

CATSHILL AND NORTH MARLBROOK PARISH NEIGHBOURHOOD PLAN 2021 - 2030

BASIC CONDITIONS STATEMENT

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SECTION 1: INTRODUCTION

This Statement has been prepared by the Catshill and North Marlbrook Parish Neighbourhood Plan (NP) Steering Group (SG) under the authority given by the Catshill and North Marlbrook Parish Council (PC) by the application letter dated and headed Catshill and North Marlbrook Neighbourhood Plan Application – 11th October 2016.

During Plan preparation, ongoing consultation has been undertaken with Bromsgrove District Council (BDC) to ensure that the NP was in conformity with the BDC's Local Plan 2011-2030. BDC is currently undertaking a district-wide review of the Local Plan. One of its main purposes is to identify land needed to meet the District's housing targets which has necessitated a review of areas of designated Green Belt.

The proposed NP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area. The NP is intended to cover the period from 2021-2030, the latter date being chosen to keep the NP in line with the current Bromsgrove District Council Core Strategy time period.

This Statement of Basic Conditions is submitted together with its appendices to Bromsgrove District Council under s15 (1) of the Neighbourhood Planning Regulations 2012.

1.1 BASIC CONDITIONS

This Basic Conditions Statement has been prepared to accompany the NP. This Statement sets out how a draft neighbourhood plan or Order meets the basic conditions and must accompany the draft neighbourhood plan or Order when it is submitted to the local planning authority (see regulation 15(1)(d) and regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended)).

This Statement accords with the requirements set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. A draft Neighbourhood Plan or Order must meet each of a set of basic conditions before it can be put to a referendum and be made.

(PPG: Revision date: 06 03 2014)

The basic conditions are:

- a. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan);
- b. Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders;
- c. Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders;
- d. The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development;
- e. The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- f. The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations;
- g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

(Planning Practice Guidance-Revision date: 06 03 2014)

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out two basic conditions in addition to those set out in the primary legislation. These are:

1. The making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans);
2. Having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is EIA development.

(PPG-Revision date: 06 03 2014)

This Basic Conditions Statement addresses these requirements in four sections:

Section 2: Demonstrates the conformity of the NP with the National Planning Policy Framework (NPPF);

Section 3: Demonstrates the conformity of the NP with the BDC Core Strategy;

Section 4: Shows how the NP will contribute to sustainable development;

Section 5: Demonstrates compliance with the appropriate EU obligations.

1.2 SUBMITTING BODY

The NP is submitted by Catshill and North Marlbrook Parish Council which is a qualifying body as defined by the Localism Act 2011.

1.3 NEIGHBOURHOOD AREA

The Plan applies to the Parish of Catshill and North Marlbrook in the north of Worcestershire.

Bromsgrove District Council approved the designation of the Parish of Catshill and North Marlbrook as a neighbourhood area in October 2016. This was in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 which came into force on the 1st October 2016 included an amendment whereby if an area application from a parish council equates to the whole of the parish area, consultation on the designation of the neighbourhood area is no longer required. The qualifying body was Catshill and North Marlbrook Parish Council.

