



toad

Tomorrow's Ombersley  
And Doverdale

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**Ombersley and Doverdale  
Neighbourhood Development Plan  
2020-2030**

Adopted Version

October 2021

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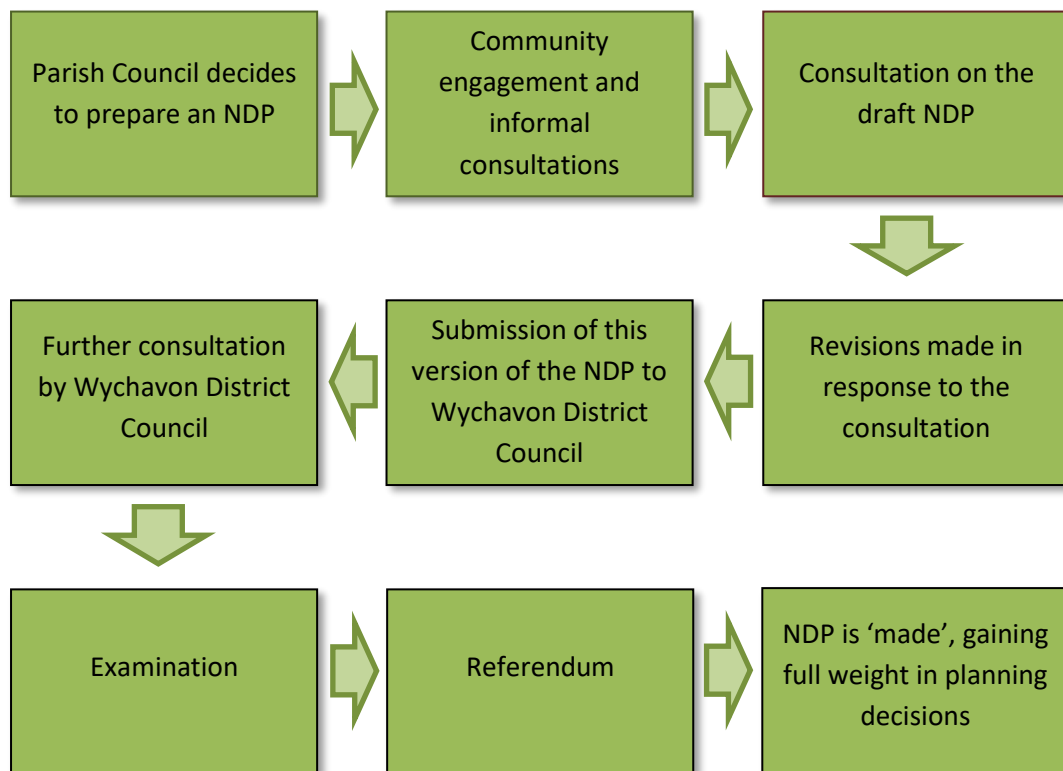
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# 1. INTRODUCTION

1.1 New planning powers were given to local communities by the Localism Act 2011. These include the ability to prepare Neighbourhood Development Plans as part of the statutory planning framework governing the development and use of land in the area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.

## Preparing the Neighbourhood Development Plan

1.2 Ombersley and Doverdale Parish Council decided to prepare a NDP in July 2017 to help ensure that decisions on future development are guided locally. The Neighbourhood Development Plan (NDP) preparation process is shown in Figure 1.



**Figure 1: Neighbourhood Development Plan preparation process**

1.3 A Steering Group of Parish Councillors and other volunteers was formed at the outset and undertook a wide-ranging programme of community engagement and informal consultations, summarised overleaf. Detailed information was gathered by four sub-groups of volunteers on the themes of social, environment, business and traffic. Professional reports on housing and design were commissioned, and account taken of the 2009 Parish Plan. Reports and other documentation prepared for the South Worcestershire Development Plan were also reviewed. The resultant 'evidence base' for the NDP is set out at Appendix A.

Date	Activity
July-August 2017	Parish Council decision to proceed and informal meeting of Parish Councillors and local residents. The project was given a strong sense of identity through the TOAD acronym (Tomorrow's Ombersley and Doverdale) and logo.
September 2017	Launch of the dedicated website <a href="http://www.toad.works">www.toad.works</a> and Facebook page.
October 2017	Circulation of a leaflet on the need for an NDP to households.
November 2017	Open public meeting at St. Andrew's church, Ombersley, to introduce the NDP process, answer questions, seek views, and gather contact details.
November 2017	Drop-in coffee mornings at Sytchampton and Ombersley village halls.
February 2018	Steering Group formed.
February – March 2018	Preferences survey (web-based).
April – May 2018	Open spaces survey (web-based).
June 2018	Display stand at Ombersley church/school fete.
August 2018	Business survey (postal) with replies from 54 businesses, a response rate of 30%.
August-September 2018	Vistas survey (web-based).
October 2018	Household survey (hand-delivered and collected) with replies from 622 households, a response rate of 63%.
February 2019	Drop-in coffee mornings at Sytchampton village hall and Ombersley Memorial Hall to provide feedback on household survey results and consult on sites for new housing.
May 2019	Preferred housing site survey (web-based).
May 2019	Drop-in event to seek further responses on housing sites.

1.4 Regular communications to parishioners were provided through:

- Monthly updates in the Parish Magazine.
- Updates on the dedicated website [www.toad.works](http://www.toad.works) including minutes of meetings and survey reports, with email alerts.
- Updates published on the Parish Council website and on Parish noticeboards.
- A new parish website (from October 2019) [www.allaboutomersley.com](http://www.allaboutomersley.com).

1.5 The Parish Council consulted on a draft NDP in October-November 2020. The draft was then revised to take account of comments received. The Parish Council submitted the amended NDP to Wychavon District Council in February 2021. The District Council consulted on the draft NDP in February-April 2021 and appointed an independent Examiner. The Examiner's Report, published in June 2021, concluded that subject to recommended modifications the NDP met the Basic Conditions and could proceed to referendum. The NDP, modified as

recommended, was the subject of a referendum in September 2021 when 92.2% of those who voted were in favour of the plan coming into force as part of the statutory development plan for the area. The NDP was formally adopted by Wychavon District Council on 13 October 2021.



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**9.30 TO 11.30 on Saturday 25<sup>th</sup> November**  
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[www.toad.works](http://www.toad.works)

## 2. OMBERSLEY AND DOVERDALE NEIGHBOURHOOD AREA

- 2.1 This chapter describes the Neighbourhood Area in terms of its social, environmental and economic characteristics which together contribute to a sense of place.
- 2.2 The Neighbourhood Area was designated by Wychavon District Council in August 2017 (Plan 1). It comprises all of the parish of Ombersley and Doverdale, an area of 3,183 hectares between the River Severn and Droitwich in the County of Worcestershire (Plan 2). Ombersley and Doverdale Parish Council is the “qualifying body” responsible for the preparation of the NDP.

### Social and community aspects

- 2.3 The main settlement is Ombersley village. Of Saxon origins, it has developed organically around the crossroads of the routes between Worcester and Kidderminster and Tenbury and Droitwich. Over time, the village has expanded from its medieval origins around the road junction (now a busy roundabout) in a mainly northerly direction, with modern estate-style development to the north-west. The principal north-south route through Ombersley, the A449, was re-routed onto an eastern bypass in 1974.



