

Land at Rushwick Manor Farm, Bransford Road, Rushwick, Worcester

A Vision Document

Tilia Homes and PDR Developments' Submission to South Worcestershire Development Plan Review (SWDPR)
Public Consultation (Regulation 19)



PDR DEVELOPMENTS

December 2022

Land North of Bransford Road Rushwick, Worcester			Document Ref: 19-57 CR-02	
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Contents

Introduction

Planning Context

Development Strategy

Summary

Introduction

Purpose of the Document

This Vision Document has been prepared on behalf of Tilia Homes ("Tilia") and PDR Developments ("PDR") to promote the Land at Rushwick Manor Farm, Bransford Road, Rushwick, Worcester, for a new residential development (approximately 50 dwellings) in the South Worcestershire Development Plan Review (SWDPR). It has been prepared by The Richards Partnership, with contributions from the project's consultant team.

The Vision Document provides an overview of the site's current planning context and provides a Framework Plan showing how the site could be developed.

About Tilia Homes

Operating across four regions throughout England, Tilia Homes, previously known as Kier Living, is committed to making a positive difference to local areas through the homes they build and the communities they develop. Tilia Homes is dedicated to being a trustworthy company of which its customers, employees and partners can be proud.

With over 70 years' experience, Tilia Homes offers a broad spectrum of new homes ranging from one-bedroom apartments to five-bedroom homes.

Tilia Homes, as Kier Living, have previous experience of building houses in Rushwick, having recently completed the Orchards development, 55 new dwellings, located off the Bransford Road next to the Village Hall.

About PDR Developments

PDR Developments is a privately owned company formed by Philip Rawle, a Chartered Town Planner, with over 20 years of public and private planning experience, and 8 years of running his own land promotion businesses.

Prior to this Philip was the founding Director of the niche land promotion business, Greenlight Developments, which since its formation in early 2014, assembled a land portfolio of in excess 2,000 houses; securing planning permission for approximately 600, and Local Plan allocations for a further 900; resulting in a genuine 100% track record in land promotion.

Philip is now able to share with his landowner partners at PDR Developments the unique skill set he possesses, in terms of not only being a successful planning consultant, but also one that has the commercial acumen of the development industry through the running of his own land promotion businesses.

Since PDR Developments inception in 2020, Philip has already assembled a land portfolio of in excess 2,000 houses.

Introduction to the Site

The site is located approximately 2.17 miles (3.5km) to the south-west of Worcester City centre at the western edge of the village of Rushwick.

The site is located within a broadly triangular piece of land to the north of the Bransford Road. The A4103 runs to the north-east, while the western boundary is formed by the existing village edge. The site measures approximately 2.08 hectares (5.14 acres).

The site is currently greenfield and occupies gently undulating ground which dips towards a ditch running, along the site's north-eastern boundary.

The site comprises tall grasses and weeds and has a somewhat unkempt character .

A number of mature trees are located around the site's perimeter.



Vision for the Site

The development on Land at Rushwick Manor Farm would provide a range of attractive, good quality homes. The development, comprising approximately 50 dwellings, would be sensitively designed, responding positively to the intrinsic qualities of the site and the wider area, and complementing the SWDPR’s proposals for the expanded settlement of Rushwick, taking into account the Concept Plan (see Page 9).

Land Ownership/Promotion

CFS0398	Owner: Worcestershire County Council
CFS0737	Owner: S Rhodes
CFS0651	Promoter: Custom Land Ltd
CFS1175	Promoter: PDR Developments & Tilia Homes
CFS0536, CFS0537 & CFS0538	Owner: J Bourne
CFS0692	Promoter: William Davis Ltd
CFS0191	Owner: M Stratton Esq
CFS1213a	Promoter: Barwood Land
CFS1213b & CFS1213c	Promoter: Barwood Land
CFS1213d	Promoter: Barwood Land
CFS0582	Promoter: Lioncourt Homes
CFS1227	Promoter: PDR Developments



Site Location and Land Ownership/Promotion

Planning Context

Rushwick has been identified as one of four strategic locations in the SWDPR. In the case of Rushwick, the village is identified for expansion, under Policy SWDPR 53 for 1,000 dwellings; 5 hectares of employment land; a new railway station with 500 car parking spaces; a new primary school 2 form entry); new retail and community facilities; and new sports facilities.