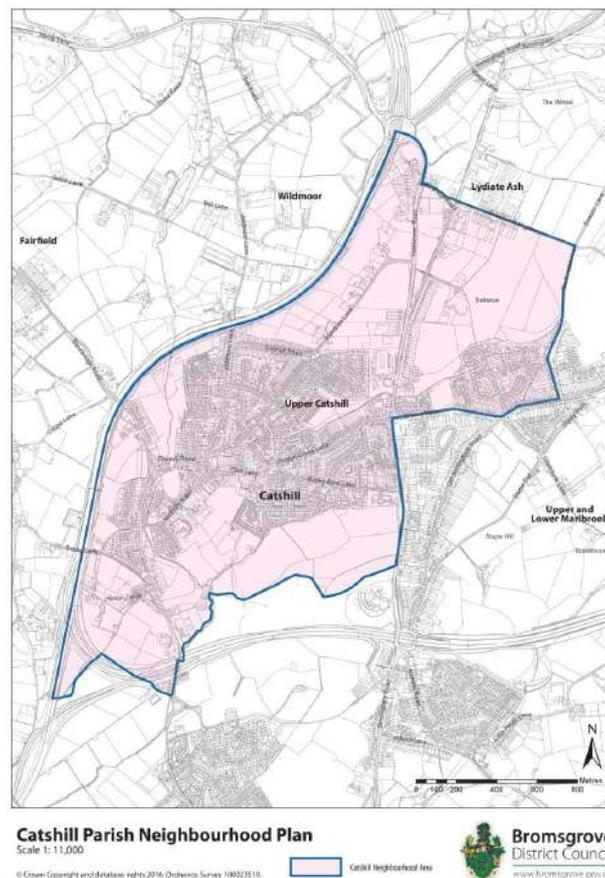
Catshill and North Marlbrook Parish Council confirms that the Catshill and North Marlbrook Parish Neighbourhood Development Plan:

- I. relates only to the Parish of Catshill and North Marlbrook and to no other Neighbourhood Areas; and,
- II. Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

This Statement is required to fulfil the legal obligations under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The NP consists of three parish ward areas; Barley Meadow, Marlbrook and Woodrow.

Figure 1 A map showing the Neighbourhood Plan Area is shown below



SECTION 2: NPPF OBLIGATIONS

2.1 NATIONAL POLICY

The Neighbourhood Plan (NDP) has been prepared with regard to national policies as set out in Revised National Planning Policy Framework (July 2018) and updated on 19th February 2019. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans.

Set out in Table 1 below is a brief summary of how each policy conforms to the NPPF. All the policies in the NP are detailed in an Annex at the end of this document. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: How the NP policies conform to the NPPF

NDP Policy	NPPF paragraph	Comment on conformity
Policy H1 Major housing sites on previously developed land or that released from the Green Belt by Bromsgrove District Council should maintain the open areas between Catshill and Bromsgrove and Marlbrook and Lydiate Ash. Locations which would have a detrimental impact on the road network and the wider topography should be avoided. Chosen sites should have good access to the local shopping centre and incorporate suitable landscape along with links to the Green Infrastructure Network.	68, 69	Contributes to housing targets of the District
Policy H2 Requires a mix of housing types, including affordable homes.	61, 62, 64	Provision of a range of housing to meet local need accords relevant NPPF paras.
Policy H3 New housing should be designed to appropriate sustainability and design standards in accordance with design guide.	124-131	Provision of community led design guide to reflect local aspirations on appearance and design.
Policy H4 Proposals for windfall development will be supported subject to certain provisions.	68, 69, 127	Small-scale and windfall developments supported that fit into character and qualities of local area.
Policy H5 Proposals for extensions and alterations should take into account the character, size and scale of the existing building.	124, 127	Good design is key aspect of sustainable development, making development acceptable to the community.
Policy COM1 Further proposals for fast food outlets and restaurants in the Local Centre will not be supported, unless replacing an existing one.	85	Identify range of uses in shopping area, as part of a positive strategy for the area.

