

Annex A Rural Hierarchy of Settlements (SWDPR 03)

The results of the 2019 Village Facilities and Rural Transport Study enable the various settlements surveyed to be ranked as follows:

Category 1

Settlements in this category have at least four key services and score at least 16 points in the Village Facilities Survey. In addition, they have access to all daytime journey types (A, B, C, D, E, F, and G).

Malvern Hills District	Wychavon District
Callow End	Badsey
Clifton upon Teme	Bredon
Great Witley	Broadway
Hallow	Drakes Broughton
Hanley Swan	Fernhill Heath
Kempsey	Hartlebury
Lower Broadheath	Honeybourne
Martley	Inkberrow
Suckley	Offenham
Welland	Ombersley
	Upton Snodsbury
	Wychbold

Category 2

Settlements in this category have at least two key services and have access to at least a daily bus services for employment and shopping purposes (A and B journey types).

Malvern Hills District	Wychavon District
Abberley Common	Ashton Under Hill
Alfrick	Beckford
Astley	Bretforton
Bayton	Church Lench
Broadwas	Cleeve Prior
Clows Top	Crophorne
Holt Heath	Crowle and Crowle Green
Powick (inc Colletts Green)	Defford

Tunnel Hill	Eckington
	Elmley Castle
	Harvington
	Himbleton
	Lower Moor
	Overbury
	Pinvin
	South Littleton
	Tibberton
	Whittington

Category 3

Settlements in this category have at least one key service (other than a parish / village hall) and have access within the settlement to at least a daily bus service to a 'designated town', or three of the daytime journey types.

Malvern Hills District	Wychavon District
Bransford	Bishampton
Grimley	Cutnall Green
Hanley Castle	Flyford Flavell
Knightwick	Hanbury
Leigh Sinton	Littleworth
Lindridge	North and Middle Littleton
Mamble	Norton Juxta Kempsey
Rushwick	Pebworth
Shrawley	Sedgeberrow
Ryall and Holly Green	Stoke Prior

Category 4

Settlements in this category either have access to some secondary facilities / services but limited or no bus service provision or have low or medium level of public transport provision but low services / facility provision.

Malvern Hills District	Wychavon District
Abberley Village	Abberton

Alfrick Pound	Abbots Morton
Berrow	Aldington
Broadheath	Aston Somerville
Bushley with Bushley Green	Bevere
Clifton	Birlingham
Corse Lawn	Blackminster
Dunley	Bredons Hardwick
Eardiston	Bredon's Norton
Earls Croome	Broad Marston
Eastham	Broughton Hackett
Guarford	Charlton
Hanley Childe	Childswickham
Kerswell Green	Conderton
Knighton	Cookhill
Leigh	Crossway Green
Little Witley	Dunhampstead
Longdon	Elmbridge
Madresfield	Fladbury
Menithwood	Grafton Flyford
Newland	Great / Little Comberton
Newnham Bridge	Hampton Lovett
Pendock	Hindlip
Pensax	Hinton on the Green
Ripple	Kemerton
Severn Stoke	Kington and Dormston
Shelsley Beauchamp	Kinsham
Sinton Green	Martin Hussingtree
Smith End Green	Northampton
Stanford on Teme	Norton and Lenchwick
Stockton on Teme	Oldfield
Stoke Bliss	Peopleton

Stonehall	Rous Lench
Upper Rochford	Sale Green
Upper Welland	Stock and Bradley
Wichenford	Stoulton and Hawbridge
	Strensham
	Summerfield
	Throckmorton
	Upton Warren
	Wadborough
	Westmancote (and Lower Westmancote)
	White Ladies Aston and Sneachill
	Wick
	Wickhamford
	Wyre Piddle

Villages considered to be within the Open Countryside

All other villages that have no key services and limited or no bus service provision.