Alongside Policy SWDPR 53 is a Concept Plan (Figure 4), which shows how the policy's requirements can be delivered on the ground. The subject site is identified as a housing site within this Concept Plan.

The tables on the following pages set out the detailed requirements of Policy SWDPR 53: Rushwick Expanded Settlement; including commentary to show how the subject site can be delivered to meet them.

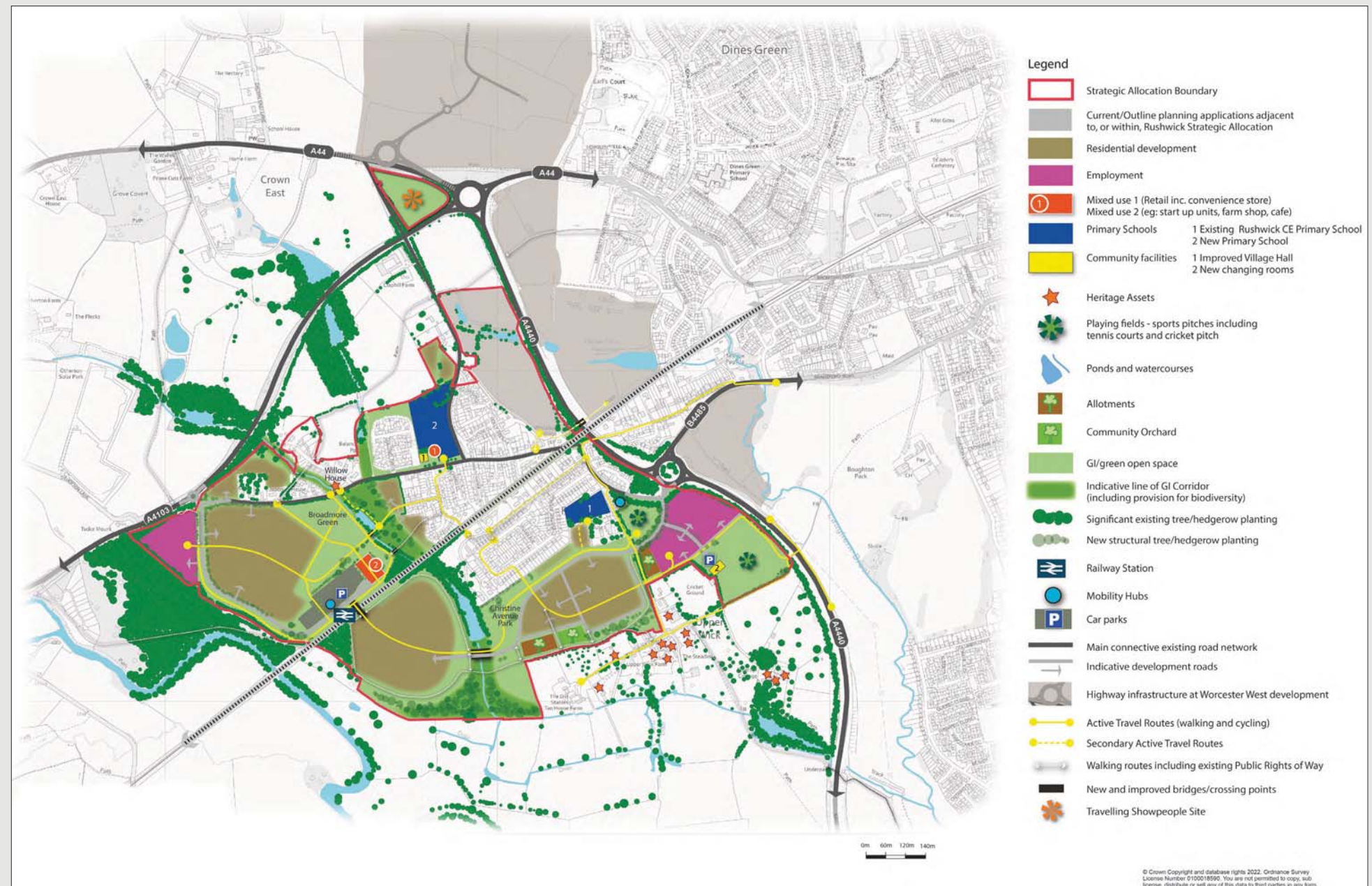


Component Part of Policy SWDPR 53	Comments
A. Land within the strategic allocation at Rushwick will be developed to deliver approximately 1,000 new dwellings within the Plan period, provide at least 5 hectares of employment land, a new railway station, a new primary school, retail and supporting services and other community facilities. Land for 10 Travelling Showpeople plots will be provided within or on the edge of the expanded settlement.	<p>The subject site can contribute approximately 50 new dwellings to this strategic site.</p> <p>The site represents a more immediate housing site for the village of Rushwick and can make a more immediate contribution to the five-year housing land supply position early in the plan period.</p>
B. Development will not begin until the land necessary for the future delivery of the railway station and associated infrastructure has been secured to ensure the operational delivery of the railway station during the Plan period.	We note that the land required for the railway station is under the control of a land promoter so is therefore deliverable; it can be secured by the Council, via a legal agreement(s), which could be undertaken in tandem with the planning process.
C. Proposals to develop land within the strategic allocation will be expected to come forward in accordance with the requirements set out below.	See below.
<p>D. Proposals to develop land within the strategic allocation at Rushwick will be required to:</p> <p>i. Safeguard land prior to commencement of development for a new railway station, associated infrastructure and car park with up to 500 car parking spaces;</p> <p>ii. Deliver the railway station and associated infrastructure (including cycling and e-mobility facilities) within the Plan period;</p> <p>iii. Deliver approximately 1,000 new dwellings, including:</p> <p>1. Up to 40% affordable housing in accordance with SWDPR 18;</p> <p>2. A mix of types and sizes of market housing in accordance with SWDPR 16; and</p> <p>3. An overall site-wide average net density of 35 dwellings per hectare, with higher density development encouraged around the railway station and local centre.</p>	<p>See point B above.</p> <p>The railway station to be delivered within the plan period which runs from 2021 – 2041.