 6 | Identify retail led regeneration and enhancement schemes for town centres.     | ?   |
| 7 | In some other way (please specify).  | ?   |

### Leisure Context

- 6.16** Leisure and tourism play a vital role in the economy of South Worcestershire. The unique culture and heritage of the area is a real draw and could be increased to support the economy in rural areas.

### Issue 22

How should we promote tourism and culture / leisure?

- 6.17** Tourism, culture and leisure play a significant role within the South Worcestershire economy. The issue is, given the high quality of the built environment of Worcester and other South Worcestershire towns and villages and the beauty of the countryside, how can new tourist and leisure development be promoted that will still protect these special qualities?

### Potential Options:

|   |   | SA  |
|---|---|-----|
| 1 | Enable the expansion or provision of new tourism and leisure developments.                    | + ? |
| 2 | Direct expansion of tourist and leisure development to specific areas (please specify).       | ?   |
| 3 | Improving conference facilities.  | +   |
| 4 | Support existing major tourist attractions and encourage new major visitor attractions.       | + ? |
| 5 | Increase the quality and quantity of tourist accommodation (e.g. hotels; holiday lets; B&Bs). | ?   |
| 6 | In some other way (please specify).   | ?   |

- 7.1** To create a place where people choose to live and work, it will be important to protect and improve South Worcestershire's principal assets i.e. countryside and settlements.
- 7.2** This section sets out the options for achieving these priorities drawing on the evidence emerging from a number of studies and consultation events (Appendix 2).
- 7.3** The 'Better Environment' theme relates to protecting and enhancing the natural and built environment, including developing an approach to flooding, design and renewable energy.

### Issue 23

**How do we conserve, enhance and restore the biodiversity of South Worcestershire?**

- 7.4** Protecting and enhancing biodiversity is relevant to every part of South Worcestershire and includes all plants and animals, their habitats and most importantly the interrelationship between them to create a balanced eco-system. It enriches all our lives every day in so many ways that we take for granted - bluebells in native woodlands in spring; bird song on spring mornings, walking the blossom trail, butterflies in our gardens and parks; the trees and hedgerows that grace our streets and fields.
- 7.5** In terms of designated sites, South Worcestershire has many Sites of Special Scientific Interest and two sites of Special Areas of Conservation at Bredon Hill and Lyppard Grange ponds (Warndon Villages), not to mention the many local sites that help to maintain the diverse nature of the area. However, South Worcestershire is still suffering losses of habitat and species and more could be done to address this process of degradation. Two significant tracts of land in South Worcestershire are identified in the Regional Spatial Strategy as 'Area for concentrated biodiversity enhancement'. These are along the Teme Valley to the north east of Malvern Hills district, and to the west of Worcester and Droitwich Spa. The Joint Core Strategy must improve biodiversity by protection, restoration and re-creation of habitats.

#### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Seek contributions from developers towards the enhancement of biodiversity.   | +   |
| 2 | Identify priorities for biodiversity protection, restoration and re-creation of habitats.                                   | +   |
| 3 | Allow some development on sites of local biodiversity importance as long as the developer fully compensates for any losses. | - ? |
| 4 | Ensure that all development is designed to accommodate and improve biodiversity.  | +   |
| 5 | In some other way (please specify).   | ?   |



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### Issue 24

How do we conserve, enhance and restore the landscape character of South Worcestershire?

- 7.6** South Worcestershire has a rich and diverse landscape character, which contributes to making the area attractive for visitors and residents alike as characterised in the County Council's emerging 'Worcestershire Landscape Character Assessment'. This adopts an approach that ensures the value and potential of all landscape is taken into account, not solely areas of high landscape value or protected landscapes. However, South Worcestershire also includes the Cotswolds Area of Outstanding Natural Beauty (AONB), and the Malvern Hills AONB and other hills and river valley systems, which are distinctive and valued. The Joint Core Strategy should promote the restoration, protection and enhancement of all designated landscapes and habitats. However, it should not seek to introduce local landscape designations, rather it should seek to manage change within South Worcestershire's landscape as a whole.

#### Possible Options:

|   |   | SA |
|---|---|----|
| 1 | Protect, conserve, restore and enhance <u>only</u> statutorily protected landscapes e.g. Areas of Outstanding Natural Beauty such as the Malvern Hills. | -- |
| 2 | Protect the character of the open countryside around urban areas using policies such as Landscape Buffers/Strategic Gaps.                               | +  |
| 3 | Protect, conserve and enhance the rural landscape character and local distinctiveness of South Worcestershire.  | +  |
| 4 | In some other way (please specify).   | ?  |

### Issue 25

How do we reduce the risk of, and adapt to the changing pattern of flooding?

- 7.7** Guidance from Government sets out how flood risk should be addressed in the planning process with the objective of reducing the risk to people and property from flooding. Over 14,000 hectares of South Worcestershire are within the designated flood plains of the Rivers Severn, Teme and Avon, and this does restrict potential development, particularly at Worcester, Evesham, Upton-upon-Severn, Tenbury Wells and Eckington. The Environment Agency defines major risk from flooding from rivers as a 1% chance of flooding, that is, likely to flood once in every 100 years. This does not take account of other sources of flooding such as from groundwater, run-off from fields etc. Many developments in South Worcestershire utilise sustainable drainage systems and new developments should seek to avoid large hard surfaced areas. Within South Worcestershire flood risk is a significant issue, and the Joint Core Strategy

## 7. Better Environment for Today and Tomorrow

will need to take these factors into account when designating broad areas of growth. Other organisations, such as the Environment Agency and Severn Trent, have a strategic role in terms of managing flood risk, for instance by creating higher capacity drainage systems.

### Possible Options:

|   |  | SA |
|---|--|----|
| 1 | Adopt stricter standards regarding where building could take place than currently used by the Environment Agency, that is, more than 1:100 year flood, e.g. 1:200 year flood.                          | ?  |
| 2 | Introduce design approaches that can tolerate or adapt to flooding in areas of flood risk.   | ++ |
| 3 | Allow development in areas subject to surface water run-off flooding, as long as the problem is addressed as part of the development, but not where there is risk of flooding from rivers and streams. | -- |
| 4 | Include a policy for the collection, storage and re-use of rainwater in new development.   | ++ |
| 5 | Ensuring sufficient space/landscaping in developments to minimise flooding, e.g. designing sustainable drainage systems.   | ++ |
| 6 | Ensure that new key infrastructure, e.g. electricity sub-stations, are located outside areas liable to flooding.   | +  |
| 7 | Prohibit the redevelopment of sites within the flood zone.   | ?  |
| 8 | Seek contributions from developers towards flood protection and alleviation where flooding occurs.   | +  |
| 9 | In some other way (please specify).  | ?  |

### Issue 26

How should we be improving the environment of South Worcestershire?

- 7.8** Good design is important to the delivery of safe, inclusive and successful communities. It is promoted through both national and regional policy. Design considerations should be informed by the townscape and landscape of the wider locality with the pattern of streets, spaces, building traditions, materials and ecology all helping to determine the character and identity of new development. Good design, contemporary or otherwise, ensures attractive, usable, durable and adaptable places, and is a key element in achieving sustainable development. Demand for housing and other development is increasing but there can be a conflict between making the most efficient use of land and changing the existing character of the area, e.g. development of private gardens.

## 7. Better Environment for Today and Tomorrow

- 7.9** There are many significant strategic landscape features, e.g. Malvern Hills, and buildings, e.g. Worcester Cathedral, that play a major role in defining the character of South Worcestershire. The design and layout of buildings will need to take account of the landscap setting and the views of such features.

### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Define the local character of the built environments within the city, town, villages and require this to be respected in all new development. | -   |
| 2 | Protect areas of private garden land that contribute to local character.  | 0 + |
| 3 | Protect important views of significant landscape features and buildings that contribute to the character of South Worcestershire.             | +   |
| 4 | In some other way (please specify).   | ?   |

### Issue 27

How can we increase our sources of renewable energy and conserve existing energy?

- 7.10** The Joint Core Strategy needs to set out policies which help minimise the impact of climate change on the economy, property , infrastructure, the landscape, biodiversity and peoples' lives in general. Levels of energy production and consumption have a significant effect on climate change. The Government is encouraging local authorities to promote the development of renewable energy sources whilst also ensuring increased energy efficiency. The overall target for the county is to reduce CO<sub>2</sub> emissions by 60% by 2050. The Joint Core Strategy should promote a positive approach to facilitate renewable energy development, which can contribute to the achievement of sustainable development.

### Possible Options:

|   |  | SA  |
|---|--|-----|
| 2 | Identify locations where renewable energy such as wind generation and energy crops, and associated infrastructure or processing plants will be encouraged.                       | + - |
| 3 | Set targets for including renewable energy in all developments.  | ++  |
| 4 | Ensure that all new development uses local, re-used and/or sustainably produced building materials.  | ++  |
| 5 | Require BREEAM 'excellent' standard in all new commercial development, and in residential development, reaching the Code for Sustainable Homes level 6 (carbon neutral) by 2016. | ++  |

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|   |   | SA |
|---|---|----|
| 6 | Provide clear planning guidance to support the production of energy through the recycling of waste. | +  |
| 7 | In some other way (please specify).   | ?  |

### Issue 28

Where should new waste management facilities be provided?

- 7.11** Government policy aims to reduce the amount of waste going to landfill and to increase recycling and recovery. The Joint Core Strategy has a role to play in delivering sustainable waste management through appropriate strategies for growth, and providing sufficient opportunities for new waste management facilities, such as Resource Recovery Parks.
- 7.12** All three local authorities have reduced the levels of household waste generated within their area to below the national average waste per capita. However, the responsibility for collecting industrial, commercial, construction and demolition wastes (which are far in excess of household waste figures) lies with those who have produced them. Therefore it is important that all new developments are constructed in a way which makes it as easy as possible to recycle waste.
- 7.13** Worcestershire County Council is producing a 'Waste Core Strategy' which will plan the sustainable management of all kinds of waste produced in the county up to 2026. This will enable adequate waste management facilities to be permitted in appropriate locations throughout the county. It will both influence and be influenced by the Joint Core Strategy. The County Council is currently discussing the process and future timetable of the 'Waste Core Strategy' with the Government Office for the West Midlands, but as far as possible, the two documents will be produced alongside each other.

#### Possible Options:

|   |  | SA |
|---|--|----|
| 1 | Locate most new waste treatment facilities on any land suitable for general industrial uses, subject to appropriate environmental controls.  | -- |
| 2 | Designate or create one industrial estate as a Resource Recovery Park, to be used primarily for waste management uses, to which appropriate new waste management facilities would be directed.   | -  |
| 3 | Designate or create <u>at least</u> one industrial estate within <u>each</u> local authority as a Resource Recovery Park to be used primarily for waste management uses, to which appropriate new waste management facilities would be directed. | +  |
| 4 | In some other way (please specify).  | ?  |

## 7. Better Environment for Today and Tomorrow

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### Question

If you agree with either Options 2 or 3, where would you locate such facilities?

- 8.1** An important element of achieving sustainable development is to ensure that individuals and communities in general have opportunities to access good quality formal and informal open spaces for recreation and play. An active lifestyle can improve people's health and reduce demand for NHS services. Likewise, there is a direct link between people's quality of life and wellbeing and an active lifestyle. Meeting people's healthcare and education needs is accepted as a fundamental principle, with the provision of facilities to meet planned growth, that are both accessible and of high quality.

### Issue 29

**How do we promote an accessible network of green open space?**

- 8.2** The benefits of a network of linked green space to allow pedestrian and wildlife movements, are well established and significant in the establishment of sustainable communities. With increased pressure for development, our formal open spaces and the linkages between them are extremely important as they provide places for people to relax, exercise and play whilst enjoying the outdoors. This promotes healthy living and interaction with others. All three local authorities have completed an audit of their open spaces required by Government planning guidance and this will help define the approach to be taken to open space in the Joint Core Strategy. A 'Green Infrastructure Study' has also been commissioned to examine assets, including archaeology and historic buildings, and opportunities for enhancing green facilities in the wider Worcester area, as part of the New Growth Point initiative. This approach could also help to mitigate the adverse effects of climate change.

#### Possible Options:

|   |   | SA  |
|---|---|-----|
| 1 | Continue to develop a network of linked green space in all the main urban areas.  | +   |
| 2 | Develop a single standard of provision of formal open space for sport and recreation throughout South Worcestershire in association with new development, e.g. m <sup>2</sup> per person. | - ? |
| 3 | Develop standards of provision based on local circumstances and needs.  | +   |
| 4 | Protect all areas of public green open space, and other important private green open space.   | +   |
| 5 | Seek contributions from developers for play, sport and recreation facilities, both indoor and outdoor, from all housing and commercial development.                                       | + ? |
| 6 | In some other way (please specify).   | ?   |

## 8. Improving Health and Wellbeing

### Issue 30

How should healthcare needs be met in association with new development?

- 8.3 There has been considerable investment since 2002 in the primary care estate in South Worcestershire, including a new community hospital at Pershore, and replacement GP surgery premises across the area. Healthcare delivery is increasingly focusing on more outreach services closer to home in general practices and renewed community hospitals, and more home-based care. Therefore an ongoing need to address the community hospital provision in Malvern and Evesham is a priority.
- 8.4 By 2026 there will be considerable pressure on health and social care community-level services to sustain care of older people as independently as possible in their own or supported homes, with an emphasis on admission avoidance. In planning infrastructure requirements to meet the needs of growth in South Worcestershire, one constraint is that the current NHS planning cycle is on a shorter (five-year) time frame than the 20 year vision of the Regional Spatial Strategy Revision and the Joint Core Strategy. We also need to recognise that the demographics of the anticipated in-migration to South Worcestershire are far from certain in healthcare planning terms.
- 8.5 Impacts on travel to healthcare facilities as a result of growth required by the Regional Spatial Strategy Revision are more difficult to predict, but with more services delivered in patients' own homes or at local primary care centres, the balance of trips could be expected to be shorter in duration, with a wider choice of transport to more accessible locations. Specialist inpatient care will continue to be delivered at the Worcestershire's three acute hospital sites, or, if patients so choose, in other counties. It should also be recognised that many healthcare trips are undertaken by well people for health maintenance purposes: routine screening, immunization and vaccination, child health programmes etc. A flexible, affordable and sustainable travel network will continue to be required if changing healthcare demands are to be matched by good access standards. The location and scale of growth will significantly influence the level of demand for healthcare facilities and consideration will need to be given to local primary care and hospital provision.

#### Possible Options:

|   |   | SA |
|---|---|----|
| 1 | Provide new facilities in locations identified for significant growth, in partnership with social/ health care organisations. | +  |
| 2 | Increase capacity of existing primary healthcare resources, in partnership with social/ health care organisations.            | ?  |
| 3 | In some other way (please specify).   | ?  |

### Issue 31

How can educational opportunities be improved for local people?