NDP Policy	NPPF paragraph	Comment on conformity
Policy COM2 Proposals for new or replacement shop fronts, in the Local Centre should accord, with Design Guide.	127	Should enhance the visual attractiveness of the Local Centre making it a welcoming place to visit.
Policy COM3 Business outlets will be supported and protected from alternative uses except in certain circumstance.	80, 83	Retention of local shops and businesses.
Policy COM4 Start-up businesses in the parish area will be supported.	81	Proactively encourages sustainable economic growth.
Policy COM5 Proposals involving home working i.e. from domestic properties, will be supported.	81	Accords with support for new and flexible working practices e.g. live-work accommodation.
Policy COM6 Existing community facilities should be retained subject to certain conditions.	83	NPPF promotes the retention of accessible local services and community facilities.
Policy COM7 Proposals to enhance community facilities will be supported subject to certain conditions.	83	NPPF identifies need for the development of accessible local services and community facilities.
Policy ENV1 Development proposals should maintain and/or enhance the integrity of the Green Infrastructure Network.	170, 171, 174	Accords with principle of protecting and enhancing the natural and local environment.
Policy ENV2 Comprehensive landscaping proposals should accompany all major development schemes.	127	Developments should be visually attractive with effective landscaping.
Policy ENV3 Development proposals should seek to enhance the connectivity and function of all identified green corridors.	171, 174	NPPF supports maintenance and enhancement of habitats and green infrastructure to assist in protecting and enhancing biodiversity.
Policy ENV4 Areas that have been designated as Local Green Spaces will be protected from development because of their local significance and/or community value.	99. 100, 101	Accords with objectives of identifying and safeguarding valued local green spaces.
Policy ENV5 Formal Open Spaces should be maintained free of any development unless there are exceptional reasons justifying any change.	97	In accordance with aims of NPPF to avoid development of existing open space, sports and recreational buildings and land, including playing fields.
Policy ENV6 Residential schemes should provide adequate open and recreational space.	127	In line with objectives to optimise the potential of schemes to accommodate and sustain green and public spaces.
Policy ENV7 New development should not compromise the outlook and features that contribute to significant views in the Parish.	170	Accords with aim to protect and enhance valued landscapes.

NDP Policy	NPPF paragraph	Comment on conformity
Policy ENV8 New development should deliver a high level of sustainable design and construction being optimised for energy efficiency to achieve zero or very low carbon emissions.	148	Accords with NPPF objectives to move towards a low carbon future.
Policy ENV9 Development proposals should include the provision of Sustainable Urban Drainage Systems (SuDs) to minimise the risk of surface water flooding.	155, 163, 165	In accordance with intention that major developments should incorporate sustainable drainage systems.
Policy ENV10 The introduction of hard surfacing to the front of properties should avoid the use of materials which are not permeable in order to reduce the risk of flooding through surface water runoff.	155, 163, 165	Reflects guidance to minimise risk of flooding through suitable drainage systems.

SECTION 3: DEMONSTRATES THE CONFORMITY OF THE NP WITH THE BDC LOCAL DEVELOPMENT PLAN

3.1 GENERAL CONFORMITY

The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the development plan for the area (BDC). The current development plan for the area is the adopted BDC Local Plan 2011 - 2030, ratified in January 2017.

The table below sets out how each policy is in general conformity with BDC's Local Plan.

Table 2: How the NP policies conform to the BDC Local Plan

NDP Policy	BDC LP	Comment on conformity
Policy H1 Major housing sites on previously developed land or that released from the Green Belt by Bromsgrove District Council should maintain the open areas between Catshill and Bromsgrove and Marlbrook and Lydiate Ash. Locations which would have a detrimental impact on the road network and the wider topography should be avoided. Chosen sites should have good access to the local shopping centre and incorporate suitable landscape along with links to the Green Infrastructure Network.	2	Accords with BDC policy which identifies a settlement hierarchy in order to allocate development to the 'large settlements' within the District. (of which the Parish is one)
Policy H2 Requires a mix of housing types,	7, 8, 10	In line with policies requiring housing schemes to take account of identified housing needs in terms of size, type