</p> <p>The range of housing will be a matter for future detailed proposals. The amount of affordable housing will be determined through testing of development viability. As the policy is 'up to 40%' then the amount of affordable housing that is less than 40% can be considered to comply with policy, where justified through development viability.</p> <p>The Concept Plan (Figure 4) demonstrates that approximately 1,000 dwellings and associated development can be accommodated within the red-line boundary and hence density, however it might be calculated, would comply. A range in housing density including higher density close to the railway station and local centre should be achievable.</p>

Component Part of Policy SWDPR 53	Comments
iv. Deliver at least 5 hectares of dedicated employment land on the edge of the settlement with good access to the A4103 and A4440;	The Concept Plan for the expanded settlement provides for a policy compliant amount of employment land. There is no employment development proposed on the subject site.
v. Deliver a new centrally located 2 form entry primary school including nursery provision (as specified in the IDP schedule);	A new primary school site is included within the Concept Plan.
vi. Deliver supporting services and other community facilities, including: 1. Centrally located convenience floorspace that meets the day-to-day needs of the local community only without impacting on the vitality and viability of existing centres in accordance with Policy SWDPR 12; 2. New sports facilities and playing pitches close to the existing cricket club to provide a cluster of sports facilities; and 3. A new or improved Village Hall.	Two locations for local centres are included within the Concept Plan. CALA Homes development at Claphill Lane (LPA Ref: 12/01661/FUL), included a financial contribution for a second pitch at Rushwick Cricket Club. This needs to be factored in. Kier Living development at Bransford Road (LPA Ref: 16/01700/FUL), provided a new car park for the Village Hall, plus a financial contribution for an extension. This needs to be factored in.
vii. Deliver all necessary transport infrastructure, referring to the Infrastructure Delivery Plan, including, but not limited to: 1. An active travel bridge across the railway to serve the railway station; 2. Junction improvements on A4103 to provide access to the west of Rushwick; 3. New and improved active travel routes, including links between the development and Worcester city; and 4. A mobility hub including, but not limited to, park and ride interchange facility, electric vehicle charging points, cycle and e-mobility hire, storage lockers and a last mile delivery solution using appropriate technologies.	The Concept Plan for the expanded Rushwick settlement shows a roundabout into the village off the A4103.