- 8.6** Generally most people enjoy a good standard of education, and there is a pool of skilled and qualified workers across South Worcestershire. Education achievement shows a significant variation between the three local authorities, although all show above average attainment. Malvern in particular has a significant percentage of graduates and a very low percentage of inhabitants without formal qualifications.
- 8.7** Therefore, it is important to maintain the competitive edge of those working in South Worcestershire by providing access to education, training and retraining, making the most of the economic opportunities across the area.

#### Possible Options:

|   |  | SA |
|---|--|----|
| 1 | Promote the role of the University of Worcester, Worcester College of Technology, Evesham College, Malvern Hills College and Pershore College as centres for further/higher education. | +  |
| 2 | Seek contributions from developers towards improved facilities at primary, secondary schools and sixth form colleges.  | +  |
| 3 | In some other way (please specify).  | ?  |



## 9. Communities that are Safe and Feel Safe

### Issue 32

#### How can we reduce crime and fear of crime?

- 9.1** Issues such as crime and the fear of crime are matters that impact on the quality of life. Crime levels within South Worcestershire are historically low and falling, although there is a markedly higher incidence of crime in Worcester compared with the more rural districts of Malvern Hills and Wychavon. However the fear of crime remains a worry for many people and needs to be addressed. The causes of crime are varied, but by increasing natural surveillance, designing safer public spaces and providing opportunities to take part in socially beneficial behaviour such as play, sport and other community activities can help to reduce crime levels.

#### Possible Options:

|   |   | SA |
|---|---|----|
| 1 | Promote a range of uses in city and town centres to ensure 24-hour natural surveillance.                            | +  |
| 2 | Promote the design and layout of buildings that discourages criminal activity.                                      | +  |
| 3 | Ensure existing recreation, sport and community facilities are not lost and that they are enhanced where necessary. | +  |
| 4 | In some other way (Please specify).   | ?  |

- 10.1** In order to ensure that the objectives and policies of this Joint Core Strategy are being achieved, it will be essential to have a robust system of monitoring.
- 10.2** Each of the three local authorities are required to produce an Annual Monitoring Report, which must be submitted to Government Office for the West Midlands in the December of each year. A joint monitoring statement will be prepared each year for the Joint Core Strategy policies which will then be used in the preparation of the three Annual Monitoring Reports.
- 10.3** This statement will have two main roles:
- To assess progress in the production of plans compared with the common timetable in the three Local Development Schemes;
  - To assess the extent to which policies and proposals are achieving their objectives.
- 10.4** Once objectives have been identified, and the related policies developed, it will be possible to identify relevant output indicators and set appropriate targets, against which progress towards, or away from policy objectives can be measured over time.
- 10.5** In addition to comments on this Issues and Options paper, we would welcome suggestions on which indicators should be used to determine whether policies are successful and achieving their objectives.



## Appendix 1

# Sustainability Appraisal

## Appendix 1. Sustainability Appraisal

- 1.1 It is Government policy to promote and support progress towards sustainable development. The aim of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. Achieving development that is sustainable is an integral part of the new planning system.
- 1.2 The Sustainability Appraisal is a method used for integrating social, environmental and economic issues into plans.
- 1.3 The Issues and Options paper has been developed using a Sustainability Appraisal Framework, which contains a series of locally distinctive sustainability objectives to consider the range of social, economic and environmental issues that might arise. This has been developed with the help of statutory consultees and those with an interest in South Worcestershire. The framework has been used to provide information to identify how effectively the Issues and Options will either progress, or move away from, the stated sustainability objectives.
- 1.4 The full findings are reported in the Sustainability Appraisal Report which accompanies this Issues and Options paper. The Sustainability Appraisal Report can be viewed via the Joint Core Strategy website at [www.swjcs.org](http://www.swjcs.org).

## Appendix 2

# Evidence Base

- 2.1** The Joint Core Strategy must be based on up to date and robust information to ensure that the policies and proposals within it have a sound basis. The 'soundness' of Local Development Documents is one of the key matters that will be tested at examination. The following information gathering and consultation exercises have already been or are being undertaken to inform the Joint Core Strategy and subsequent Local Development Documents. Many of these documents can be viewed via our web site [www.swjcs.org.uk](http://www.swjcs.org.uk).
- 2.2** We will seek to keep this information up to date and new surveys/studies will be commissioned as the need arises to ensure that our Joint Core Strategy has a sound basis. Also the results of the engagements with you, will be part of our evidence base and will shape the emerging strategy to shape South Worcestershire to 2026.

### Consultation Events to date

**Visioning Event.** Held at Worcester Rugby Club in May 2007. All stakeholders were invited to work on the vision and objectives as well as the issues that growth will bring.

**Sustainability Appraisal Stakeholder Event.** Held at the Spetchley Countryside Centre in July 2007. All stakeholders were asked to explore the SA framework.

**Technical Meetings.** These are on going meetings between major infrastructure providers. They look at emerging issues and have input regarding the need for, and provision of infrastructure to serve growth.

**Members Event.** This brought together elected councillors of the three local authorities to debate the emerging issues and options, in July 2007.

**Parish/Town Council Workshops.** These were held in June 2007 in Malvern Hills and Wychavon districts, where parish/town councillors could raise questions about the process and start to think about issues and options resulting from the envisaged growth for South Worcestershire.

**Worcestershire Citizens Panel.** This was used to test the vision and objectives set out in this paper.

**The Local Strategic Partnerships.** Each Local Strategic Partnership has been involved in developing the joint vision and objectives.

**Informal questionnaire.** A brief questionnaire was prepared in the run up to writing this Issues and Options paper to gauge the views of local residents on the potential housing development options. The questionnaire supported a series of exhibitions in libraries and community contact centres and attendance at several community events over the summer of 2007, including the King George V Playing Field Open Day and the Ronkswood Ball Games Opening Event in Worcester and the Eastern Food and Music Festival in Evesham.

The questionnaire was also available on the website, and distributed informally through groups, parish/town councils, to the public, as well as to all those on the consultation list.

**Press Meeting.** The first of these has been held to advise the media of the Joint Core Strategy and its implication, and to enlist their support in getting the message across, about the importance of being engaged in the process.

**Residents Magazines.** Articles have been placed in each of the three local authorities residents magazines which are delivered to all residents. This will be an ongoing way of reaching all residents.

**Newsletter.** A series of newsletters will be produced to feedback on progress, with the first to coincide with the consultation on this Issues and Options paper.

### Evidence Base

South Worcestershire Joint Employment Land Review - GVA Grimley

Worcester City Employment Land Review - Scott Wilson

Public Open Space Audits for Malvern Hills, Worcester City and Wychavon - authors various

South Worcestershire Public Open Space Alignment Study - PMP

South Worcestershire Town Centres and Retail Study - DPDS Regional Ltd

Housing Land Availability Assessment 2007 - Malvern Hills; Worcester City; Wychavon

Strategic Housing Market Assessment Report - Rupert Scott

Local Housing Needs Report for South Worcestershire - Rupert Scott

Gypsy and Traveller Accommodation Assessment - Worcestershire County Council

Green Infrastructure Study - Faber Maunsell (for Worcestershire County Council)

Environmental Constraints Study - Faber Maunsell (for Worcestershire County Council)

Transportation Studies: Regional Funding Allocation (RFA) bid documents - Worcestershire County Council

Worcester City Open Spaces Survey - Worcester City / Worcestershire Wildlife Trust

Landscape Character Assessments (Draft) - Worcestershire County Council

South Worcestershire Joint Core Strategy Sustainability Appraisal - Enfusion; Malvern Hills; Worcester City; Wychavon

The Village Facilities and Rural Transport Survey - Malvern Hills, Worcester City, Wychavon