NDP Policy	BDC LP	Comment on conformity
including affordable homes.		and tenure of dwellings. These needs will include an appropriate provision for all sectors of the community. Affordable housing (8) and homes for the elderly (10)
Policy H3 New housing should be designed to appropriate sustainability and design standards, including energy efficient construction.	19	Conforms to principles of sustainable design and construction techniques to ensure that the environmental impacts of buildings are minimised.
Policy H4 Proposals for windfall development will be supported subject to certain provisions.	19	Ensures development enhances the character and distinctiveness of the area.
Policy H5 Proposals for extensions and alterations should take into account the character, size and scale of the existing building.	19	Reflects objectives for good design being recognised as a fundamental element of sustainable development.
Policy COM1 Further proposals for fast food outlets and restaurants in the Local Centre will not be supported, unless replacing an existing one.	25.6	Accords with policy aims to limit the concentrations of A5 hot food takeaway uses.
Policy COM2 Proposals for new or replacement shop fronts, in the Local Centre should accord, with Design Guide.	18, 19	In line with BDC approach to accept retail proposals only where they are capable of being integrated with existing shopping frontages (18) while also focusing on easy, safe and navigable street layouts (19).
Policy COM3 Business outlets will be supported and protected from alternative uses except in certain circumstance.	14	Accords with BDC objectives to safeguard employment areas that are capable of meeting a range of employment uses to support the local economy.
Policy COM4 Start-up businesses in the parish area will be supported.	13	Reflects BDC objectives to encourage sustainable economic development in large settlements (such as the Parish).
Policy COM5 Proposals involving home working i.e. from domestic properties, will be supported.	12	New proposals contribute to the provision of sustainable and inclusive communities.
Policy COM6 Existing Community facilities should be retained subject to certain conditions.	12, 25	Accords with BDC policy to retain, protect and enhance local services and facilities (12) while seeking to improve access to facilities, particularly by non-car modes of transport. (25)
Policy COM7 Proposals to enhance community facilities will be supported subject to certain conditions.	25	In line with BDC aims to enhance local facilities.

NDP Policy	BDC LP	Comment on conformity
Policy ENV1 Development proposals should maintain and/or enhance the integrity of the Green Infrastructure Network.	16,24	Accords with BDC objectives to provide routes and facilities for pedestrians and cyclists as part of wider ambitions to improve connectivity (16) while enhancing the quality of Green Infrastructure(24).
Policy ENV2 Comprehensive landscaping proposals should accompany all major development schemes.	19	Accords with BDC aims of promoting landscape to improve design, increase biodiversity and in helping to offset pollution.
Policy ENV3 Development proposals should seek to enhance the connectivity and function of all identified green corridors and wildlife corridors.	21, 24	Accords with BDC aims for better management of the natural environment while improving connectivity and the quality of Green Infrastructure.
Policy ENV4 Areas that have been designated as Local Green Spaces will be protected from development because of their local significance and/or community value.	21, 24	Reflects BDC aims to improve the natural environment, including the protection of areas of local value (21) for the contribution they can make to better connectivity and the quality of Green Infrastructure(24).
Policy ENV5 Formal Open Spaces should be maintained free of any development unless there are exceptional reasons justifying any change.	25	Accords with BDC aims to avoid the loss or displacement of existing indoor and outdoor open space.
Policy ENV6 Residential schemes should provide adequate open and recreational space.	25	In accordance with BDC objectives to for new residential schemes to contribute towards standards for open space, sport and recreation facilities in the District.
Policy ENV7 New development should not compromise the outlook and features that contribute to significant views in the Parish.	21	Accords with BDC aims to protect and enhance the distinctive landscape character of Bromsgrove.
Policy ENV8 New development should deliver a high level of sustainable design and construction being optimised for energy efficiency to achieve zero or very low carbon emissions.	19, 22	BDC promotes high quality design and sustainable development to mitigate the adverse impact of new development (19) and to encourage a move towards a low carbon future (22).
Policy ENV9 Development proposals should include the provision of Sustainable Urban Drainage Systems (SuDs) to minimise the risk of surface water flooding.	23	Accords with BDC policy to use Sustainable Drainage Systems (SuDS) for all new developments.
Policy ENV10 The introduction of hard surfacing to the front of properties should avoid the use of materials which are not permeable in order to reduce the risk of flooding through surface water runoff.	23	Accords with objectives to address flood risk from all sources.