*The old crossroads in Ombersley, as seen from the churchyard*

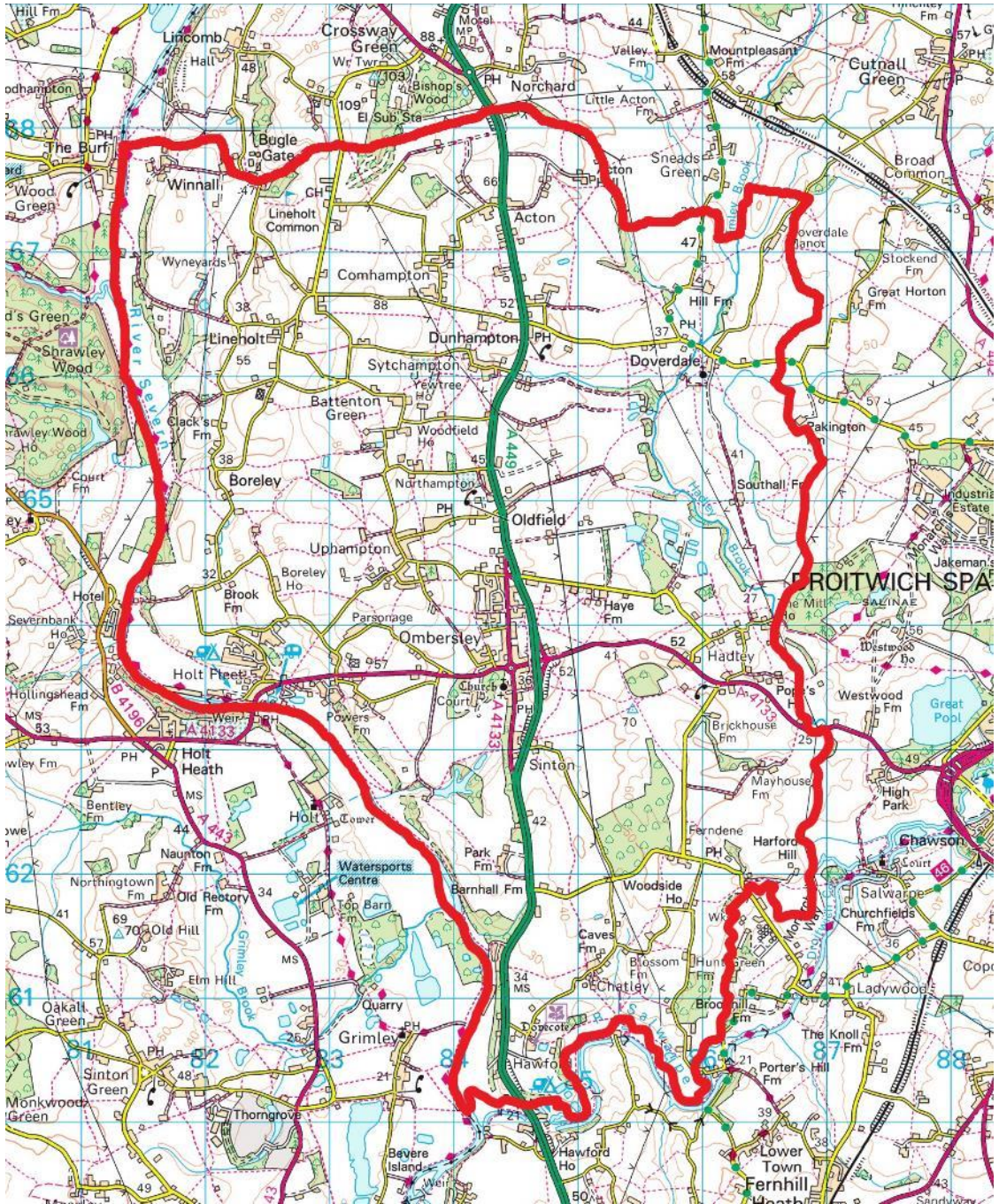


- 2.4 The Ombersley Estate has been an important influence on the development of the village. Ombersley Court, built in 1724, was the home of the late Sandys family until the death of Lord Sandys in 2013 and Lady Sandys in 2015. Today, the Ombersley Conservation Trust, established as a charity by Lord Sandys in 1993, is the major landowner in the parish. It aims to promote the conservation of lands and buildings, the protection, preservation and improvement of rural and visual character, and the amenities of the parishes for local public benefit. Ombersley Court is privately owned; the house and its landscaped setting to the south-west of the village contribute significantly to its character.




*Ombersley Court*

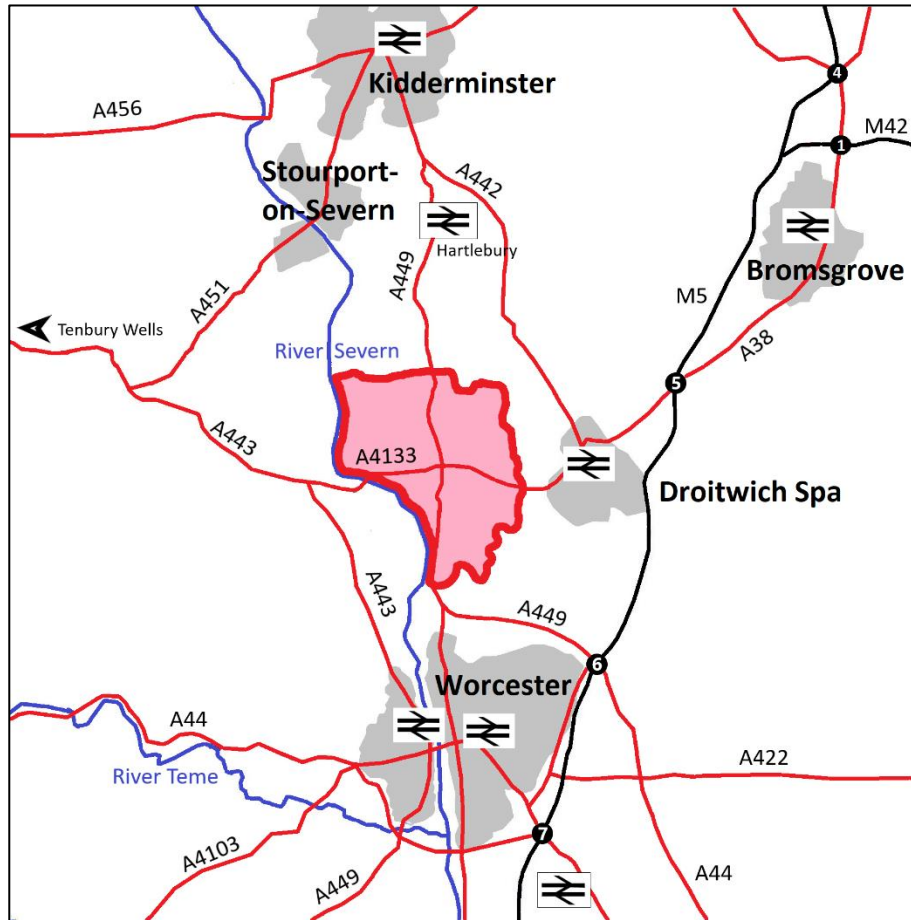
- 2.5 Other settlements lie in the countryside around Ombersley. To the north of the village and served by the A449 are the Hamptons: Uphampton, Northampton, Sytchampton, Dunhampton and Comhampton. Other smaller villages and hamlets include Holt Fleet, Boreley, Lineholt, Chatley and Hadley. Doverdale lies to the north-east, a hamlet of 19 dwellings.
- 2.6 The Neighbourhood Area is well-connected by road. The north-south dual carriageway A449 connects to Worcester and junction 6 of the M5 in the south, and to Kidderminster in the north. The A4133 links to Droitwich and junction 5 of the M5 to the east. To the west it crosses the River Severn at Holt Fleet Bridge enroute to Tenbury Wells and the A49. It is a busy cross-country route which brings significant volumes of commuter, commercial (including HGV) and general traffic through the historic centre of Ombersley.




 Ombersley and Doverdale Neighbourhood Area

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**Plan 1: Ombersley and Doverdale Neighbourhood Area**



 Ombersley and Doverdale Neighbourhood Area

 NORTH © Crown copyright and database rights (2019) Ordnance Survey (0100055485). Not to scale.