## Appendix 3

# Key Facts about South Worcestershire

## Appendix 3. Key Facts about South Worcestershire

| Area km <sup>1</sup> (% of total) (census 2001) | Malvern Hills               | Wychavon    | Worcester | South Worcestershire (total) | Current Trend <sup>2</sup> | Comparator <sup>3</sup> |
|---|-----------------------------|-------------|-----------|------------------------------|----------------------------|-------------------------|
| Total area                                      | 577.1                       | 663.5 (100) | 33.3      | 1273.9                       | N/A                        | -                       |
| Green Belt                                      | 0                           | 89.1 (13.4) | 2.7 (8)   | 91.8 (7.2)                   | ⇒                          | -                       |
| AONB km sq                                      | 104 - Part in Herefordshire | 48.9 (7.4)  | 0         | 48.9                         | ⇒                          | -                       |

|  | Malvern Hills | Wychavon | Worcester | South Worcestershire (average) | Current Trend <sup>2</sup> | England    |
|--|---------------|----------|-----------|--------------------------------|----------------------------|------------|
| <b>Population (census 2001)</b>          |               |          |           |                                |                            |            |
| Total                                    | 75,110        | 116,910  | 94,260    | 286,280                        | ↑                          | 49,138,831 |
| % increase 1981-2001                     | -11.2         | 21.5     | 23.96     | 11.42                          | ↑                          | -          |
| % increase 1991-2001                     | 3.17          | 11.05    | 14.18     | 9.47                           | ↑                          | -          |
| Density per sq km                        | 134.8         | 176.2    | 2,830.6   | 1047.2                         | ↑                          | 348.5      |
| <b>Age &amp; gender (ONS mid 05 est)</b> |               |          |           |                                |                            |            |
| Male                                     | 36,641        | 57,634   | 46,203    | 140,478                        | ↑                          | 23,922,144 |
| Female                                   | 38,468        | 59,272   | 48,060    | 145,800                        | ↑                          | 25,216,687 |
| 65 and over                              | 16,034        | 21,645   | 13,679    | 51,358                         | ↑                          | 78,081,106 |
| 85 and over                              | 2,171         | 2,537    | 1,636     | 6,344                          | ↑                          | -          |
| 2001 people per household                | 2.4           | 2.41     | 2.39      | 2.4                            | ↓                          | 2.4        |

## Appendix 3. Key Facts about South Worcestershire

| Ethnicity<br>(census<br>2001)                         | Malvern<br>Hills | Wychavon | Worcester                 | South<br>Worcestershire<br>(average) | Current<br>Trend <sup>2</sup> | Comparator <sup>3</sup>   |
|---|------------------|----------|---------------------------|--------------------------------------|-------------------------------|---------------------------|
| Ethnic Group<br>- White                               | 98.57            | 98.82    | 96.55                     | 97.98                                | ⇒                             | 90.92                     |
| Ethnic Group<br>- Mixed                               | 0.48             | 0.48     | 0.69                      | 0.55                                 | ⇒                             | 4.58                      |
| Ethnic Group<br>- Asian or<br>Asian British           | 0.24             | 0.3      | 2.02                      | 0.85                                 | ⇒                             | 4.58                      |
| Ethnic Group<br>- Black or<br>Black British           | 0.14             | 0.15     | 0.28                      | 0.19                                 | ⇒                             | 2.3                       |
| Ethnic Group<br>- Chinese or<br>other ethnic<br>group | 0.56             | 0.25     | 0.47                      | 0.43                                 | ⇒                             | 0.89                      |
| Highest<br>proportion                                 | Mixed            | Mixed    | Asian or<br>British Asian | Asian or<br>British Asian            | N/A                           | Asian or<br>British Asian |

| Deprivation<br>(ODPM<br>2004)                        | Malvern<br>Hills | Wychavon     | Worcester | South<br>Worcestershire<br>(average) | Current<br>Trend <sup>2</sup> | England      |
|--|------------------|--------------|-----------|--------------------------------------|-------------------------------|--------------|
| Overall rank<br>out of 354 (1<br>= most<br>deprived) | 234              | 272          | 165       | 224                                  | -                             | N/A          |
| Life<br>Expectancy<br>Male<br>Female                 | 77.7<br>81.4     | 78.1<br>81.3 | 77<br>81  | 77.6<br>81.2                         | -                             | 76.1<br>80.8 |

## Appendix 3. Key Facts about South Worcestershire

| Employment                                       | Malvern Hills | Wychavon | Worcester | South Worcestershire | Current Trend <sup>2</sup>  | Comparator <sup>3</sup> |
|--|---------------|----------|-----------|----------------------|-----------------------------|-------------------------|
| Growth Sectors as a % of GB (GB = 100)           | 106.1         | 83.0     | 89.2      | 92.8                 | -                           | 100 - GB                |
| Vulnerable Sectors as a % of GB (GB =100)        | 80.7          | 128.2    | 109.1     | 106                  | -                           | 100 - GB                |
| Average Household Income                         | £31,845       | £33,096  | £32,460   | £32,467              | ↑                           | UK - £29,374            |
| Unemployment % (Claimed Count Rate -August 2006) | 1.2           | 1.5      | 2.2       | 1.6                  | ↑<br>(0.1since August 2005) | GB - 2.6                |

## Appendix 3. Key Facts about South Worcestershire

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| Housing                            | Malvern Hills | Wychavon | Worcester | South Worcestershire (average) | Current Trend <sup>2</sup> | Comparator <sup>3</sup> |
|------------------------------------|---------------|----------|-----------|--------------------------------|----------------------------|-------------------------|
| <i>Tenure (%):</i>                 |               |          |           |                                |                            |                         |
| Owner occupied                     | 76            | 76       | 72        | 75                             | -                          | -                       |
| Public rented                      | 14            | 17       | 15        | 15                             | -                          | -                       |
| Private and other rented           | 10            | 7        | 11        | 9                              | -                          | -                       |
| <i>Average house prices (2006)</i> |               |          |           |                                |                            |                         |
| Detached                           | £304,191      | £322,812 | £262,277  | £294,427                       | ↑ (24% since 2003)         | ↑ (% tbc)               |
| Semi detached                      | £194,392      | £193,297 | £173,345  | £187,011                       | ↑ (27% since 2003)         | ↑ (% tbc)               |
| Terraced                           | £168,014      | £165,219 | £126,940  | £153,391                       | ↑ (34% since 2003)         | ↑ (% tbc)               |
| Flat/maisonette                    | £134,383      | £132,343 | £126,940  | £131,222                       | ↑ (34% since 2003)         | ↑ (% tbc)               |
| Transport (census 2001)            | Malvern Hills | Wychavon | Worcester | South Worcestershire (average) | Current Trend <sup>2</sup> | England                 |
| <i>Car ownership (%)</i>           |               |          |           |                                |                            |                         |
| At least 2 cars                    | 30            | 45.6     | 31.6      | 35.7                           | ↑                          | 29.4                    |
| No car                             | 10            | 14.4     | 22.6      | 15.7                           | ↓                          | 26.8                    |
| <i>Commuting (%)</i>               |               |          |           |                                |                            |                         |
| By car                             | 69.6          | 71.2     | 65        | 68.6                           | -                          | UK - 61.5               |
| By public transport                | 4.2           | 2.8      | 6         | 4.3                            | -                          | UK - 14.5               |
| By cycle                           | -             | -        | 5         | -                              | -                          |                         |
| By walking                         | -             | -        | 15        | -                              | -                          |                         |