4: SHOWS HOW THE NP WILL CONFORM TO SUSTAINABLE DEVELOPMENT

4.1 DESCRIPTION OF SUSTAINABLE DEVELOPMENT

The central theme of the NPPF is the presumption in favour of sustainable development. In this context, sustainable development is broadly defined internationally as:

“Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.”

The NPPF uses three ‘dimensions’ to describe sustainable development: **economic, social and environmental**, and requires the planning system, and thus the NP to conform to these tenants, where appropriate:

ECONOMIC

Contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.

SOCIAL

To support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.

ENVIRONMENTAL

Contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

4.2 CONTRIBUTION OF NP TO SUSTAINABLE DEVELOPMENT

The NP has taken account of the need to contribute to the achievement of sustainable development.

The vision of the Plan is:

“By 2030 the Parish will have sustained and strengthened its community feel through good quality development and community amenities whilst maintaining its distinctive character and environment.”

The strategic objectives of the Neighbourhood Plan have sustainability at its heart. The plan aims to promote walking and cycling as sustainable travel, develop a robust rights of way network and protect open green spaces in the village. Social capital is nurtured and social infrastructure and sports facilities protected to keep the population healthy. Sustainable business and working from home are both encouraged and the essential character and fabric of the village is protected.

Table 3 below has assessed the plan’s policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows that the plan’s policies are delivering well on sustainability in all three aspects.

Table 3: Assessment of sustainability of NP policies

Policy Number and Title	Economic factors	Social factors	Environ factors	Comments
Policy H1 Major housing sites on previously developed land or that released from the Green Belt by Bromsgrove District Council should maintain the open areas between Catshill and Bromsgrove and Marlbrook and Lydiate Ash. Locations which would have a detrimental impact on the road network and the wider topography should be avoided. Chosen sites should have good access to the local shopping centre and incorporate suitable landscape along with links to the Green Infrastructure Network.	**	*	x	Development on Green Belt land.
Policy H2 Requires a mix of housing types, including affordable homes.	*	**	-	To meet local needs.
Policy H3 New housing should be designed to appropriate sustainability and design standards, including energy efficient construction.	**	**	*	Minimise impact on environment of new buildings.
Policy H4 Proposals for windfall development will be supported subject to certain provisions.	**	*	-	Minimise impact on environment of new buildings.
Policy H5 Proposals for extensions and alterations should take into account the character, size and scale of the existing building.	**	**	*	Supports sustainable development.
Policy COM1 Further proposals for fast food outlets and restaurants in the Local Centre will not be supported, unless replacing an existing one.	-	**	*	Ensure that number of cars travelling into the centre of the village are not increased, mainly during evening periods. Improve opportunities for healthy living.
Policy COM2 Proposals for new or replacement shop fronts, in the Local Centre	**	**	-	Improve the appearance of the street scene, access for disabled people and

Policy Number and Title	Economic factors	Social factors	Environ factors	Comments
should accord, with Design Guide.				customer access to shops in the Local Centre.
Policy COM3 Business outlets will be supported and protected from alternative uses except in certain circumstance.	**	**	-	Ensure that local sources of employment are protected.
Policy COM4 Start-up businesses in the parish area will be supported.	**	**	**	Opportunity for residents to work locally and reduce carbon footprint.
Policy COM5 Proposals involving home working i.e. from domestic properties, will be supported.	**	**	**	Reduce traffic within village and therefore carbon emissions
Policy COM6 Existing Community facilities should be retained subject to certain conditions.	-	**	*	Retention of community facilities for the benefit of the community.
Policy COM7 Proposals to enhance community facilities will be supported subject to certain conditions.	*	**	*	Improve community facilities for the benefit of the community.
Policy ENV1 Development proposals should maintain and/or enhance the integrity of the Green Infrastructure Network.	*	**	**	Permitted development will provide for the appropriate long term management of Green Infrastructure.
Policy ENV2 Comprehensive landscaping proposals should accompany all major development schemes.	*	**	**	Preserve, retain and enhance the existing trees, hedgerows and wildlife habitats.
Policy ENV3 Development proposals should seek to enhance the connectivity and function of all identified green corridors and wild life corridors.	*	**	**	Permitted developments will improve connectivity and enhance the quality of Green Infrastructure.
Policy ENV4 Areas that have been designated as Local Green Spaces will be protected from development because of their local significance and/or community value.	-	**	**	Designation and protection of green spaces and wildlife habitats to protect the environment and for healthy living.
Policy ENV5 Formal Open Spaces should be maintained free of any development unless there are exceptional reasons justifying any change.	-	**	**	Provide opportunities for outdoors healthy living though recreation and sports.
Policy ENV6 Residential schemes should provide adequate open and recreational space.	*	**	**	Provide opportunities for outdoors healthy living.