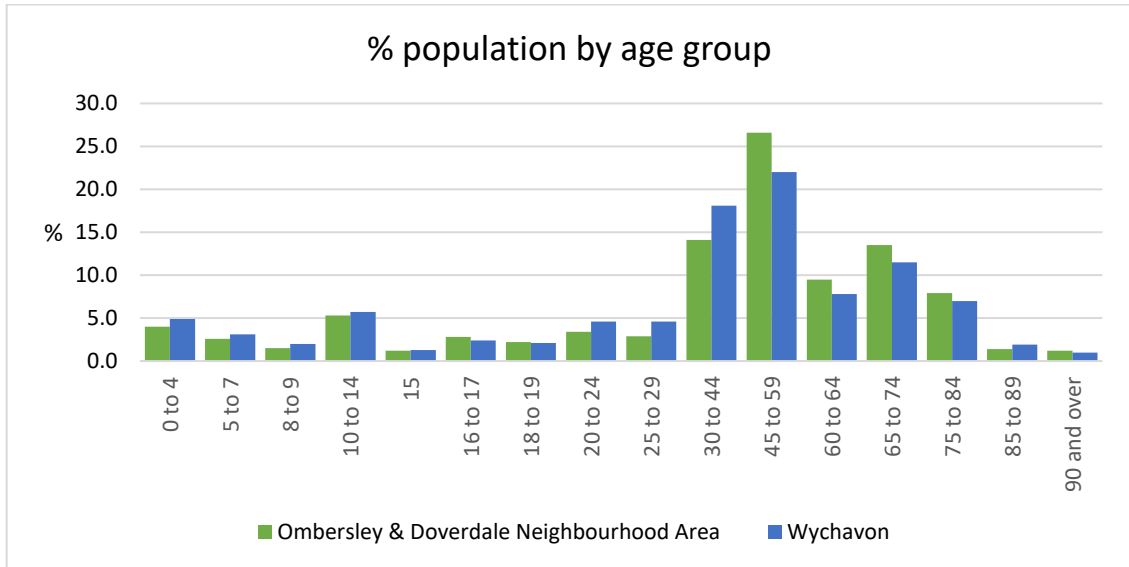
### Plan 2: Context plan

- 2.7 The nearest rail stations are at Kidderminster, Hartlebury, Droitwich, Worcester and Worcestershire Parkway. There is a bus service between Kidderminster and Worcester which serves Ombersley and other settlements in the Neighbourhood Area along the A449, and a weekly community bus service from Droitwich to Holt Fleet via Ombersley. There are 320 footpaths (94.4 km) which are well used by locals and visitors and are highly valued.
- 2.8 The Neighbourhood Area has a wide range of community facilities and services. Ombersley village is the main focus of provision, home to St. Andrew's church; a purpose-built medical centre; a dental practice; Ombersley Endowed First School; and the Memorial Hall. The Hall was opened in 1923 as a memorial to the fallen in the Great War, and today is used extensively by many clubs and societies and as the polling station. There are also tennis, cricket and bowls clubs in the village, and two bowling clubs at Hadley. Sytchampton to the north has a village hall and an Endowed Primary School. Doverdale is home to St. Mary's church which in part dates from the 11<sup>th</sup> Century and is mentioned in Domesday.



*Main road, Ombersley*

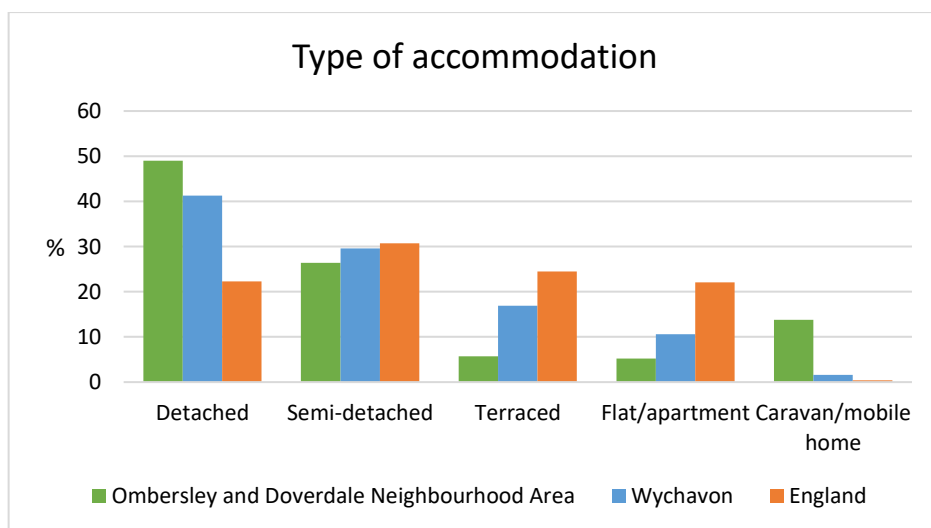
- 2.9 Local shopping facilities are relatively limited given the size of population, including a grocers/butchers/coffee shop in the centre of Ombersley, petrol filling stations in Ombersley and on the A449, and a nursery and the Holt Fleet convenience stores on the A4133. There are several public houses and a restaurant in Ombersley, and a number of catering outlets along the A449 serving both local and passing trade.
- 2.10 The population of the Neighbourhood Area was 2,360 at the time of the 2011 Census, an increase of 8% on the 2001 Census figure (2,178). This equates to a population density of 0.7 persons per hectare, less than that of Wychavon District (1.8 ppha) and England overall (4.1 ppha). The number of households also rose in this period, by 11% (906 to 1,003). As a result, the average household size declined slightly from 2.4 persons per household in 2001 to 2.35 in 2011. The mid-2018 population estimate shows a further rise to 2,439 (up 3% on the 2011 figure).
- 2.11 Some 24% of the population were aged 65 and over in 2011, a slightly older age profile than for Wychavon District (21%) (Figure 2). The proportion of older people was estimated to have increased to 26% by 2018, with those of working age falling from 61% to 57% over this period.



**Figure 2: population by age group**

2.12 In 2011 78% of homes were owner occupied, either outright or with a mortgage or loan, slightly more than for the District as a whole (72%). Some 9% were social rented (District 14.5%), with 10% being privately rented, similar to the District (11%).

2.13 Detached properties accounted for 49% of all household spaces in 2011 (District 41%, England 22%) (Figure 3). Terraced properties were conversely less well-represented, accounting for 6% of household spaces in the Neighbourhood Area compared to 17% at District-level and 24% in England. This pattern is reflected in the size of properties, with 36% of household spaces in the Neighbourhood Area having 4 or more bedrooms, compared to 29% at District level. Some 14% of household spaces were accounted for by caravans or other mobile or temporary structure (District 2%, England 0.4%).



**Figure 3: type of accommodation**

## Natural environment

2.14 The farmed landscape of the Neighbourhood Area is typical of the lower Severn valley.

Woodland is relatively sparse, although a scattered mosaic of hedgerow trees, discrete blocks of deciduous woodland and along watercourses, traditional orchards, parkland and remnant areas of ancient and semi-natural woodland all contribute to a wooded appearance. Millhampton Wood, to the north-west of Uphampton, was established in 2000/2001 by the Woodland Trust, with the active support of local residents, to mark the Millennium.



2.15 The main areas of woodland are of importance to biodiversity and are designated at County-level as Local Wildlife Sites, along with other natural habitats including the River Severn. There are no national-level Sites of Special Scientific Interest in the Neighbourhood Area, although several adjoin: Westwood Great Pool, on the outskirts of Droitwich, and Grimley Brick Pits and Shrawley Wood on the western bank of the River Severn.



*Gardner's Grove from Haye Lane*

## Built environment

2.16 There are 153 listed buildings within the Neighbourhood Area ranging from the grade I listed Ombersley Court to more modest farmsteads, cottages and agricultural buildings. St. Andrew's church, centrally-located in Ombersley close to the main road roundabout, is grade II\*, as is the nearby Sandys Mausoleum, and there are a further 19 grade II listed structures in and around the churchyard, comprising memorials, tombs, a cross, headstones, the churchyard wall, railings and gates, and the Ombersley war memorial. Many of the adjacent buildings fronting onto Main Road are also listed.