## Appendix 3. Key Facts about South Worcestershire

|   | Malvern Hills | Wychavon | Worcester | South Worcestershire (average) | Current Trend <sup>2</sup> | England                 |
|---|---------------|----------|-----------|--------------------------------|----------------------------|-------------------------|
| Education (%)   |               |          |           |                                |                            |                         |
| Age 16-74 - no qualifications   | 13.1          | 27       | 27.6      | 22.6                           | ↓                          | 29.2                    |
| Age 16-74 - degree or equivalent                                      | 35.8          | 20       | 20.4      | 25.4                           | ↑                          | 26.8                    |
| Health (Association of Public Health Observation Dept of Health 2006) |               |          |           |                                |                            |                         |
| Male life expectancy  | 77.7          | 78.8     | 76.9      | 77.8                           | ↑                          | 76.6                    |
| Female life expectancy  | 81.4          | 82.6     | 80.8      | 81.6                           | ↑                          | 80.9                    |
| Population CO <sub>2</sub> emissions per capita (DEFRA 2003)          | 10.4          | 11.3     | 5.6       | 9.1                            | ↑                          | 9.5                     |
|   |               |          |           |                                |                            |                         |
| Crime - Home office Statistics 2005/06 (per 1000 per year)            | Malvern Hill  | Wychavon | Worcester | South Worcestershire (average) | Current Trend <sup>2</sup> | Comparator <sup>3</sup> |
| Overall crime rate  | 49.9↓         | 54.1     | 105.4     | 69.6                           | ↓                          | 103.0 - E&W             |
| Burglary rate/ 1000   | 6.5↓          | 8.2↓     | 10.5↓     | 8.4                            | ↓                          | 12.1 - E&W              |
| Vehicle rate/ 1000  | 17.3          | 21.9↓    | 36.6↓     | 25.2                           | ↓                          | 37.3 - E&W              |
| Robbery rate/ 1000  | 0.3⇒          | 0.2↑     | 1.0↑      | 0.5                            | ↑                          | 1.8 - E&W               |

## Appendix 3. Key Facts about South Worcestershire

### Key:

<sup>1</sup> Source - Wychavon Stock Conditions Survey

<sup>2</sup> This will be either increasing , decreasing , static , no trend identifiable trend amongst the three local authority areas X, not appropriate N/A

<sup>3</sup> England (E), England and Wales (EW), United Kingdom (UK), Great Britain (GB), Worcestershire (W)

## Appendix 4

# Settlement Hierarchy



## Appendix 4. Settlement Hierarchy

### 4.1 Proposed Settlement Hierarchy

|  |  |
|--|--|
| Sub-regional focus and city centre   | Worcester  |
| Principal urban areas and town centres that offer greatest range of services and facilities after Worcester          | ) Evesham<br>) Malvern<br>) Droitwich Spa            |
| Towns that offer a wide range of services, facilities, and employment and town centres serving wider rural community | ) Pershore<br>) Tenbury Wells<br>) Upton-upon-Severn |

### 4.2 Category 1 villages - offer greatest range of facilities and access to public transport after towns:

|                 |                  |
|-----------------|------------------|
| Broadway        | Clifton-on-Teme  |
| Badsay          | Great Witley     |
| Bredon          | Hallow           |
| Hartlebury      | Hanley Swan      |
| Honeybourne     | Kempsey          |
| Inkberrow       | Lower Broadheath |
| Offenham        | Martley          |
| Ombersley       | Powick           |
| Pinvin          | Rushwick         |
| South Littleton | Welland          |
| Wychbold        |                  |

### 4.3 Category 2 villages - offer reasonable range of services and facilities and levels of public transport provision:

|                  |                 |
|------------------|-----------------|
| Cleeve Prior     | Upton Snodsbury |
| Beckford         | Wickhamford     |
| Bretforton       | Abberley Common |
| Crowle           | Alfrick         |
| Drakes Broughton | Broadwas        |
| Eckington        | Callow End      |
| Fernhill Heath   | Clows Top       |
| Flyford Flavell  | Hanley Castle   |
| Harvington       | Holt Heath      |
| Kemerton         | Leigh Sinton    |
|                  | Shrawley        |

- 4.4 Category 3 village - settlements that have comparatively more limited range of services and facilities and lower levels of public transport service:

Ashton-under-Hill  
Childswickham  
Church Lench  
Defford  
Elmley Castle  
Fladbury  
Hanbury  
Himbleton  
Littleworth  
Middle Littleton  
Overbury  
Pebworth  
Sedgeberrow  
Stoke Prior  
Tibberton  
Wyre Piddle  
Abberley Village  
Bayton  
Crothorne  
Crossway Green  
Whittington

Bransford  
Bushley  
Colletts Green  
Corse Lawn  
Dunley  
Eardiston  
Earls Croome  
Grimley  
Guarlford  
Little Witley  
Longdon  
Longley Green  
Pendock  
Ryall/Holly Green  
Severn Stoke  
Suckley  
Tunnel Hill

## Appendix 5

# Glossary

### **Advantage West Midlands**

The title of the Regional Development Agency for the West Midlands. The organisations remit is to lead the economic development and regeneration of the region, working alongside a wide range of public, private and voluntary sector organisations.

### **Affordable Housing**

Housing subsidised in some way for people unable to rent or buy on the open housing market. The definition of 'affordable housing' includes key worker housing and shared ownership homes.

### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

### **Annual Monitoring Report**

Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is April to March.

### **Area of Outstanding Natural Beauty (AONB)**

A statutory landscape designation, which recognises that a particular landscape is of national importance. The primary purpose of the designation is to conserve and enhance natural beauty of the landscape.

### **Biodiversity**

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

### **Biomass**

Biological material, e.g. plant based, food waste, or industrial waste used for energy production as an alternative to fossil fuels.

### **British Research Establishment Environmental Assessment Method (BREEAM)**

This used to be the environmental performance of both new and existing buildings. EcoHomes is the homes version of BREEAM as an authoritative rating for new, converted or renovated homes. There are also versions of BREEAM for offices and industrial units

### **Brownfield**

Previously Developed Land (PDL). In the sequential approach this is preferable to greenfield land. Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Statement 3 'Housing'.

### **Carbon Footprint**

A representation of the effect of human activities on climate, in terms of the total amount of greenhouse gasses produced (measured in units of carbon dioxide).

**Central Technology Belt (CTB)**

This is an independent sub regional partnership body providing clear and coherent leadership and strategic guidance for a high technology corridor from Birmingham, passing through Worcestershire and culminating at Malvern. It is where businesses with high technology content can benefit from research and development expertise and experience, capitalise on existing technology, and call on an experienced workforce. It is part of the West Midlands commitment to long term economic growth.

**Code for Sustainable Homes level 6**

The Code for Sustainable Homes was introduced in England in April 2007 following extensive consultation with environmental groups and the house building and wider construction industries.

It measures the sustainability of a new home against categories of sustainable design, rating the whole home as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. A one star rating is above the current level of building regulations. Level 6 is the highest category affecting a home. A completely zero carbon home means there is zero carbon i.e. zero net emissions of carbon dioxide (CO<sup>2</sup>) from all energy uses in the property.

**Community Strategy**

Each of the three local authorities and the County Council have produced, in partnership with other service providers and local organisations, a Community Strategy through their respective Local Strategic Partnership. The Community Strategies outline the needs and priorities of the community, and also shape the activities of the organisations within the partnerships, to fulfil those needs and priorities. The Action Plan identifies the short-term activities and priorities to achieve the visions in the strategies (see Local Strategic Partnership).

**Community Transport**

Alternative to scheduled, fare paying public transport. Offer delivered via 'Dial-a-Bus' or 'Dial-a-Ride' schemes, or volunteer car share/volunteer driver initiatives.

**Conservation Area**

An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings, but the character of the area as a whole.