Malvern Hills District	Wychavon District
Baughton	Atch Lench
Birts Street	Hadzor
Brockamin	Hatfield
Castlemorton	Huddington
Cotheridge	Naunton Beauchamp
Frith Common	Netherton
Gliberts End	Oddingley
Green Street	Sychampton
High Green	Uphampton
Kinnersley	
Lower Sapey	
Monkwood	

Naunton	
Rye Street	
Shoulton	
Stanford Bridge	
Uckingham	

Annex B: Marketing Requirements (SWDPR 11, SWDPR 14, SWDPR 22 and SWDPR 43)

The LPA will consider the failure to sell/let premises for their approved use as a material planning consideration, where the following considerations apply (it should be noted that there are numerous material considerations when considering change of use applications and there may be circumstances when change of use will be approved regardless of the prior marketing of the property).

1. The property has been offered for sale/lease for its approved use with an appropriate property agent for at least 12 months immediately prior to the submission of a planning application.
2. The sale/rental price are realistic when compared to other similar property in south Worcestershire.
3. A marketing report is submitted with the application. As a minimum, a marketing report should include:
 - a. An evidence - based assessment of the market for the existing and proposed uses of the property.
 - b. A copy of the agent's marketing material used to describe the property.
 - c. Details of all advertising relating to the property.
 - d. Details of all prospective occupiers or purchasers who have contacted the agent together with the reasons they did not pursue their interest in the property.

It will not be necessary to comply with these requirements on all occasions. It will be up to the decision-maker to decide if the market conditions for classes of property or the individual characteristics of the property mean that it is unlikely to be re-let for the approved use.

It is recognised that not all property can be advertised on a freehold basis, for instance, a single floor of an office block or a shop with other commercial uses on upper floors.

Annex C - Nationally Described Space Standard (SWDPR 16)

¹The standard requires that:

- a. The dwelling provides at least the Gross Internal Floor Area (GIA) and built-in storage area set out in Table 1 below.
- b. A dwelling with two or more bedspaces has at least one double (or twin) bedroom.
- c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide.
- d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m².
- e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
- f. Any area with a headroom of less than 1.5m is not counted within the GIA unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the GIA).
- g. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
- h. A built-in wardrobe counts towards the GIA and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement.
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the GIA.

Table 1: Minimum GIA and storage areas (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

¹ For further details please refer to the ' Technical housing standards – nationally described space standard (March 2015)'

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

* Notes (added 19 May 2016):

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

Annex D: Additional Information Required to Justify Planning Permission for rural workers dwellings, employment in rural areas and live-work units

The NPPF states that local planning authorities should avoid allowing isolated new homes in the countryside unless there are special circumstances such as: "there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside".

This "essential need" should be evidenced, to demonstrate that it is essential to the proper functioning of the enterprise for one or more workers to be readily available on site during the majority of the time.

1. Functional need for a dwelling

Evidence of the necessity for a rural worker to live at, or in close proximity to the farm/rural enterprise will be required to prove that any new or additional dwelling proposed is essential for the operation of the farm / rural enterprise:

- a. To ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);
- b. No other dwellings are available within or adjacent to the site or a nearby settlement that can meet the required need.
- c. Existing residential accommodation on the unit will be expected to be retained for operation of the rural enterprise and linked to the rural enterprise by a legal agreement.

2. Economic sustainability of the enterprise

Evidence will be required to establish the following:

- a. In the case of a proposal for a permanent dwelling, that the existing enterprise is economically viable and has clear prospects of remaining as such; or in the case of a proposal for a temporary dwelling, that the new or proposed enterprise has been planned on a sound financial basis; and
- b. That the size of the dwelling proposed is commensurate with the established functional requirement of the enterprise.

3. Occupancy conditions

To ensure that the dwellings are kept available for meeting need for as long as it exists, occupancy conditions will be placed on the dwelling. The condition will only allow occupation by someone solely, mainly, or last working in agriculture, forestry or another essential rural enterprise in the area as a whole and not just on that particular unit.

4. SWDPR 14 Employment in Rural Areas - Live-Work Unit

SWDPR 14 Employment in Rural Areas at criteria C sets out a requirement for the applicant to demonstrate when applying for a live / work permission that the business element of the proposal has been established for 3 years or more. Evidence is required to demonstrate that the existing enterprise is economically viable and has clear prospects of remaining as such. This should be demonstrated with supporting financial information relating to the business e.g. forward business plan and trading details for the preceding 3 years or more.

