

South Worcestershire Development Plan Review Submission (regulation 22)

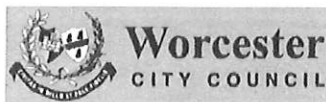
Statement of Common Ground between the South Worcestershire Councils
(Malvern Hills District Council, Wychavon District Council and Worcester City
Council)

And

Mrs. Mary Massingham and Mrs. Susan Cooper

RE. LAND AT THE DAVES, CROPTHORNE - SWDPR 63: WYPH10

Date: March 2025



3.0 MATTERS OF AGREEMENT

3.1 The parties to the SoCG agree to the following main principles for the site:

Proposed Development

3.2 The amount and type of development on site can deliver in line with the proposed allocation for 13 dwellings (indicative number) within Policy 63, allocation reference WYPH10

3.3 Delivery of the site will be secured in compliance with all reasonable and relevant SWDPR policy requirements, subject to a balanced assessment of all material planning considerations

3.4 Cropthorne is defined as a Category 2 settlement. The classification of the villages was reassessed in the '2019 Village Facilities and Rural Transport Study Update – Topic Paper'. This report was updated in November 2024 and reconfirms the status of Cropthorne as a Category 2 settlement, with a number of facilities including the school, village hall and recreation ground.

3.5 The site is considered to be in a sustainable location that can assist in delivering housing to meet the identified needs of the South Worcestershire Area.

Highways

3.6 Worcestershire County Council (WCC) advised in the SWC response to MIQ256: Initial access feasibility work has recently been made available by prospective developers of the site allocation SWDP NEW Land at the Daves, Middle Cropthorne, advising that vehicular access is feasible, subject to design, traffic and speed surveys. Further evidence would be required for Worcestershire County Council (WCC), as Local Highway Authority, to confirm whether a satisfactory vehicular access, meeting the Streetscape Design Guide, can be achieved, given the constraints on Middle Lane. WCC have advised that any future planning application at the site allocation would need to demonstrate how pedestrians can safely access local services and public transport.

3.7 Further evidence has since been submitted to WCC who advise that they have not reviewed it in detail, however, at this initial stage, consider that satisfactory vehicular access could be achieved in principle for this site, subject to further analysis and detail at planning application stage. Improvements to the existing pedestrian footway network will be required to provide safe and suitable access for pedestrians. Access to public transport will also need to be considered at planning application stage.

3.8 Work is on-going to provide a scheme for pedestrian connectivity to the village facilities and public transport in accordance with paragraph 109 of NPPF.

Ecology & Landscape

3.10 The site is not designated as a statutory landscape area or nature conservation site. The planning application will be supported by Ecological Appraisals including the opportunity for Biodiversity Net Gain. There are landscape improvement opportunities and the provision of green infrastructure on the site and adjoining land within the same ownership.

Flood Risk.

3.11 The allocation site is not in an area identified as at risk of flooding. It is in Flood Zone I as land having a less than 1 in 1,000 annual probabilities of river or sea flooding. Housing on

the site would include a sustainable drainage system (SuDS) and surface water drainage strategy in accordance with Environment Agency guidance.

4.0 AREAS OF DISAGREEMENT

4.1 There are no areas of disagreement between the parties.

5.0 CONCLUSION




5.1 This SoCG has been prepared by the parties to help demonstrate to the Inspectors that the proposed allocation of land at The Daves, Cropthorne will contribute to the supply of deliverable residential sites within the SWDPR area during the early part of the plan period.

5.2 The proposed allocation is therefore supported by the parties, who confirm that there are no technical or physical reasons that would prevent the development of the site.

5.3 Furthermore, both parties agree that the site is a suitable location for residential development, and that satisfactory vehicular access could be achieved in principle for this site, subject to further analysis and detail at planning application stage

5.4 Both Parties remain committed to working together to bring forward the draft allocation for new residential development to meet the identified housing needs set out in the submitted SWDPR.

This SoCG has been agreed and signed by the following:

<p>South Worcestershire Councils</p> <p>Name: Ian Macleod Position: Director of Planning and Infrastructure, Wychavon and Malvern Hills District Councils</p> <p>Date agreed: 26/3/25</p> <p>Signature: </p>	<p>The joint landowners</p> <p>Name: Mrs. Nicola Inchbald of Inchbald Planning On behalf of the joint landowners Mrs. Mary Massingham and Mrs Susan Cooper Date agreed: 26th March 2025</p> <p>Signature: </p>
<p>Name: Duncan Rudge Position: Head of Planning Worcester City Council</p> <p>Date agreed: 26.3.2025</p> <p>Signature: </p>	