**The Core Strategy**

The Core Strategy sets out the key elements of the planning framework for the area. It is comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. Once adopted, all other planning must be in conformity with it.

**Development Plan**

The statutory development plan is the starting point in the consideration of planning applications for the development or use of land. The development plan will consist of the West Midlands Regional Spatial Strategy prepared by the West Midlands Regional Planning Body, and Development Plan Documents prepared by the three District Councils, with Minerals and Waste Development Plan Documents prepared by Worcestershire County Council.

### **Development Plan Documents**

The Local Development Framework is partly comprised of Local Development Documents. This includes Development Plan Documents within it, which in turn comprise the Core Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control Policies.

### **Eco-Home**

A sustainable, healthy and environmentally friendly home, using sustainable building methods, materials, energy, heating and water conservation methods.

### **Eco-Town**

A new self-contained 'green' settlement built to sustainable design principles, providing homes, jobs and services. The development should incorporate such features as energy efficient buildings; renewable energy generation; water conservation measures; public transport and green open spaces.

### **Employment Land**

Land which is used for the following purposes - office, industrial and warehousing.

### **Energy crops**

These are grown on farms and used to produce either heat or electricity. Energy crops include trees such as Willow, Poplar and some woody grasses. Energy crops are carbon neutral so good for the environment.

### **Evidence Base**

The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic and social aspects of the area.

### **Extra Care Housing**

Housing designed with the needs of frailer, older people in mind, and with varying levels of care and support available on site. People who live in extra care housing have their own self contained homes, their own front doors and a legal right to occupy the property. It is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.

### **Geodiversity**

The diversity of minerals, rocks, fossils, soils, land forms and geological processes that make up the topography, landscape and underlying structure of the earth.

### **Government Office for the West Midlands**

Co-ordinates the delivery of Government policy across the West Midlands Region.

### **Greenfield**

Land which has not been developed before. Applies to most sites outside built-up area boundaries. Excludes protected open spaces, i.e. parks etc.

**Green Space Strategy**

Green space is the collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open space. The strategy is how these will be linked through corridors to enable effective wildlife movements as well as visual continuity.

**Habitat**

The natural home or environment of a plant or animal.

**Hectare**

A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One hectare is approximately equal to 2.5 acres.

**Housing Needs Assessment**

An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

**Independent Examination**

Undertaken on the "soundness" of the Submitted Local Development Framework Documents. The examination is held by an independent inspector appointed by the Secretary of State. The final report is binding on the Council. For Development Plan Documents an examination is held even if there are no representations.

**Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.

**Landscape Buffer**

Strip of hard landscaping and/or planting (usually indigenous species to screen either new development or soften the impact of the urban edge and open countryside.

**Landscape Character Assessment**

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

**Life Time Home**

A dwelling flexible enough to be accessible and functional whatever the age or needs of the occupants, e.g. a teenager with a broken leg, a family member with a serious illness or a parent carrying heavy shopping or with a pushchair.

**Live/Work Unit**

A purpose designed unit or group of buildings to enable the occupiers to live and work within the premises.

**Local Development Document**

The Local Development Framework will be partly comprised of the Local Development Document, prepared by the District Councils. These documents include the Statement of Community Involvement; Supplementary Planning Documents; and Development Plan Documents (being the Core Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control Policies).

**Local Development Framework**

The Local Development Framework is not a statutory term, however, it sets out, in the form of a 'portfolio/ folder', the Local Development Documents which collectively deliver the spatial planning strategy for the local planning authority's area. The Local Development Framework will be comprised of Local Development Documents, and Supplementary Planning Documents. The Local Development Framework will also include the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

**Local Development Scheme**

This is a public statement of a local authorities programme for the production of Local Development Documents. The scheme will be revised when necessary. This may be either, as a result of the Annual Monitoring Report, which should identify whether the local authority has achieved the timetable set out in the original scheme, or if there is a need to revise and/or prepare new local development documents.

**Local Distinctiveness**

The particular positive feature of a locality that contribute to its special character and sense of place. Distinguishes one local area from another.

**Local Strategic Partnership (LSP)**

A group of public, private, voluntary and community organisations and individuals that are responsible for preparing the Community Strategy. In South Worcestershire these are called *Vision21* Malvern Hills Partnership; Droitwich Spa, Evesham and Pershore Local Strategic Partnerships (Wychavon) and Worcester Alliance (Worcester City).

**Local Transport Plan 2**

A five year integrated transport strategy prepared by Worcestershire County Council, as Highway Authority, in partnership with the community, which seeks funding to help provide local transport projects.

**Mitigation Measures**

These are measures requested/ carried out in order to limit the damage by a particular development/activity.

**New Growth Point**

Government initiative to provide support to local authorities that wish to pursue large scale and sustainable growth, including new housing and jobs in partnership with Government.

**Park and Ride**

Facilities which seek to reduce town centre congestion by encouraging motorists to leave their vehicles at a car park on the edge of town and travel into the centre by public transport, usually buses direct from the parking area.



**Planning Obligations**

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to development are undertaken - sometimes called 'Section 106 Agreements'.

**Previously Developed Land**

(see Brownfield)

**Resource Recovery Park**

A location for the handling, sorting and recycling of waste. May include an energy from waste power plant to provide for local energy needs.

**Rural Diversification**

A term related to improving and sustaining the quality, range and occupational mix of employment in rural areas, in order to provide wide and varied work opportunities for rural people, including those formerly or currently employed in agriculture and related sectors.

**Rural Regeneration Zone**

One of six Rural Regeneration Zones designated by Advantage West Midlands, in which the majority of AWM activity and funding will be concentrated over the next ten years.

**Saved Plan**

The Planning and Compulsory Purchase Act 2004 allows for existing plans to be "saved"; that is they will remain a material consideration (i.e. have to be taken into account) as part of the development plan for three years, and be contained within the Local Development Framework.

**Saved Policy**

A policy from an existing development plan that has been "saved" in the manner described in *Saved Plan*.

**Sequential Approach**

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

**Settlement Hierarchy**

Settlements are categorised in a hierarchy based on the services and facilities in the settlement. Category 1 settlements are towns and villages with a good range of services and facilities, as well as some access to public transport. Category 2 villages have a more limited level of services. Other settlements that have few facilities and services are therefore felt to be unsustainable locations for any growth and are not given a settlement hierarchy category.

**Social Rented**

Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

**South Housing Market Area**

A number of sub regional housing market areas have been identified which display similar characteristics. The three local authorities are included within the South Housing Market Area which also comprise the other three Worcestershire districts, together with Warwick and Stratford-on-Avon districts.

**Spatial Planning**

Spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programmes, which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on, or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission, and may be delivered through other means.

**Stakeholders**

Groups, individuals or organisations which may be affected by, or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

**Statement of Community Involvement**

This sets out the standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications. The Statement is a clear public statement enabling the community to know how and when they will be involved in the preparation of Local Development Documents and how they will be consulted on planning applications.

**Statutory Organisations**

Organisations that the Local Authority has to consult with at consultation stages of the Local Development Framework.

**Strategic Gap**

A local planning designation to protect the setting and separate identity of settlements, helping to avoid coalescence; retain the existing settlement pattern by maintaining the openness of the land; and secure the quality of life benefits of having open land to where people live.

**Sustainable Development**

In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy 'Securing the future - UK Government strategy for sustainable development'. The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; Using sound science responsibly.

**Sustainable Travel**

Term applied to alternative environmentally friendly transport options, e.g. car share, walking, cycling, public transport with the aim of reducing the daily trips made by private vehicles, and overall levels of CO<sup>2</sup> emissions.