Policy Number and Title	Economic factors	Social factors	Environ factors	Comments
Policy ENV7 New development should not compromise the outlook and features that contribute to significant views in the Parish.	**	**	**	Preserve the landscape and views important to the community.
Policy ENV8 New development should deliver a high level of sustainable design and construction being optimised for energy efficiency to achieve zero or very low carbon emissions.	**	**	**	Future developments can adapt to or mitigate the impacts of climate change.
Policy ENV9 Development proposals should include the provision of Sustainable Urban Drainage Systems (SUDs) to minimise the risk of surface water flooding.	**	**	**	Reduce flood risk by developing sustainable drainage system
Policy ENV10 The introduction of hard surfacing to the front of properties should avoid the use of materials which are not permeable in order to reduce the risk of flooding through surface water runoff.	*	**	**	Promote sustainable development by using appropriate construction techniques

Scale used: ** very positive * positive - neutral x negative xx very negative

SECTION 5: DEMONSTRATE COMPLIANCE WITH APPROPRIATE EU REGULATIONS

5.1 NP HAS REGARD TO EU REGULATIONS

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

The following elements of the EU Regs have also been considered:

- i. Directive 2001/42/EC assesses the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). The conclusion of the SEA screening statement and consultation is: "It is demonstrated, through assessment against the significance criteria in the SEA Directive and Regulations . . . that the impact of The Catshill Parish Neighbourhood Plan (NP) will not result in significant environmental effects".
- ii. Directive 2011/92/EU assesses the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). This is to confirm that no neighbourhood development orders are proposed by the qualifying body, so the directive does not apply.
- iii. Directive 92/43/EEC addresses the conservation of natural habitats and of wild fauna and flora; Directive 2009/147/EC considers the conservation of wild birds, (often referred to as the Habitats and Wild Birds Directives respectively). The conclusion of the HRA screening statement and consultation is "there is

likely to be no significant effect of the Catshill Parish Neighbourhood Plan (NP) on the European sites, and therefore an appropriate assessment is not required.

iv. In respect of the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) and the Water Framework Directive (2000/60/EC) it is confirmed that there are no policies contained in the Catshill and North Marlbrook Neighbourhood Plan Area that are within the scope of the directives.

SECTION 6: CONCLUSIONS

It is considered that the Catshill and North Marlbrook Parish Neighbourhood Plan:

- meets the requirements of paragraph 8 of Schedule 4B of the 1990 Town & Country Planning Act;
- has appropriate regard for the core principles of the NPPF;
- contributes to the achievement of sustainable development;
- is in general conformity with strategic local planning policies; and,
- is compliant with all relevant EU regulations, including Human Rights requirements.

It is therefore requested that the Examiner recommends to the Local Authority that the NP be presented for a referendum of the local community and on the assumption that the referendum is successful that the Neighbourhood Plan is subsequently made.

Annex - List of Policies

Housing

H1 Major new residential development of ten or more dwellings will only be acceptable on sites that meet at least one of the following criteria:

1. The site is released from the Green Belt as part of the Green Belt Review by Bromsgrove District Council; or,
2. The site involves the redevelopment/reuse of previously developed land within the existing (i.e. non-green belt) urban areas of the Parish.