*St. Andrew's Church, Ombersley (left) and St. Mary's Church, Doverdale*

2.17 Ombersley Court is a grade II registered park and garden, as is Westwood Park, which adjoins the Neighbourhood Area to the east. There are three scheduled ancient monuments: a moated site immediately west of the grade II-listed Church of St. Mary, Doverdale, a dovecote at Hawford Grange, and Hawford Roman Camp, which is bisected by the A449 in the south of the Neighbourhood Area.



*Hawford dovecote*

2.18 The historic core of Ombersley was designated a Conservation Area in 1969. Conservation Areas for the rural hamlets of Uphampton and Northampton were added in 1975. Together, the three Conservation Areas account for some two-thirds of the listed buildings in the Neighbourhood Area. Wychavon District Council has prepared and adopted Conservation Area Appraisals for Ombersley and Uphampton.

## Economy

2.19 The economy of the Neighbourhood Area is typical of that in rural South Worcestershire as a whole, with an emphasis on small-scale businesses operated from home or from commercial property nearby.<sup>1</sup> Farming and market gardening are the main land uses although agriculture, forestry and fishing accounted for just 4.4% of main jobs in 2011. The farmland west of the A449 is mainly grade 1 (excellent) and grade 2 (very good); to the east it is mainly grade 3 (good to moderate). There are no industrial or trading estates, or larger-scale manufacturing firms.



*Harvesting the spring onion crop*

- 2.20 A study of businesses undertaken for the NDP identified 183 businesses trading in the Neighbourhood Area in 2018.<sup>2</sup> These were distributed throughout the Neighbourhood Area, with 42% in Ombersley village. This matches Ombersley's village share of the resident population of the Neighbourhood Area (41%).
- 2.21 Looking at the type of business, leisure was the single largest category (22% of all businesses). The Neighbourhood Area is home to a number of pubs, restaurants, bed and breakfast accommodation, camping and caravan sites and sporting clubs including a golf course. There were also a number of enterprises offering finance and business support (13%) in the form of asset management, investment advice, accountancy and consultancy services. This was followed by agriculture, market gardening and nurseries (12%), construction (10%) and retail businesses (10%). Other types of businesses were numerically less well-represented but this belies their importance in providing services to the local community – for instance, the medical and dental practices in Ombersley village, two schools and a day nursery and petrol filling stations and garages.

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<sup>1</sup> South Worcestershire Councils, Employment Land Review, Roger Tym and Partners, March 2011.

<sup>2</sup> TOAD Economy sub-group, Business in Ombersley and Doverdale, November 2018.



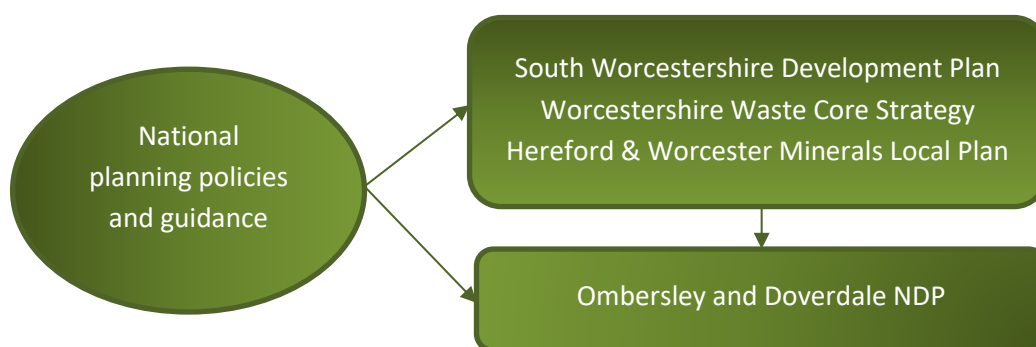


*Ombersley Endowed First School (left) and Sytchampton Endowed Primary School*

- 2.22 The survey found that most businesses were small in terms of the numbers of workers, with 58% having fewer than three workers on a full-time equivalent basis, and over a quarter (28%) comprising sole traders (full or part-time). This emphasis on self-employment is also seen in the Census data; the rate of self-employment in 2011 was 18.1% of residents aged 16-74, higher than in Wychavon District (12.6%) or England (9.8%).
- 2.23 Businesses operated from a range of properties, including purpose-built premises such as farms and retail units (43% of responding businesses). A further 30% operated from home and as such their presence 'on the ground' is not immediately obvious. In 2011, 8.6% of working age residents worked at or mainly from home, more than for Wychavon District (5.5%).

### 3. PLANNING POLICY CONTEXT

3.1 The NDP must have regard to national planning policies and guidance, and be in general conformity with the strategic policies of the development plan for the area. This comprises the South Worcestershire Development Plan (SWDP) together with the Worcestershire Waste Core Strategy and the Hereford and Worcester Minerals Local Plan.<sup>3</sup> The policies of the NDP take account of this higher-level planning policy framework (Figure 4).



**Figure 4: Planning policy context for the NDP**

- 3.2 National planning policy is set out in the National Planning Policy Framework (NPPF). Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.
- 3.3 The SWDP was adopted in February 2016 for the administrative areas of Malvern Hills District, Worcester City and Wychavon District.<sup>4</sup> The SWDP guides the development of South Worcestershire up to 2030. It provides an overall development strategy for the Neighbourhood Area together with other relevant strategic and non-strategic planning policies on housing, the environment and economic development.
- 3.4 Ombersley is a Category 1 village in the SWDP’s settlement hierarchy. These are settlements with at least four key services and access to a range of transport options, and where some new development will be acceptable to meet local housing and employment needs. The SWDP defines a development boundary around Ombersley to guide such growth and establish the extent of the settlement for planning purposes. Infill development inside the boundary is acceptable in principle, subject to more detailed planning policies including those set out in the NDP.
- 3.5 The SWDP allocates two sites for new housing at Ombersley. One of these (The Racks) is under construction. The other, land north of Woodhall Lane, has not yet come forward and does not have planning permission.

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<sup>3</sup> The Hereford and Worcester Minerals Local Plan will be replaced by the Worcestershire Minerals Local Plan, currently at public examination, when this is adopted.

<sup>4</sup> The Neighbourhood Area is in the administrative area of Wychavon District Council.

- 3.6 The SWDP also defines development boundaries for the smaller settlements of Oldfield, Sytchampton and Uphampton. Their role in providing additional future development is limited and the SWDP does not make any housing site allocations. Land outside the four development boundaries, comprising the rest of the Neighbourhood Area, is open countryside where development is strictly controlled.
- 3.7 The NDP has been written to complement rather than duplicate these existing policies. To this end it covers the period 2020 to 2030, co-terminous with the adopted SWDP. In respect of the unimplemented SWDP allocation site north of Woodhall Lane, Ombersley, the NDP includes a design-based policy to guide its development.
- 3.8 The SWDP is currently under review, to extend the plan period and meet the development needs of South Worcestershire up to 2041. A Preferred Options consultation was undertaken in 2019. The present timetable is for the Review to be submitted to the Secretary of State for examination in early 2022, and adopted in early 2023. The NDP has been prepared to take into account emerging amendments to adopted SWDP policies as far as possible, to ensure that complementary policies are produced. Reference is made to emerging SWDPR policies, as set out in the Preferred Options document, as appropriate.
- 3.9 Wychavon District Council carried out a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening in August/September 2020 in consultation with the three statutory environmental bodies. This concluded that neither a full SEA nor a HRA Appropriate Assessment were required in the production of the NDP.
- 3.10 The SWDP establishes the scale of housing expected to take place in the Neighbourhood Area up to 2030. Pending the preparation of the SWDPR, Wychavon District Council has provided indicative housing requirement figures for the Neighbourhood Area.<sup>5</sup> The calculations take into account the latest evidence of local housing need, the most recently available planning strategy for South Worcestershire as set out in policy SWDP 2 *Development Strategy and Settlement Hierarchy*, planning permissions and undeveloped housing allocations in the SWDP and the population of the neighbourhood area. For the period up to 2030, the indicative housing requirement is for a single dwelling.
- 3.11 The indicative housing requirement statement indicates that windfall development in the Neighbourhood Area since the adoption of the SWDP in February 2016 will count towards meeting the requirement. Completions on small site windfalls April 2016 to March 2019 total 12 dwellings,<sup>6</sup> so the indicative housing requirement up to 2030 has been met.