**Sustainable Drainage Systems (SuDS)**

They include a range of different drainage systems that are designed to promote the filtration and evaporation of water as close to the source as possible, and to break down pollutants. They are an alternative to drainage through pipes directly to a water course, and will help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding.

**Sustainability Appraisal (SA)**

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

**Vulnerable Sector**

Those sectors that are experiencing falling United Kingdom employment figures, and are exposed to the effects of globalisation especially from low waged economies e.g. Royal Worcester porcelain manufacturing went overseas.

**West Midlands Regional Assembly**

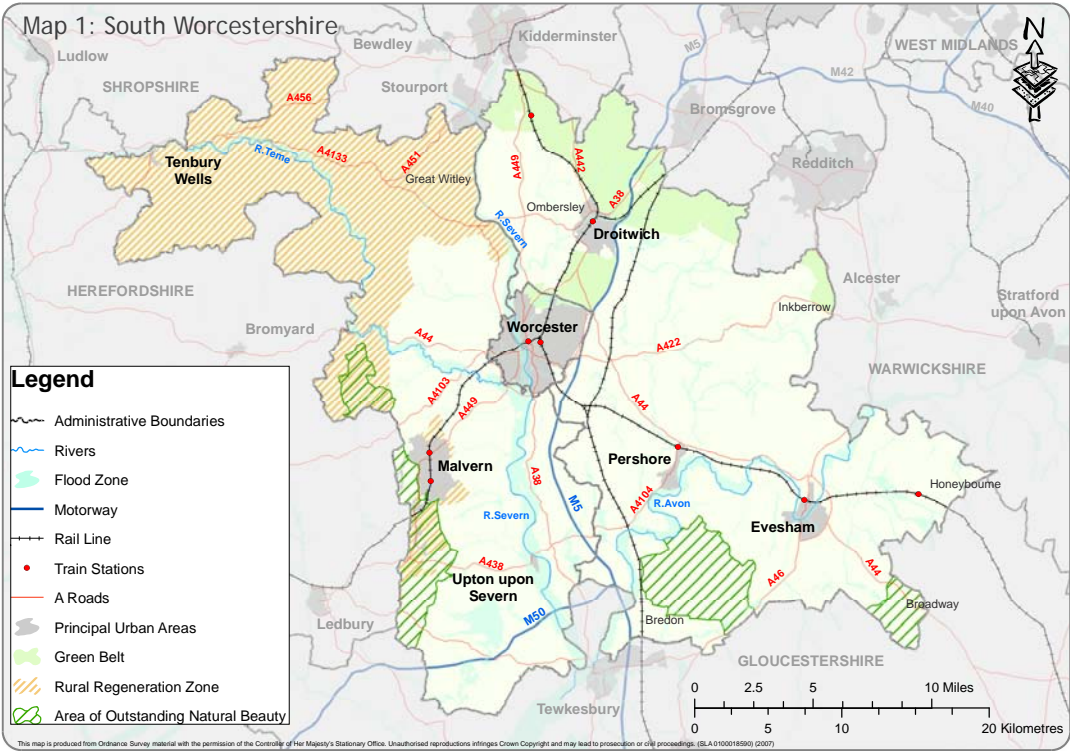
A voluntary institution, which aims to represent a wide range of democratic, social and economic interests in the West Midlands. Responsible for developing and co-ordinating a strategic vision for the region through the West Midlands Regional Spatial Strategy.