Proposals for major residential development should demonstrate that they accord with all other policies of the Neighbourhood Plan and, in particular, they should satisfy the following criteria:

- a) Ensure that revised Green Belt boundaries are defensible in the longer-term, especially the maintenance of existing gaps between i. Catshill and Bromsgrove Town ii. North Marlbrook and Lydiate Ash;
- b) Ensure housing is not located where it would have an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe;
- c) Development is located to provide sustainable access to the local shopping centre on Golden Cross Lane;
- d) Development endeavours to minimise its visual impact in the wider topography and has appropriate regard on the capacity of the landscape to accept change;
- e) Ensure suitable landscaping is provided on-site and, wherever possible, provide linkages to the Green Infrastructure Network.

H2 New residential development in the Parish of more than 10 dwellings will be supported where it provides a mix of housing types, tenures and sizes consistent with the findings of the AECOM Housing Needs Assessment or subsequent studies. In particular, schemes should provide:

- a) smaller dwellings of one and two bedrooms;
- b) properties suitable for the elderly;
- c) a mix of housing tenures including social and affordable rent and shared ownership;
- d) sufficient affordable housing to achieve the BDC target for affordable housing specified in the adopted local plan.

H3 New housing should be designed to meet relevant energy and construction standards and have regard to the design principles set out in the Catshill and North Marlbrook Design Guide. Development proposals should demonstrate that they have considered and applied the following design principles:

- a) they harmonise with and enhance the existing settlement in terms of physical form, pattern and movement;
- b) they relate to the local topography and landscape features, including prominent ridge lines and long distance views;
- c) they enhance the established pattern of streets and other public spaces;
- d) they integrate with existing vehicular and pedestrian routes and linkages
- e) they respect surrounding buildings in terms of scale, height, form and massing;
- f) they make suitable provision for sustainable waste management, including collection points, without having an adverse impact on the streets scene;
- g) they integrate energy efficient technologies as part of the design process;

- h) they promote social inclusion by ensuring social housing is fully integrated with the overall design; and,
- i) through design they minimise the potential for crime and anti-social behaviour.

H4 Proposals for windfall development will be supported providing they do not detract from the existing street scene, result in cramped building forms, have an unacceptable visual impact or adversely affect the living conditions of neighbouring residents.

H5 Proposals for extensions and alterations should take into account the character, size and scale of the existing building to ensure they complement and enhance the building and its setting.

Commerce and Community

COM1 The main retail centre on Golden Cross Lane contains a number of fast food outlets and restaurants. Proposals for further ones will not be supported unless a new outlet replaces an existing one.

COM2 Proposals for new or replacement shopfronts in the local shopping centre in Golden Cross Lane should accord with the principles outlined in the Catshill and North Marlbrook Design Guide. In particular shopfront frontages should:

- a) be in keeping with the whole building façade and reflect the character of the immediate area;
- b) where possible, introduce vertical emphasis in the shopfront (for instance through the use of pilasters and mullions);
- c) use signage that is proportionate to the scale of the overall shopfront and the building in which it is set;
- d) use quality materials that relate well to the building;
- e) where necessary for security purposes, use transparent shutters in preference to solid ones to avoid the creation of ‘dead’ frontages;
- f) provide suitable access for people with disabilities;
- g) include provision for refuse storage away from the public realm. In addition, proposals to unify and improve the service/parking/operational areas in front of the shops will be supported. Modest improvements to provide a more consistent appearance by, for instance, removing stub walls, providing a single level with marked parking spaces and minimising the range of materials used would contribute significantly to the appearance of the streetscene and make the area more useable for customers.

COM3 Business uses, including those involving retail outlets, will be supported, enhanced and, as far as possible, protected from alternative uses unless it can be demonstrated that there is no demand to retain the existing use (consistent with policy BDP14 of the BLP) , subject to changes to the Use Class Order 2020. An alternative use should not detract or adversely impact on neighbouring occupants or activities.