Component Part of Policy SWDPR 53	Comments
viii. Include provision for 10 plots for Travelling Showpeople or on the edge of the expanded settlement in accordance with SWDPR 20;	If fulfilled elsewhere, it should be recognised this provision may not need to be accommodated within the site.
ix. Deliver sustainable design and construction, including: 1. Renewable or low carbon energy in accordance with SWDPR 33, including examination of the opportunities for a decentralised het network; 2. No built development in the parts of the site allocation liable to flooding, as defined in the Strategic Flood Risk Assessment and / or site specific Flood Risk Assessment; 3. Management of surface water drainage. Proposals should have due regard to the SuDS hierarchy that is set out in SWDPR 35; and 4. Proposals to be accompanied by a minerals resource assessment which includes information concerning the availability of minerals within the site, their security, the timescale for the development and the practicality and viability of the prior extraction of any identified mineral resources.	Any future planning application will set the (acceptable) standards. Any future planning application would be accompanied by a Flood Risk Assessment, prepared in accordance with the requirements set out in the National Planning Policy Framework and the associated Planning Practice Guidance. Any future planning application would be accompanied by a Drainage Strategy, providing details of foul and surface water drainage in accordance with current guidance and policy. Regarding the subject site, it is not considered viable or practicable for mineral extraction. Any future planning application will address this matter.
x. Deliver 40% Green Infrastructure (excluding private gardens) in accordance with SWDPR 7, including: 1. A community green at Broadmore Green to maintain a key view to the Malvern Hills and conserve the setting of a Grade II Listed Building; 2. A community park south of Christine Avenue to maintain a key view to the Malvern Hills; 3. A community allotment and community orchard to provide separation and maintain the individual identity of Upper Wick and settings of local Listed Buildings; and 4. Locally Equipped Areas of Play (LEAPs), Local Areas of Play (LAPs) and Neighbourhood Equipped Areas of Play (NEAPs).	The Concept Plan includes green infrastructure areas and buffers which help to create an appropriate boundary to the expanded settlement. The Framework Plan for the subject site retains the existing trees and streamside corridor along the site's northern boundary. The subject site will deliver an on-site LAP within its green infrastructure (east of the site).

Component Part of Policy SWDPR 53	Comments
xi. Deliver at least 10% net gain in biodiversity, including provision of a Green Infrastructure corridor linking watercourses which provide habitat connections from Broadmore Green to the River Teme; and	Any future planning application would be accompanied by an Ecological Assessment, to include a specific Biodiversity Net Gain assessment. This will demonstrate in quantifiable terms, through the use of the relevant metric, how the scheme will deliver the required level of biodiversity net gain. Specific detail would be provided to demonstrate how appropriate habitat connections will be achieved.
xii. Contribute to new or improved infrastructure in accordance with SWDPR 9, referring to the Infrastructure Delivery Plan, including education, transport, sporting and recreational facilities, emergency and healthcare services.	<p>New facilities are accommodated within the Concept Plan for the expanded settlement. Discussions would need to take place with the Councils and other relevant stakeholders in respect of planning obligations with the strategic site being zero rated for CIL.</p> <p>The anticipated S106/S278 infrastructure costs for the Rushwick site currently equates to £47,756 per plot, which is an unprecedented level for South Worcestershire.</p> <p>The Aspinall Verdi Financial Viability Assessment Report (July 2022) (FVA), states that a 5% increase in build cost or a 5% decrease in values would make the scheme marginally unviable. The base date for the residential sale values is May 2022, so the FVA does not reflect the current economic downturn, which has surely seen at least a 5% decrease in values.</p>
E. The proposed expansion of Rushwick will deliver a scheme in accordance with an agreed comprehensive masterplan for the site allocation, taking into account the Concept Plan (Figure 4). The masterplan will be prepared by the Local Planning Authority in consultation with landowners and Worcestershire County Council.	The Concept Plan is considered to provide a good starting point for this masterplanning work.
F. The number and phasing of dwellings to be permitted, and the timing of housing delivery will be linked to the planned infrastructure delivery. This will be agreed and conditioned through the planning application process, in consultation with the Local Planning Authority. Section 106 funding may be required over an extended time period, and this is likely to exceed 10 years.	The subject site represents a more immediate housing site for the village of Rushwick, making a more immediate contribution to the five-year housing land supply position early in the plan period.
G. In compliance with Policy SWDPR 27, proposals will be required to ensure no adverse impact upon the site integrity of any European site, or associated functionally linked land or watercourses, either alone or in-combination with other plans or projects	Any future planning application would be accompanied by an Ecological Assessment and at the very least, a Shadow Habitats Regulations Screening Assessment. It would be clearly demonstrated, that the proposals will not have an adverse effect on the integrity of any European site, or associated functionally linked land / watercourse.