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<sup>5</sup> In accordance with NPPF paragraph 66.

<sup>6</sup> Wychavon District Council, Five year housing land supply reports, 2018-2019.

## 4. VISION AND OBJECTIVES

4.1 The NDP has been prepared to reflect the character of Ombersley and Doverdale, the information provided by surveys and consultations, other evidence, and existing national and County/South Worcestershire planning policies. This chapter of the NDP sets out a Vision for the Neighbourhood Area in 2030, together with more detailed objectives. Subsequent chapters provide policies on:

- Sustainable development - chapter 5.
- Housing, services and facilities - chapter 6.
- Natural environment - chapter 7.
- Built environment - chapter 8.
- Economy - chapter 9.

4.2 A concluding chapter explains how the NDP will be delivered and includes Community Actions to address desirable improvements which fall outside the land-use scope of the Plan. Figure 5 illustrates the relationship between the Vision, objectives, policies, and community actions.

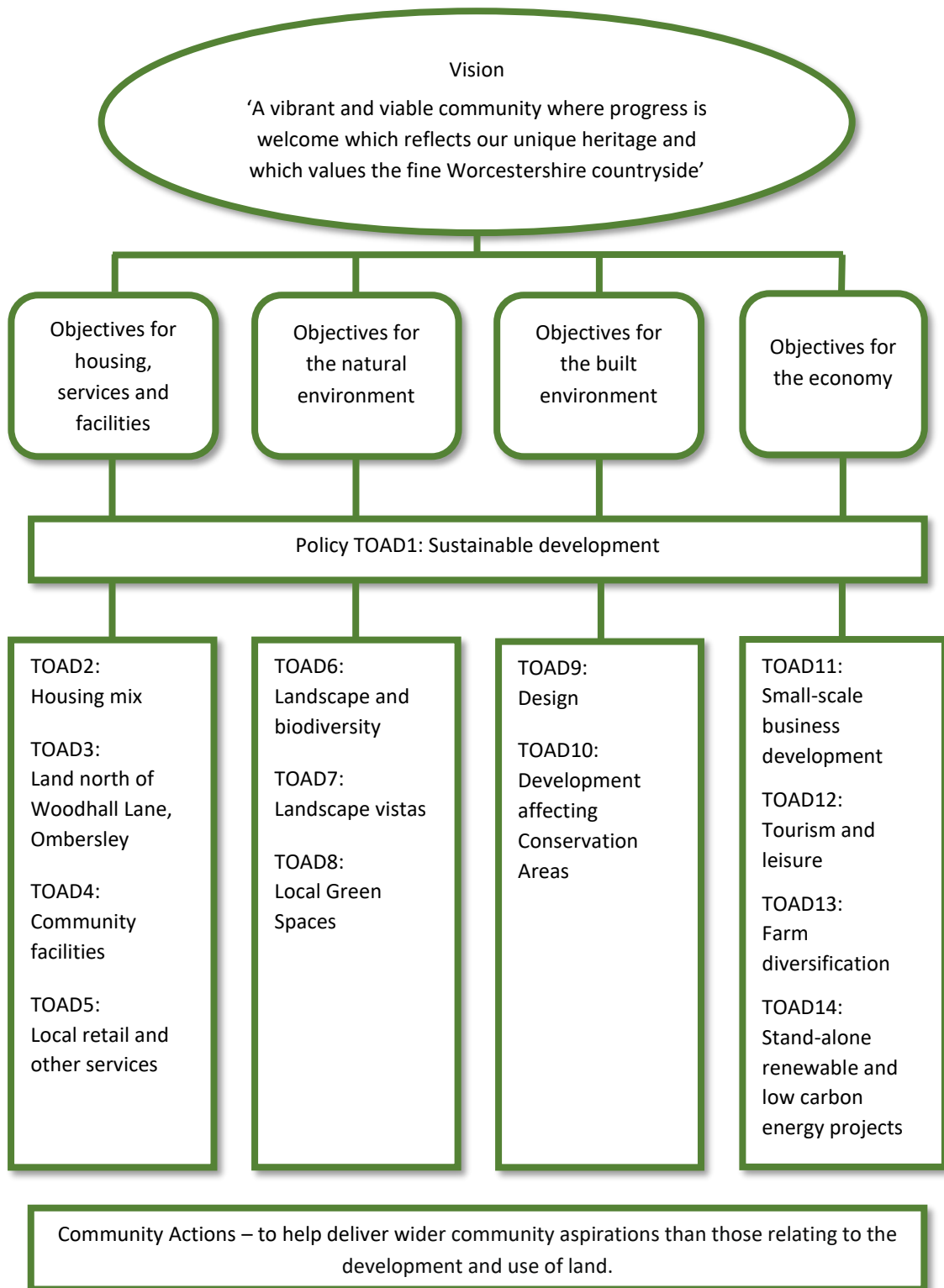
### Vision

4.3 The NDP aims to deliver the following Vision by 2030:

‘A vibrant and viable community where progress is welcome which reflects our unique heritage and which values the fine Worcestershire countryside’.

4.4 This will mean that by 2030:

1. Each of the villages and hamlets will have retained their separate and distinctive characters and the rural, farmed landscape around them will have been protected.
2. There will be greater provision of housing of a range and styles which includes affordable homes and homes for the elderly. Such provision will be proportionate and consistent with the distinctiveness and character of the parish and the considerable heritage. It will also reflect the three Conservation Areas, of Ombersley, Uphampton and Northampton.
3. The landscape, with its open spaces, outstanding vistas over large parts of South Worcestershire, and the range of wildlife habitats and species, will have been conserved and enhanced.
4. The parish will continue to be a lively and inclusive community, with improved facilities, services, recreational and sporting provision suitable for different age groups.
5. There will be an improved village infrastructure which gives safe and sustainable access to facilities for everyone, and where development addresses the need to mitigate and adapt to climate change.
6. Small scale business, agriculture and tourism will be encouraged to thrive. Home working and new technology will have been successfully harnessed.



**Figure 5: the relationship between the NDP's Vision, objectives, policies and Community Actions**

## Objectives

4.5 The following objectives are defined for each of the main policy areas of the NDP. The objectives will be supported and further delivered through Community Actions.

### Objectives for housing, services and facilities

- To require a mix of new housing in line with community needs.
- To establish criteria to guide the development of land north of Woodhall Lane, Ombersley, helping to deliver the SWDP allocation for this site in a manner consistent with settlement character.
- To identify existing community facilities for protection.
- To support the provision of local retail and other services.

### Objectives for the natural environment

- To protect, conserve and enhance the distinctive landscape character of the Neighbourhood Area.
- To minimise impacts on and provide net gains for biodiversity.
- To identify and safeguard valued landscape vistas.
- To protect green areas of particular importance to the local community by designating them as Local Green Space.

### Objectives for the built environment

- To ensure new development is designed to respect and enhance its context and maintain local distinctiveness.
- To ensure that new development includes sustainability measures which take a positive approach to mitigating and adapting to climate change.
- To ensure that proposed schemes design out crime through applying Secured by Design principles and standards.
- To require new developments to be supported by the infrastructure and services they need such as education, health and emergency services.
- To ensure that the special interest, character or appearance of the Ombersley, Uphampton and Northampton Conservation Areas is preserved or enhanced.

### Objectives for the economy

- To support and encourage the development and expansion of small-scale local employment, including tourism and leisure businesses and those based at home.
- To provide safeguards to address the potential impacts of employment development, including in respect of their scale, transport requirements, access, parking, and amenity.
- To identify criteria to be used in assessing stand-alone renewable and low carbon energy projects.