COM4 Proposals for new start-up businesses will be supported within the existing urban area where this does not adversely affect the living conditions of neighbouring occupiers or compromises highway safety.

COM5 Proposals involving home working i.e. from domestic properties, will be supported providing the activity is subordinate to the primary use of the building for residential purposes and will not affect the living conditions of neighbouring residents.

COM6 Existing community facilities should be retained unless it can be demonstrated that a facility is no longer economically viable or that an equivalent or enhanced facility will be provided on the same site or in a more appropriate location, subject to changes to the Use Class Order 2020.

COM7 Proposals to enhance community facilities will be supported providing there is sufficient space on the existing site to avoid a cramped development and that the scheme would not have an adverse impact on the character of the surrounding area or on the living conditions of nearby residents.

Environment

ENV1 A Green Infrastructure Network for the Parish is shown on the Policies Map. Development proposals that are immediately adjoining or close to the Network must demonstrate how they maintain and/or enhance its integrity and value such as the incorporation of internal footpath/cycle links to the Network.

ENV2 Comprehensive landscaping proposals, including arrangements for long-term loss replacement, should accompany all major development schemes promoting wherever possible 'soft' boundary edges using native trees, hedgerows and shrubs while preserving existing trees and hedgerows.

ENV3 Development proposals should seek to enhance the connectivity and function of all green corridors shown on the Policies Map. There are a number of areas of locally significant ecological importance in the Parish:

- Battlefield Brook Corridor;
- Marl Brook Corridor;
- Wooded land to the west of Mayfield Close and the M5 motorway.

Development schemes must clearly demonstrate how they have incorporated appropriate measures to secure the connectivity of the corridor and the freedom of movement of species.

ENV4 Areas have been designated as Local Green Spaces will be protected from development because of their local significance and/or community value. These locations are:

1. Natural area near Cottage Lane, Marlbrook ;
2. Natural area immediately north of Braces Lane Sports Ground, Marlbrook ;
3. Open land to the north of Lingfield Walk Sports Ground ;
4. Area of woodland adjacent to the M5 ;
5. Wooded area to the rear of Cowslip Close ;
6. Wooded area to the south-east of the M5 near 'The Piggeries'.

Development that would detract from the openness or special character of a Local Green Space will not be supported unless a proposal can demonstrate that the contribution of the scheme would outweigh the harm to the Local Green Space.

ENV5 Existing areas of formal open space, sports and recreational land include:

- A. Braces Lane Recreational Grounds;
- B. Lingfield Walk play and recreational area;
- C. The Catshill Meadow;
- D. First and Middle School Playing Fields;
- E. Milton Road Playground/sports field.

These should be maintained free of any development unless there are exceptional reasons justifying any change. In these circumstances the area of formal open space must be replaced by equivalent or better provision (both in quantity and quality) in a suitable location as close as possible to the existing facilities.

ENV6 Residential schemes must provide adequate open and recreational space. Wherever possible, this should be on site unless there are valid physical or technical reasons not to do so. In these circumstances, alternative provision should be provided as close to the new site as possible or an adequate financial contribution should be made to improve nearby existing facilities to cater for increased demand.

ENV7 New development should not compromise the outlook and features that contribute to significant views in the Parish. These are shown on the Policies Map. Development adversely affecting such views will not be supported unless it can be demonstrated that the scheme is well-sited and has been carefully designed to have regard to such views.

Environment (cont)

ENV8 New development should deliver a high level of sustainable design and construction being optimised for energy efficiency to achieve zero or very low carbon emissions.

ENV9 Development proposals should include the provision of Sustainable Urban Drainage Systems (SuDs) to minimise the risk of surface water flooding and contribute to the provision of green infrastructure. Provision should be made within the boundaries of the site unless alternative measures are agreed with relevant organisations.

ENV10 The introduction of hard surfacing to the front of properties should avoid the use of materials which are not permeable in order to reduce the risk of flooding through surface water runoff.