South Worcestershire Development Plan Review Policy SWDPR 53 – Rushwick Expanded Settlement – Concept Plan (Figure 4)

Opportunities and Constraints

The site and its surroundings were walked in November 2019 so as to obtain an understanding of its opportunities and constraints.

The site which measures approximately 2.08 hectares (5.14 acres), sits alongside the Bransford Road on the western side of the village. At this time, the site comprised tall grasses and weeds and had a somewhat unkempt character. An examination of recent satellite photographs shows the site was actively farmed for arable crops up to 2018.

The site has an irregular, inverted 'U' shape which, given the notable trees, properties and topography around and along its boundaries, results in the site having a number of different characters and inter-relationships. The larger northern and eastern parts of the site are physically and visually framed and contained by existing houses and their gardens. As a result of the rising ground, the land to the north and south, coupled with the large trees in the adjacent properties, the site has a strong urban context and an inward looking, 'introverted' character.

In contrast, the remaining, western more elevated part of the site adjoins and can be seen from the adjoining Bransford Road, and as a result is less introverted. This part of the site is also influenced by the noise of traffic moving along the A4103 which sits on an elevated embankment and forms the site's north western boundary.

The site is currently accessed via a field gate off the Bransford Road. This is thought to be the site's highest point at approximately 30m Above Ordnance Datum (AOD). The site slopes gently down to the its north-east boundary at an elevation of approximately 21-23m AOD. A small stream is thought to run along this boundary during periods of heavy rainfall. At the time the site was walked a broad 10-15m wide swathe of land alongside this boundary was saturated with water and waterside indicative species, such as *Juncus effusus* (soft rush) were present, indicating this area being poorly drained throughout the year. A young and attractive oak sits within this wet ground.

The Proposal

In consideration of the above, Tilia, PDR and their project consultant team believe a sensitively designed scheme could be developed for the site that responds to the site's opportunities and constraints, and more importantly, respectfully knits onto the existing adjoining area, as well as respecting and complimenting the plans for the expanded settlement at Rushwick.

The initial landscape and visual studies suggests that the lower, damper and possibly ecologically more interesting streamside area, be retained as open space (part of the green infrastructure for the site). This has a number of benefits:


- This is the lowest part of the site and lends itself well to locating a SuDS depression here, provided the design of the depression is landscape led with shallow sides. This depression should be landscape and nature conservation led to assist and provide an attractive outlook and, when dry, and an attractive place for children to play.
- The open space butts up to the existing north-eastern boundary of the site, which would provide for a potential link, allowing pedestrians to walk from Summer Hollow through site and onto the Bransford Road.
- The low-lying treed streamside corridor provides an outlook for the proposed houses and a buffer and transition space to the existing houses and the gardens positioned on the rising ground to the north of the stream.