## Appendix 6

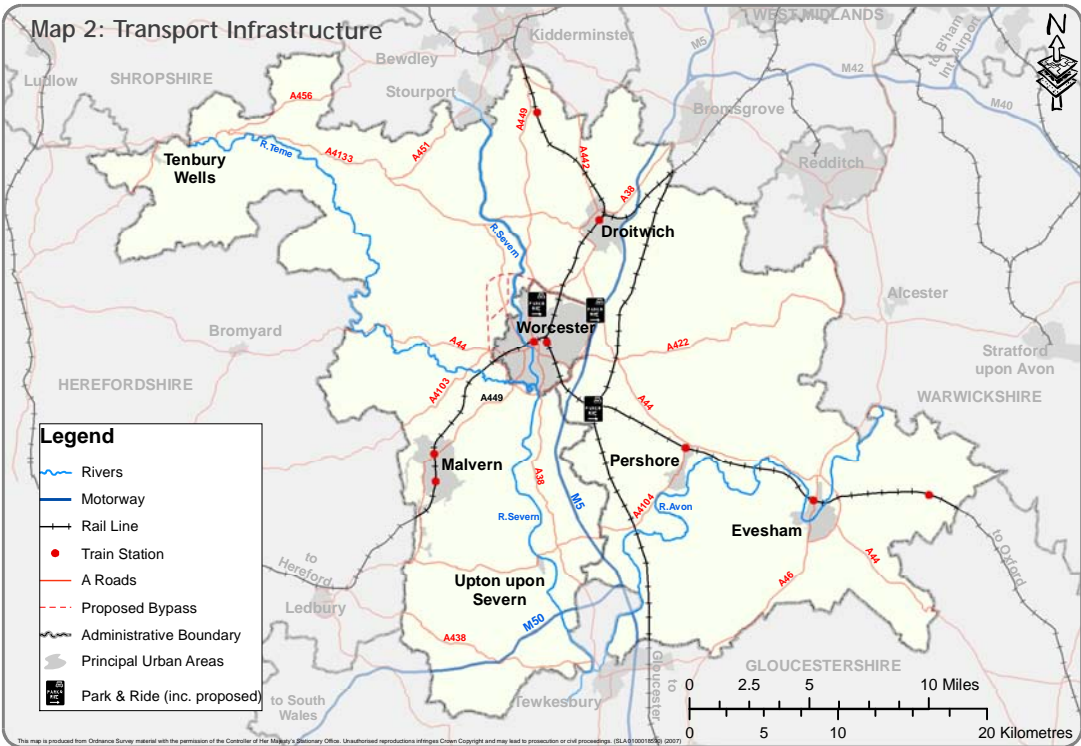
### Maps

# Appendix 6. Maps

Map 6.1 South Worcestershire

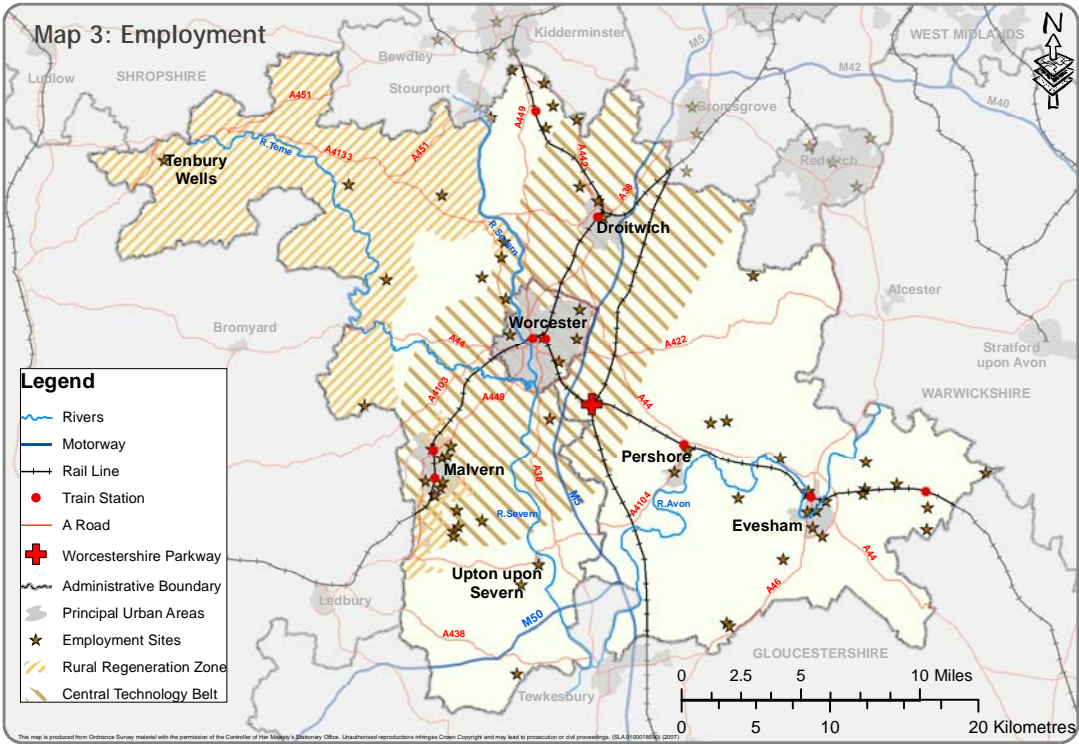


Map 6.2 Transport Infrastructure

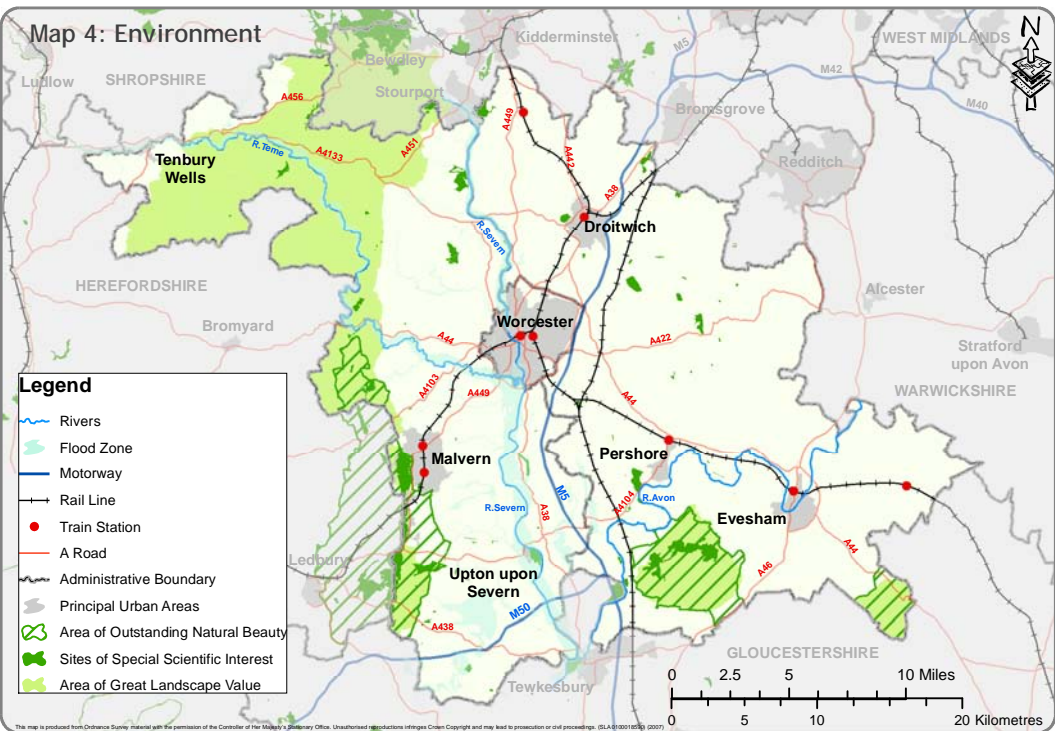




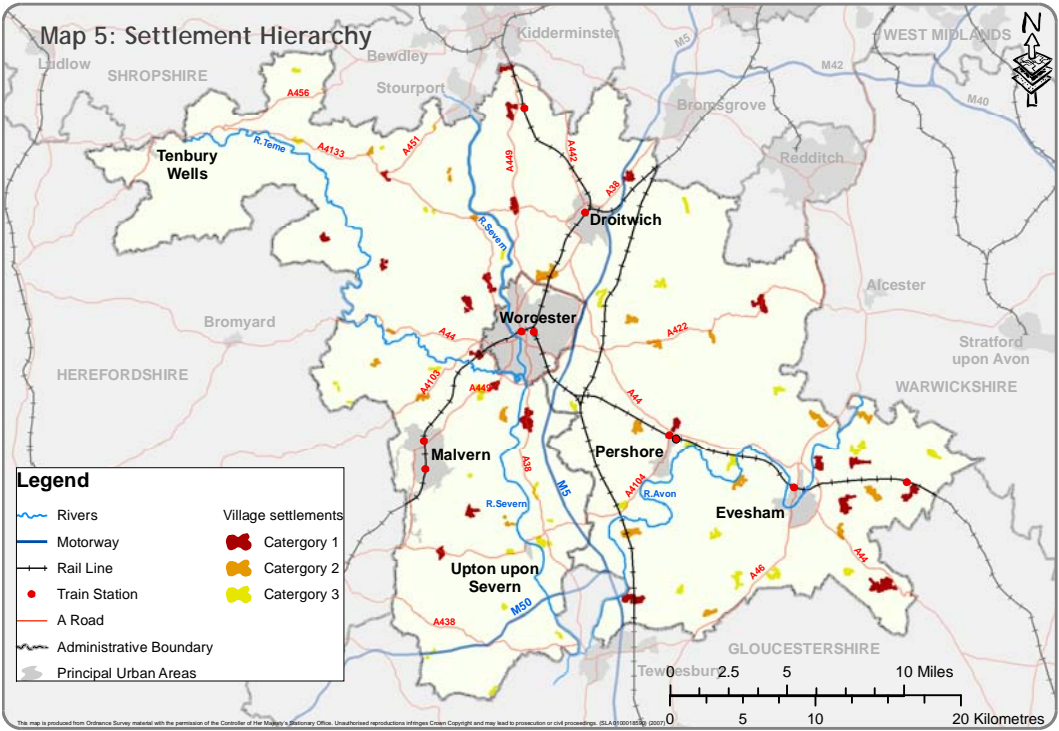
Map 6.3 Employment



Map 6.4 Environment



Map 6.5 Settlement Hierarchy





**Making spaces into places...**  
**Places to live in, places to work**  
**in, places to learn in and places**  
**to enjoy. Places that can stand**  
**the test of time, that are in**  
**harmony with our environment**  
**and that can enhance our quality**  
**of life.**

South Worcestershire, like so many areas around the country, is constantly under pressure to accommodate growth.

Growth includes housing and the provision of jobs, schools, shopping outlets, health and recreational facilities and plenty of open spaces to benefit us all. It also means the provision of infrastructure to support new development.

By creating places that are enjoyable to live and work in and that are in harmony with the environment, we can create strong communities that feel safe and in which people can enjoy improved health and wellbeing.

The South Worcestershire Joint Core Strategy (SWJCS) is a planning framework, which aims to ensure that development has a positive impact on the area. It is being jointly prepared by the three local authorities and communities of Malvern Hills, Wychavon and Worcester City. We welcome views from everyone as they are critical to any future plans.

Information is available from:

- [www.swjcs.org](http://www.swjcs.org)
- [www.makingspacesintoplaces.com](http://www.makingspacesintoplaces.com)
- Customer service centres and libraries
- Or ask for a leaflet by emailing [contact@swjcs.org](mailto:contact@swjcs.org), or tel 01905 722233