Annex E: Housing Requirement to 2041 by Designated Neighbourhood Area

Neighbourhood Area	District	Housing Requirement (a)	Proposed Allocations in SWDPR (b)	Allocations in Adopted / submitted Neighbourhood Plans (c)	Total Allocations (d)	Outstanding Housing Requirement (column a – column d)
Abberley**	Malvern Hills	25	31	0	31	-6
Alfrick & Lulsley	Malvern Hills	24	0	0	0	24
Ashton under Hill	Wychavon	22	6	0	6	16
Beckford	Wychavon	18	0	0	0	18
Bredon, Bredon's Norton and Westmancote (Bredon Parish)*	Wychavon	58	500	0	500	-442
Broadwas and Cotheridge*	Malvern Hills	16	0	0	0	16
Broadway	Wychavon	64	114	0	114	-50
Cleeve Prior*	Wychavon	17	57	0	57	-40
Clifton-upon-Teme*	Malvern Hills	14	55	0	55	-41
Dodderhill (Wychbold)	Wychavon	44	24	0	24	20
Drakes Broughton and Wadborough with Pirton*	Wychavon	41	50	0	50	-9

Neighbourhood Area	District	Housing Requirement (a)	Proposed Allocations in SWDPR (b)	Allocations in Adopted / submitted Neighbourhood Plans (c)	Total Allocations (d)	Outstanding Housing Requirement (column a – column d)
Droitwich Spa	Wychavon	1338	962	0	962	376
Eckington*	Wychavon	36	0	44	44	-8
Eldersfield	Malvern Hills	0	0	0	0	0
Elmley Castle (including Bricklehampton and Netherton)	Wychavon	23	27	0	27	-4
Great Witley and Hillhampton	Malvern Hills	14	44	0	44	-30
Hallow**	Malvern Hills	25	0	40	40	-15
Hanbury	Wychavon	13	0	0	0	13
Hanley Castle*	Malvern Hills	28	0	22	22	6
Harvington*	Wychavon	35	0	40	40	-5
Honeybourne*	Wychavon	34	0	50	50	-16
Inkberrow	Wychavon	42	80	0	80	-38
Kempsey*	Malvern Hills	66	0	99	99	-33
Leigh and Bransford	Malvern Hills	25	52	0	52	-27
Malvern Town*	Malvern Hills	1,687	1468	0	1468	219
Malvern Wells	Malvern Hills	182	0	0	0	182

Neighbourhood Area	District	Housing Requirement (a)	Proposed Allocations in SWDPR (b)	Allocations in Adopted / submitted Neighbourhood Plans (c)	Total Allocations (d)	Outstanding Housing Requirement (column a – column d)
Martley, Knightwick and Doddenham*	Malvern Hills	30	71	0	71	-41
North Claines*	Wychavon	73	40	39	79	-6
Norton-juxta-Kempsey	Wychavon	33	0	0	0	33
Ombersley and Doverdale	Wychavon	49	36	0	36	13
Pebworth*	Wychavon	11	0	12	12	-1
Powick	Malvern Hills	61	25	0	25	36
Rushwick	Malvern Hills	16	1,000	0	1,000	-984
Sedgeberrow	Wychavon	12	28	0	28	-16
South Lenches (Church Lench, Atch Lench, Ab Lench and Sheriff's Lench)	Wychavon	20	0	0	0	20
Tenbury Town and Burford	Malvern Hills / Shropshire	253	157	140***	297	-44
Upton upon Severn	Malvern Hills	164	120****	0	120	44
Warndon	Worcester	620	16	0	16	604

Neighbourhood Area	District	Housing Requirement (a)	Proposed Allocations in SWDPR (b)	Allocations in Adopted / submitted Neighbourhood Plans (c)	Total Allocations (d)	Outstanding Housing Requirement (column a – column d)
Welland	Malvern Hills	25	17	0	17	8
Whittington	Wychavon	17	0	0	0	17
TOTAL		5,275	4,980	486	5,466	

The table reflects the position as at 1 April 2021. Submitted Plans highlighted above have since been adopted; please note this table is subject to change as Neighbourhood Plans are submitted and adopted/Made.

A negative number in the outstanding requirement column means that the total allocations in the SWDPR and Neighbourhood Plan exceed the requirement.