## 5. SUSTAINABLE DEVELOPMENT

### **Policy TOAD1: Sustainable development**

**The objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs.**

**Development proposals which contribute to the sustainable development of the Ombersley and Doverdale Neighbourhood Area will be supported. In making this assessment of sustainability, the following considerations will be sought and balanced, as relevant to the proposal:**

- 1. retaining and enhancing social and community infrastructure including education, health and the emergency services, and promoting and enabling new provision to meet a range of needs and support quality of life. Where necessary, proposals should provide contributions to enable these services to continue supporting quality of life;**
- 2. ensuring that new housing addresses community needs;**
- 3. conserving and enhancing the distinctive natural and historic environment of the Neighbourhood Area, with development avoiding undue loss of amenity or impacts on landscape character and biodiversity;**
- 4. supporting existing, new and diversified employment opportunities which are compatible and in scale with the rural nature of the Neighbourhood Area.**

- 5.1 The NDP seeks to play an active role in guiding development in the Neighbourhood Area towards a sustainable solution. It does this by setting out the character of the area, identifying needs and opportunities, and providing appropriate land-use planning policies to manage change.
- 5.2 National and local planning policies place the achievement of sustainable development at the heart of the planning system,<sup>7</sup> which has three overarching and interdependent objectives - economic, social and environmental. These need to be pursued in mutually supportive ways so that net gains can be secured across each objective.
- 5.3 Some development proposals may entail a mix of gains and losses when assessed against the Vision and its supporting objectives. Comments on the draft Vision made through the household survey acknowledge this point. Planning decisions will need to balance such variable impacts against each other in considering how individual projects contribute to sustainability, taking into account the character, needs and opportunities of the Neighbourhood Area.

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<sup>7</sup> National Planning Policy Framework paragraph 7; Resolution 42/187 of the United Nations General Assembly.

## 6. HOUSING, FACILITIES AND SERVICES

### Housing mix

#### Policy TOAD2: Housing mix

To be supported proposals for the development of five or more homes must demonstrate, subject to viability considerations, that they provide a mix of dwellings that meet the latest assessment of local needs. Proposals must demonstrate consideration of local needs for:

- homes with one-or-two bedrooms;
- homes designed to meet the needs of older people including bungalows;
- homes to rent; and
- starter homes and other affordable routes to home ownership.

To be supported market homes in proposed housing developments of five or more units should provide approximately:

- 50% one-or-two-bedroom properties;
- 40% three-bedroom properties; and
- 10% four-or-more bedroom properties

unless the latest assessment of local needs or viability considerations are demonstrated to require an alternative mix.

Where affordable homes are proposed, approximately 80% should be provided as affordable housing for social rent and/or affordable rent unless up to date evidence on local need or viability suggests otherwise.

- 6.1 It is important that housing of the right kind is provided to help meet local requirements. National policy is that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.<sup>8</sup> *SWDP 14 Market Housing Mix* requires all new residential developments of five or more units to contain a mix of types and sizes of market housing, as informed by the latest Strategic Housing Market Assessment (SHMA) and other local data including that collected for neighbourhood plans. This approach is set to continue in the SWDPR.
- 6.2 The Housing Needs Assessment (HNA) undertaken for the NDP provides evidence on the mix of housing required locally.<sup>9</sup> The HNA recognises that demographic factors such as household composition and age mean that demand will increasingly be for smaller rather than larger properties. On the basis of the evidence gathered it recommends that at least half of new

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<sup>8</sup> NPPF paragraph 61.

<sup>9</sup> AECOM, Ombersley and Doverdale Housing Needs Assessment.



homes should have 1 or 2-bedrooms, with 40% being 3-bedroom. The building of smaller dwellings will allow older households to downsize, thereby making larger family housing available for those in need. It will also allow younger households to form, remain in the area or relocate. It is recognised that downsizing households may prefer two-bedroom properties.

- 6.3 The HNA also recommends that new developments include homes for rent with an emphasis on smaller property so as to meet the needs of single-person households, newly-forming young households and those with annual incomes up to around £30,000. In terms of the type of dwellings, as well as detached and semi-detached homes, bungalows should be promoted to meet the demands of a growing elderly population.
- 6.4 Replies to the household survey supported the provision of a mix of house types and sizes in the Neighbourhood Area. There was support for sheltered accommodation for the elderly and for affordable housing, as well as for privately-owned homes. Responses favoured three-bedroom and two-bedroom dwellings over larger four-bedroom homes. Adaptable or easy access homes such as bungalows were also supported.
- 6.5 The latest Wychavon SHMA<sup>10</sup> demonstrates that at district-level the greatest need is for 3-bedroom dwellings, then equally for 2- and 4-bedroom dwellings, with a negative requirement for 1-bedroom dwellings. It confirms that particular attention should be paid to the housing needs of older people who have aspirations for bungalows, flats and smaller houses; this will also help the overall operation of the housing market by allowing other households to trade up into properties released by older people.
- 6.6 Where affordable housing is to be provided in accordance with SWDP 15 *Meeting affordable housing needs* and SWDP 16 *Rural exception sites*, regard should be had to local requirements as to tenure. The 2017 parish Housing Needs Survey by the District Council found that households likely to need affordable housing over the next five years favoured renting from a housing association over seeking intermediate housing products.<sup>11</sup> In South Worcestershire, 80% social rent and/or affordable rent and 20% intermediate products is the starting point for negotiation.<sup>12</sup> In line with SWDP 15, the tenure mix of affordable housing on any given scheme will be subject to discussion with the District Council and take into account the latest available housing needs information and viability considerations.



*'The Racks' development being built*

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<sup>10</sup> Wychavon District Council, Wychavon Strategic Housing Market Assessment 2019, September 2019.

<sup>11</sup> Wychavon District Council, Ombersley and Doverdale Parish Housing Needs Survey, Analysis of results.

<sup>12</sup> South Worcestershire Councils, Affordable Housing Supplementary Planning Document, October 2016.

## Land north of Woodhall Lane, Ombersley

### **Policy TOAD3: Land north of Woodhall Lane, Ombersley**

**Proposals for the development of land north of Woodhall Lane, Ombersley which meet the following requirements will be supported:**

- 1. a mix of dwellings is provided in accordance with policy TOAD2; and**
- 2. the scheme is designed to be in accordance with policy TOAD9 and the principles in the Ombersley and Doverdale Design Guidelines, positively addressing the character of the area including in terms of layout, density, the treatment of site frontages and respect for the amenity of adjoining dwellings, and the use of materials and architectural detailing; and**
- 3. landscaping and improvements to benefit biodiversity are provided in accordance with policy TOAD6; and**
- 4. green space is provided which includes a pedestrian link between Woodhall Lane and Holly Lane, recreational facilities for specific age groups, and sustainable drainage.**

- 6.7 Land north of Woodhall Lane, Ombersley is allocated in the SWDP for new housing, together with The Racks. The amount of housing to be built on the site and of affordable housing to be provided are matters for the policies of the SWDP and the SWDPR. Policy TOAD3 provides further site-specific guidance to help deliver the SWDP allocation in a manner consistent with settlement character. It does not seek to re-allocate the site.
- 6.8 The site is 2.03 ha. in extent, with Woodhall Lane to the south, the A4133 to the east, Holly Lane to the north and residential curtilage to the west (Uttbridge House and the adjacent Coach House). The boundaries to Woodhall Lane, the A4133, Holly Lane and to the west are all marked by hedgerow. The site lies in an edge-of-village position, surrounded by scattered dwellings giving way to open countryside (Plan 3).
- 6.9 The site is predominantly pasture, with a single dwelling (Faber Cottage) and associated outbuildings. An area of 0.17 ha. between Faber Cottage and Holly Lane is recorded as a traditional orchard in the Priority Habitat Inventory, although there are no remaining fruit trees. There are no designated heritage assets in or adjacent to the site.
- 6.10 The adjoining A4133 merges with the dual carriageway A449 at priority junctions immediately to the east of the site. The site assessment originally prepared for the SWDP in 2012 indicates that vehicular access was agreed from the A4133. Woodhall Lane was considered unsuitable given the level of development potential, although this was in the context of a larger site than

eventually allocated.<sup>13</sup> If access is to be taken from the A4133 this may help enable improvements to the junctions with the A449; the present priority arrangements were the subject of a number of adverse comments in responses to the household survey. Holly Lane is a public footpath, part of the wider public rights of way network providing pedestrian access to the wider countryside north and west of Ombersley and Uphampton.