This development strategy accords with the policy requirements of Policy SWDP 5 (of the adopted SWDP, 2016), and Policy SWDPR 7 (of the emerging SWDPR), which requires housing schemes / sites of this size to provide 40% green infrastructure, (in this instance this would equate to 0.85 hectares / 2.1 acres). Allowing for this, the remaining 59% of the site would provide for approximately 50 dwellings, (based on a net developable site area of 1.23 hectares / 3.04 acres) at a density of 40 dwellings per hectare.


The suggested landscape-led development strategy is illustrated overleaf. The strengths of this landscape led scheme include:

- 1 The layout retains the existing trees and streamside corridor along the site's northern boundary with the existing adjacent residential properties.
- 2 The retained green space along the site's northern boundary facilitates the opportunity of providing a link to the existing right of way.
- 3 The layout has been crafted to orientate houses onto the retained open space. This would provide an attractive setting for the new houses but would also provide natural surveillance over the open space.
- 4 The illustrative layout suggests the main vehicular access into the site would be located close to the location of the existing field gate entrance. Adjacent houses either side of this entrance would be orientated to face out onto the Bransford Road and would be served by private driveways. This is considered important as the western corner of the site would be an important new arrival point for motorists entering the village, (and the new Expanded Rushwick Settlement), from the west. The setting back of the houses that face onto the Bransford Road would enable specimen tree planting to be introduced along this frontage
- 5 To provide good permeability it is suggested that the eastern most side of the Manor Farm Bungalow garden would be incorporated into the new development. This would enable a second pedestrian only route to be provided into the scheme. This approach would retain the attractive large horse chestnut and oak trees alongside the public right of way to be retained with an informal 'pocket park' space which would form the eastern pedestrian entrance into the site.


Legend




Development Cells




Existing Trees Retained



Proposed Tree Planting



SuDS Attenuation Areas



Public Right of Way

Land Budget	
Site Area:	2.08 Ha
Residential (NDA):	1.23 Ha (59% of site)
Green Infrastrcuture/POS:	0.85 Ha (41% of site)



Summary

This Vision Document has been prepared on behalf of Tilia Homes (“Tilia”) and PDR Developments (“PDR”) to promote the Land at Rushwick Manor Farm for a new residential development (for approximately 50 dwellings) as part of the proposals for an expanded settlement at Rushwick, as set out in the SWDPR under Policy SWDPR 53. The site is identified on the Concept Plan as a housing site (see Page 9).

There is a focus in national policy to bring forward a sufficient amount and variety of land to meet housing needs and examine fully all sites which are not in the Green Belt before concluding that exceptional circumstances exist to justify changes to these boundaries. Given the constrained nature of Worcester City and the need to accommodate this housing need in the neighbouring Districts (including Malvern Hills), consistent principles should be established, including (given suitability),

prioritising those sites for allocation within close proximity to Worcester City, (which includes the village of Rushwick). Furthermore, the preferred spatial strategy for the SWDPR, (Paragraph 7.5 of the Spatial Strategy Background Paper) – is the promotion of rail-based growth, i.e., locating all significant development within 3 miles of an existing, enhanced or proposed station. A new railway station is proposed for Rushwick under Policy SWDPR 53.

Tilia and PDR’s site presents an opportunity to provide for a development comprising approximately 50 dwellings at Land at Rushwick Manor Farm, in a sustainable location, as part of the plans to expand the settlement at Rushwick, under Policy SWDPR 53 of the SWDPR.

This site as a whole can be brought forward for development quickly and, in this respect, it supports the Local Planning Authority’s objectives for managing and delivering growth over the course of the new plan period (2021 – 2041). The Land at Rushwick Manor Farm is deliverable, the site is available, suitable and achievable, and as such, Tilia and PDR wholly supports its identification as a housing allocation as part of the plans for an expanded settlement at Rushwick, under Policy SWDPR 53 of the emerging SWDPR. Given the size of the site (for approximately 50 dwellings), this site represents a housing site for the village of Rushwick that could be delivered in the near future, making an immediate contribution to the five-year housing land supply position early in the plan period.