* Made Neighbourhood Plan as at 1 April 2021

** Regulation 16 version of Neighbourhood Plan as at 1 April 2021

***140 in the Shropshire Local Plan

**** 50 dwellings in Tunnel Hill for Upton upon Severn

Annex F Significant Gaps (Additions, Removals and Retained)

Additions
None
Removals
Beckford (North)
Beckford (South)
Crowle – Crowle Green
Hinton-on-the-Green
Lenchwick, Norton
Pershore
Pinvin
Upton snodsbury
Wyre Piddle
Retained
Droitwich Spa-Doverdale-Hampton Lovett
Evesham - Hampton
Leigh Sinton
M5 Corridor, Worcester (as amended)
Pebworth
Whittington – south of Whittington Road, and separate area bounded by A4440, Church Lane, Berkeley Close, M5 and Brewers Lane
Worcester South
Worcester West

Further details on the Significant Gap changes can be found in the 2022 update to the Significant Gap Appraisal report.

Annex G – Minerals and Waste Safeguarding

Table 1

SWDPR Site Allocations within Mineral Consultation Areas which will be required to address mineral safeguarding (see Policy SWDP 38 and Worcestershire Minerals Local Plan)

SWDPR	SHELAA Site Ref	Site
SWDPR 49	CFSXXXX	Parkway - south east section
SWDPR 51	CFS0398, CFS1213a (excluding proposed railway station), CFS1213b, CFS1213c, CFS1213d, CFS1175, CFS0651, CFS0737, CFS0582	Rushwick
SWDP NEW edge 3	CFS1044, CFS1044bsc	Mitton
SWDP NEW 97	CFS0045	Glen Rise, 32 Hallow Lane, Lower Broadheath
SWDP NEW 65	CFS0099	Land off Evesham Road, North of the Twyford Roundabout
SWDP NEW 29	CFS0689	Land west of Dilmore Lane, Fernhill Heath
SWDP NEW 22	CFS0807	Land adjacent to Conningsby Drive, Pershore
TBC	CFS1019	Land to the west of Worcester Road, Open Barn Farm, Kempsey
SWDP NEW 23	CFS0808	Land adjacent to Abbeyvale, Holloway, Pershore
SWDP NEW 50	CFS0560	Land Adjacent to Defford Motors, Upton Road, Defford
TBC	CFS0658	Land off Upton Road, Defford
SWDP NEW 51	CFS0948	Land off Main Street, Defford Motors, Defford
SWDP NEW 48	CFS0568a	Land at the Daves, Middle Lane, Cropthorne
SWDP NEW 35	CFS0632	Land south of Three Cocks Lane, Offenham
SWDP NEW 36	CFS0690	Land off Laurels Road, Offenham
SWDP NEW 53	CFS0769	Blacksmiths Lane, Lower Moor
SWDP NEW 95	CFS0911sc	Land south of Stourport Road
SWDP NEW 103	CFS0167	Land at Milestone, Tunnel Hill

TBC	CFS1139	Broomfields Farm Shop, School Plantation, Holt Heath
TBC	CFS1173	Land at Middle Lane / Field Barn Lane, Crophorne

Table 2

SWDPR Site Allocations within 250m of a mineral site or supporting mineral infrastructure site which will be required to address mineral safeguarding (see Policy SWDP 38 and Worcestershire Minerals Local Plan)

SWDPR	SHELAA Site Ref	Site
SWDP NEW 83	CFS0925	Two Shires Park, Weston Road, Honeybourne
SWDP NEW 112	CFS0487	Land at Bluebell Farm, Earls Croome, WR8 9DJ
SWDP NEW 113	CFS0696	Land to the north of Digaway, Ryall

Table 3

SWDPR Site Allocations within 250m of an existing waste management facility which will be required to address waste safeguarding (see Policy SWDP 38 and Worcestershire Waste Core Strategy)