6.11 Proposals should address the following design issues to ensure the site is developed with sensitive regard to its context and to add to the overall quality of the area:

- The overall layout should be informed by the character of the dispersed pattern of adjoining development to the north of Woodhall Lane. These existing dwellings are typically positioned facing the road, often situated centrally within a generous curtilage. Their amenity should be respected, including by providing suitable distances between existing and new dwellings, maintaining privacy and avoiding overlooking, particularly where sensitive rear and side property boundaries are concerned.
- Residential densities should reflect the site's position in the transitional zone between the modern village areas to the south of Woodhall Lane and the open countryside outside the development boundary. Densities should vary within the site to reflect this transitional character by reducing to the north.
- The treatment of the principal site frontages should reflect the particular character of the surrounding development and uses:
  - Development facing onto the A4133/A449 will be prominent on the main road approach to the village from the north and so will have a gateway function. It will also need to be designed to have regard to road traffic noise. A suitable noise assessment should be prepared and accompany any planning application.
  - Along Woodhall Lane, the aim should be to provide a strong and active frontage to integrate the scheme into the village. To help achieve this, relatively higher densities will be appropriate in this part of the scheme.
  - Dwellings fronting onto Holly Lane should reflect the character of the existing properties along the Lane and the proximity of open countryside. Relatively lower densities will be needed in this part of the scheme to achieve this.
- Building materials and detailing should reflect those used in the surrounding dwellings. These favour brick as a primary material (with painted render as a secondary material), roofs (sometimes hipped) in tile, and vernacular cottage-style forms and detailing such as gables on the principal frontages facing the road, front porches, and timber barge boards.
- As much of the existing hedgerows on the boundaries of the site should be retained as is practicable, for instance to be consistent with junction visibility requirements. New boundary treatments should favour native-species hedgerow, in order to maintain the semi-rural character of the site and its context, in preference to other more urbanising methods such as timber fencing.

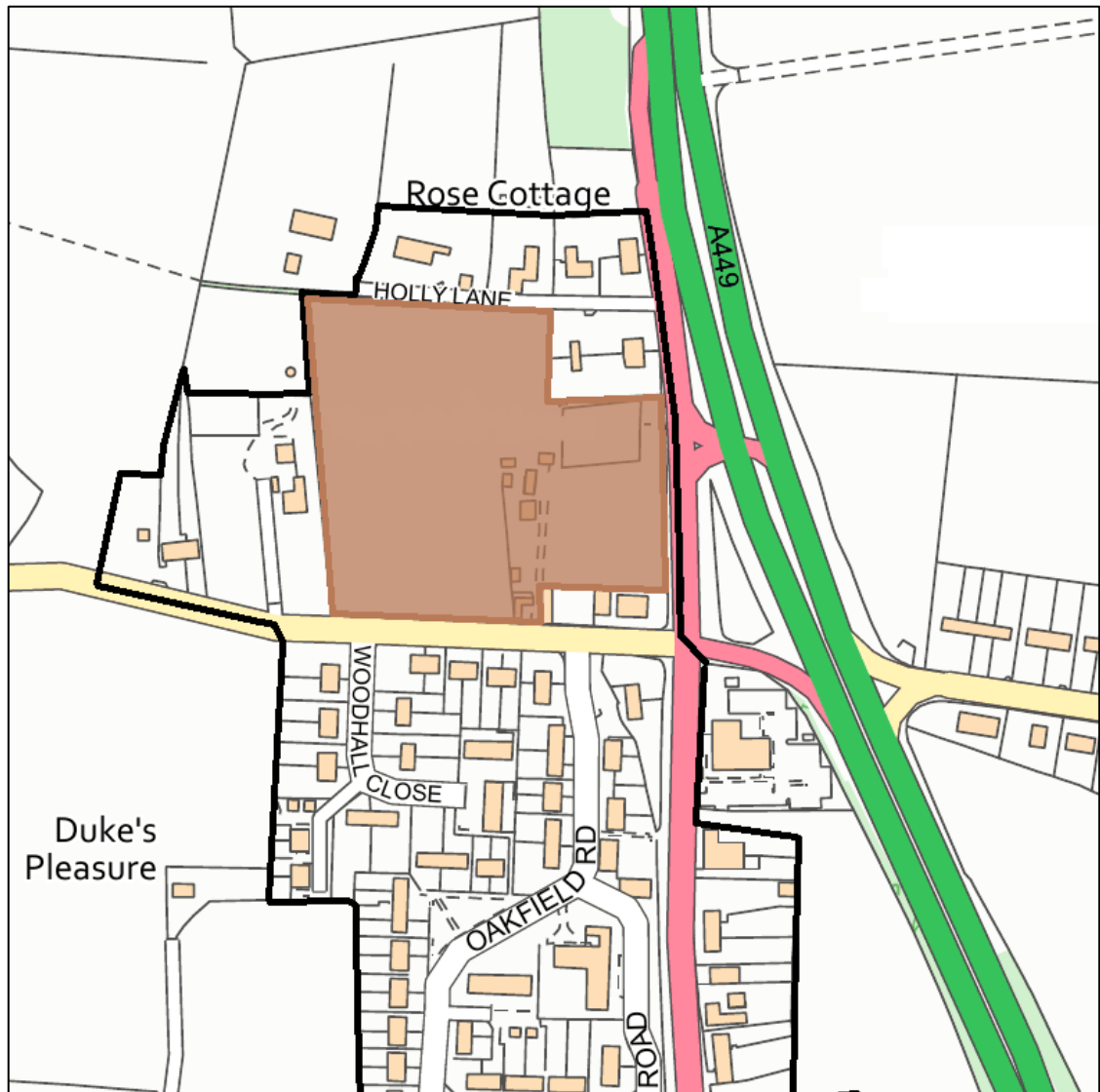
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<sup>13</sup> South Worcestershire Councils, SWDP Non-strategic Housing Allocations Background Paper.

- A suitable ecological assessment of the site should be prepared and submitted with any planning application and include relevant mitigation, enhancement and management measures. Proposals should aim to secure net gains for biodiversity in accordance with policy TOAD6.
- In making provision for green space and outdoor community uses in accordance with SWDP 39 or its successor, responses to the household survey supported recreational/leisure facilities aimed at specific age groups, such as facilities for teenagers and adult exercise equipment/trim trail. The green space should also include provision for sustainable drainage and native species planting. Sustainable drainage should be provided in accord with County Council guidance,<sup>14</sup> and include provision for its long-term maintenance over the lifetime of the development through both submission of a Management Plan and its implementation by a suitable relevant body in accord with policy TOAD9.
- Within the green space a footpath route from Woodhall Lane to Holly Lane should be established. This will improve pedestrian connectivity from the village to the public right of way along the latter. The need to foster better access to the open countryside around Ombersley and to connect to the other villages such as Uphampton was raised in the household survey.

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<sup>14</sup> Worcestershire County Council, Sustainable Drainage Design and Evaluation Guide, 2018.



SWDP 2016 development boundary
  SWDP 59/26 housing site allocation, land north of Woodhall Lane

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**Plan 3: Land north of Woodhall Lane, Ombersley**

## Community facilities

### Policy TOAD4: Community facilities

Development proposals that would result in the loss of existing community facilities will only be supported when the criteria in policy SWDP 37B can be shown to be met.

