

Cleobury Mortimer Neighbourhood Development Plan

Call for Sites 6th August to 17th September 2021

Site Selection Policies

1. Residential Site(s)

The site(s) should be at least 6.5 ha to accommodate up to 130 dwellings at a density of 20 dwellings per hectare.

Sites should have an existing landscape buffer or space for additional planting if the site(s) is/are adjacent to or visible from existing nearby dwellings.

The site(s) should have good access to the existing road network suitable for the potential increase in traffic movements.

Site(s) should be located close to a connection for superfast broadband.

All boundary treatments should allow for wildlife to move freely across or through them.

A walking and cycling route should be close to the site(s) to link the development to the town centre.

Site should be suitable to include targeted drainage systems on-site which increase attenuation rates and reduce flood risk in the long-term.

2. Open Space

Proposals for this site (1.5 to 2.0 ha) should be prepared in agreement with Cleobury Mortimer Town Council.

There will be an overall improvement to biodiversity on the site.

Space and structures for waste storage and recycling will be provided for the site.

The open space should be easily accessible to the town centre using existing footpaths or with the provision of new footpaths suitable for mobility scooters, wheelchairs and pushchairs.

Upon completion of the open space, the ownership of the land and structures will be transferred to Cleobury Mortimer Town Council.

3. Cemetery Space

The ownership of the land (approx. 0.5 ha) will be transferred to Cleobury Mortimer Town Council.

The perimeter of the site will be planted with a screening hedge at least 1.5 metres in height when mature, and including native tree species.

Consideration will be given to the parking needs of visitors and suitable provision will be made.

4. Housing Mix

The site(s) should be suitable to construct 130 high quality homes with 20% of the total number as affordable housing including a mix of 1, 2 and 3 bedroom homes.

Market priced housing will make up the remaining 80% of the total number composed of:

- a. 20% two or three bedroom market rate bungalows
- b. 60% market rate housing or land for self-build homes.

5. Cleobury Mortimer Good Design Principals

Good residential design will:

- a. Provide the most energy efficient homes possible that use materials, design, orientation and technology to seek to have a “zero carbon” impact upon the environment
- b. Provide sufficient open space and recreational needs to meet identified requirements
- c. Promote waste water management both in respect of sustainable drainage and water capture (for use in activities such as gardening, car washing)
- d. Maximise the use of renewable energy opportunities offered by a particular site
- e. Aim to prevent light pollution and maintain the rural nature of the town
- f. Adopt the guidance produced by the Building for Life Partnership
- g. Maintain existing hedges where possible, and no hedge-netting will be allowed; this may mean that building work has to be timetabled to avoid disturbing nesting birds.
- h. Environmental surveys should take account of all wildlife including nocturnal species and, if between November and April, hibernating species.
- i. Make provision for small animals to move freely through boundaries and hedges
- j. Integrate the new homes into the existing neighbourhood and support pedestrian and cycle friendly neighbourhoods
- k. Provide access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter.
- l. Have designed streets in a way that encourages low vehicle speeds and allows them to function as social spaces;
- m. Where on-street parking is provided, to prevent anti-social parking;
- n. Allow for plenty of trees and planting to balance the visual impact of parked cars;
- o. Make provision for the residential parking need without the requirement for large parking courts; and
- p. Have provided adequate storage space for bins and recycling, as well as vehicles and cycles.

6. Cleobury Mortimer Environmental Principals

Protection of the environment and biodiversity net gain will include:

- a. Protection of existing trees and planting new trees. Oaks, native species and trees that provide food for foraging fauna and people will be favoured over purely ornamental species.
- b. Protecting new hedgerows and planting new hedgerows, preferably planted with native species that provide food for foraging fauna all year round.
- c. Provision of linking green corridors that allow fauna to travel freely between habitats and micro habitats.
- d. Creating better access for people to the countryside and to observe (but not disturb) natural habitats.
- e. The creation of new water features or the improvement of banks of existing water features that rely upon natural process of water management not on chemical treatment.
- f. Landscape buffers should wherever possible be mature trees that will provide screening at all times of year (including deciduous species).
- g. New recreational spaces should make provision for native flora and fauna and should not be overly manicured and managed in a way that discourages increased biodiversity.
- h. Natural management and planting of public areas and verges, for instance by replacing lawns with wildflower and varied grass species, will be supported.
- i. Assistance for nesting birds and small mammals such as hedgehog routes, nesting boxes, bug hotels, bat roosting boxes, etc. will be supported in all applications.

New environmental and biodiversity provision should be accompanied by a management plan that will demonstrate how biodiversity will increase over the life of the proposed development.

7. Environment and biodiversity net gain

Development that improves the environment and biodiversity of Cleobury Mortimer will be supported where:

- a. All development should demonstrate conformity with the Cleobury Mortimer Environmental Principals.
- b. Major Development will ensure that tree planting and management will result in 20% tree canopy coverage of the development site 15 years after completion. Existing trees should be retained and where this is not possible, replaced with a native species tree.