SWDPR	SHELAA Site Ref	Site
SWDPR 49		Parkway – north-west of Parkway rail station
SWDPR 50		Throckmorton – Hill & Moor landfill site and other waste transfer and biological treatment facilities on and to the north of the airfield
SWDP NEW 83	CFS0925	Two Shires Park, Weston Road, Honeybourne
SWDP NEW 60	CFS0055	Land at Junction of Cleeve Road and School Lane, Middle Littleton
SWDP NEW 16	CFS0308	Land at Common Road, Evesham
SWDP NEW 112	CFS0487	Land at Bluebell Farm, Earls Croome, WR8 9DJ
SWDP NEW 77	CFS0061a	Hartlebury Trading Estate, Crown Lane, Hartlebury
SWDP NEW 78	CFS0061b	Hartlebury Trading Estate, Crown Lane, Hartlebury
SWDP NEW 79	CFS0061c	Hartlebury Trading Estate, Crown Lane, Hartlebury
SWDP NEW 80	CFS0061d	Hartlebury Trading Estate, Crown Lane, Hartlebury

SWDP NEW 113	CFS0696	Land to the north of Digaway, Ryall
TBC	CFS0362sc	Land to the west of Terrills Lane, Tenbury Wells

Table 4

SWDPR Site Allocations within Minerals Consultation Areas where the need for minerals resource safeguarding has been ruled out through the Duty to Cooperate process.

SWDPR	SHELAA Site Ref	Site
SWDPR 50		Throckmorton
SWDPR 51	CFS1213a	Rushwick (proposed railway station area only)
SWDP NEW 24	CFS0641	Land south of the Holloway, Pershore
SWDP NEW 54	CFS0605a	Land West of Upton Snodsbury Road, Pinvin
SWDP new 32	CFS0108	Land to the rear of Withyfields, Withybed Lane, Inkberrow
SWDP new 113	CFS0696	Land to the north of Digaway, Ryall
SWDP new 21	CFS0101	Land off Wyre Road North, Pershore
SWDP new 72	CFS0103	Keytec East Business Park, Wyre Piddle
SWDP new 39	CFS0266	Land to the rear of Cutts Pool, Upton Snodsbury
SWDP new 15	CFS0367	Land to the west of Lingfield Road, Evesham
SWDP new 40	CFS0401sc	Double Gates Farm, Pershore Road, Upton Snodsbury
SWDP new 74	CFS0559	Adjacent to Drakes Broughton Business Park, Worcester Road, Drakes Broughton
SWDP new 41	CFS0486	Land at Chequers Lane, Wychbold
SWDP new 63	CFS0498	Former Pipes Support site, Salwarpe Road, Droitwich Spa
SWDP new 18	CFS0709	Land off Swan Lane / High Street, Evesham
SWDP new 13	CFS0733	Land at Mayflower Road, Droitwich Spa
SWDP new 14	CFS0855a	Land north / south of Union Lane, Droitwich Spa

	CFS0855b	
SWDP new 52	CFS0866	Land adjacent to and west of Galton Arms, Himbleton
SWDP new 19	CFS0991	Riverside Shopping Centre, Evesham
SWDP new 4	CFS0036	Checketts Lane Industrial Estate, Checketts Lane, Worcester
SWDP new 5	CFS0356	Shrub Hill Retail Park, Tallow Hill, Worcester (parcel west of Worcester & Birmingham Canal)
SWDP new 3	CFS0477 20/00249/OUT	Land off Oak View Way, Bromyard Road, Worcester
SWDP new 9	CFS0933 CFS1076	Land at Navigation Road, Diglis, Worcester
TBC	CFS1212a	Plot 1 Severn House, Crown East, Rushwick
TBC	CFS1212b	Plot 2 Severn House, Crown East, Rushwick
SWDP48/6		Canal Basin (Netherwich), Droitwich Spa
SWDP new 101	CFS0511	Land south of Old Malvern Road, Collets Green
SWDP new 54	CFS0605a	Land west of Upton Snodsbury Road, Pinvin
TBC (Land at Hadzor, Droitwich Spa)		Hadzor Locks, Droitwich Spa

Table 5

SWDPR Site Allocations within 250m of Existing Waste Management Facilities where the need for safeguarding has been ruled out through the Duty to Cooperate process.

SWDPR	SHELAA Site Ref	Site
SWDP NEW 59	CFS0028	Top Croft, Cleeve Road, Middle Littleton