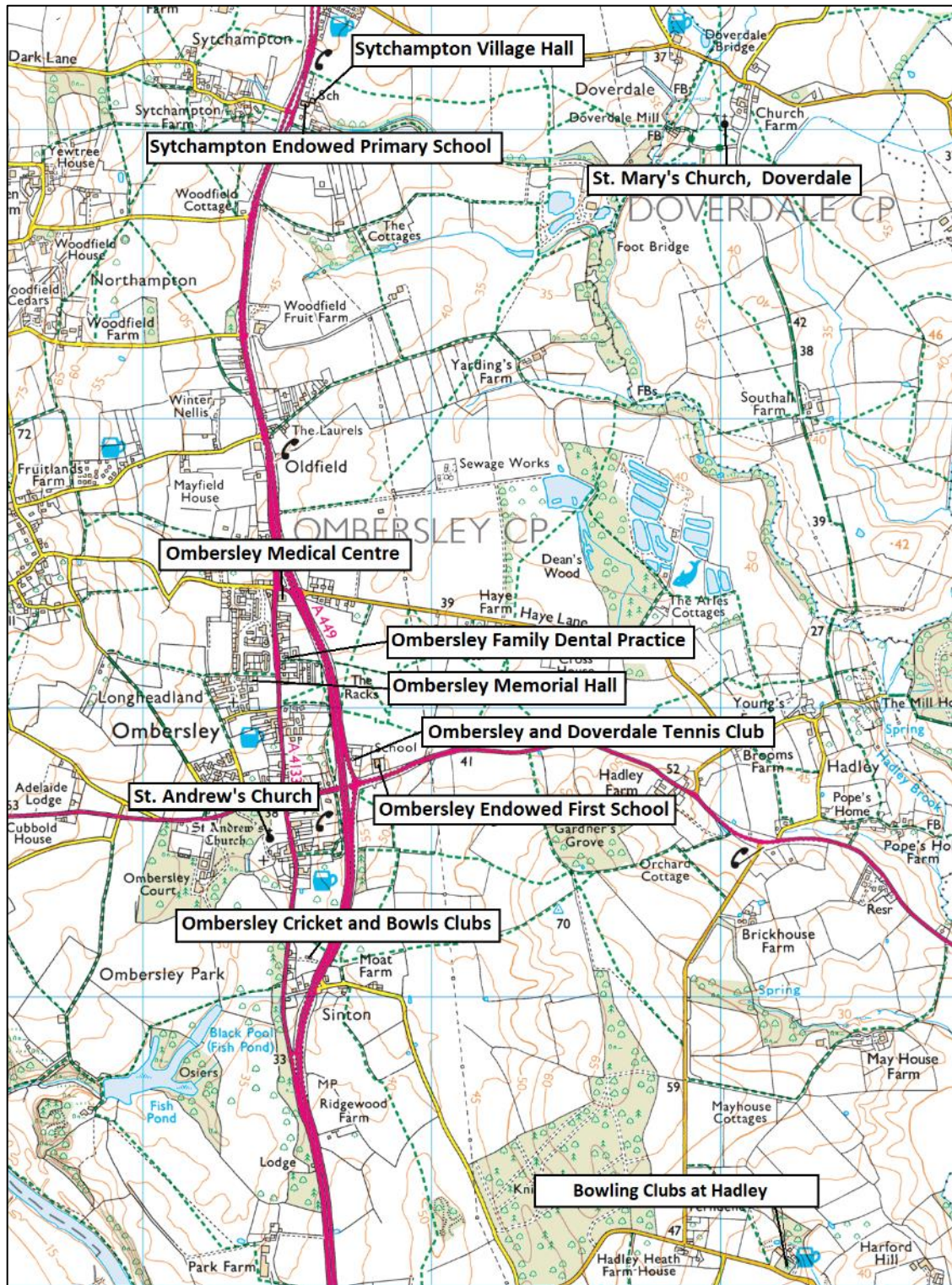
The community facilities covered by this policy are:

1. Ombersley Memorial Hall
2. Sytchampton Village Hall
3. St. Andrew's Church, Ombersley
4. St. Mary's Church, Doverdale
5. Ombersley Endowed First School
6. Sytchampton Endowed Primary School
7. Ombersley Family Dental Practice
8. Ombersley Medical Centre
9. Ombersley and Doverdale Tennis Club
10. Ombersley Cricket and Bowls Clubs
11. Bowling Clubs at Hadley.

6.12 Community facilities contribute to the quality of life in the Neighbourhood Area, meeting a wide variety of educational, religious, health and wellbeing, and community needs and requirements. It is important in sustaining the social fabric of the parish that they are retained.

6.13 SWDP 37 *Built Community Facilities* supports the provision of new facilities and the enhancement of existing provision, and sets out criteria which must be met by any proposals that would result in the loss of a site or building currently or last used as a community facility. Policy TOAD4 lists the community facilities in the Neighbourhood Area to be considered under these criteria, and they are shown on Plan 4. It applies to both the buildings and formal sport pitches and courts concerned and associated areas of land and car parking. The cricket pitch and bowling green at Ombersley are also significant green spaces and are protected by policy TOAD8.





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**Plan 4: Location of community facilities**

## Local retail and other services

### **Policy TOAD5: Local retail and service facilities**

**Proposals for new or expanded convenience retail or other similar services to meet day-to-day needs will be supported provided that they:**

- 1. are of a scale which is proportionate to local community needs; and**
- 2. make full use of opportunities to provide access by walking, cycling or public transport; and**
- 3. do not result in additional on-road parking, and avoid undue impact on residential and visual amenity.**

**Where practical and viable, use should be made of sites which are within or physically well-related to Ombersley, and of existing buildings and previously-developed land in preference to new development on greenfield sites.**

6.14 A key theme arising from the household survey was the desire for additional local services to meet the daily shopping and other needs of the community. There was considerable support for more shops with comments also raising the need for a Post Office<sup>15</sup> as well as for other local services such as a bakery and cashpoint. Whilst these are dependent on commercial decisions, the NDP can provide a positive planning policy, giving confidence that any such appropriate provision will be readily supported when the planning criteria set out are met.

6.15 At present, retail and service facilities are to be found in either Ombersley or along the A449 and A4133. As Ombersley is a Category 1 village in the SWDP where new housing is proposed, it is logical that new shops and other services should if possible be provided here in the first instance. This will help enable the community's day-to-day requirements to be met in as sustainable a fashion as possible, by being relatively accessible by foot, cycle or by public transport instead of by private car. Where parking is required, this should be off-road. There is a shortage of on-road parking in the centre of Ombersley and it is important that new shops or services do not exacerbate the existing situation.



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<sup>15</sup> The Post Office in Ombersley village closed in 2004. Calls for its re-introduction were the principal finding from the Parish Plan survey in 2009, and it remains an issue of concern to many. It is addressed in a Community Action.



## 7. NATURAL ENVIRONMENT

### Landscape and biodiversity

#### Policy TOAD6: Landscape and biodiversity

Development proposals should protect, conserve and enhance landscape character and contribute to securing net gains for biodiversity by:

1. demonstrating that the character of the landscape has positively influenced the siting, scale, layout, landscaping and boundary treatment of the proposal; and
2. retaining, conserving and where possible enhancing existing site features of importance to landscape character and/or biodiversity, including woodland, trees, hedgerows, traditional orchards, watercourses and ponds; and
3. incorporating new landscaping which serves to maintain and wherever possible enhance landscape character and biodiversity. New planting should favour native species, and arrangements should be made for the future maintenance of the landscaping scheme; and
4. making full use of the available opportunities to improve biodiversity including by fostering resilient and coherent ecological networks which serve to link the site to its surroundings.

7.1 The Neighbourhood Area is situated in the valley of the River Severn, an extensive, open and low-lying agricultural landscape. A characteristic scattered mosaic of hedgerow trees, small areas of deciduous woodland, traditional orchards, parkland and remnant areas of ancient and semi-natural woodland contribute to a well-wooded appearance.<sup>16</sup>

7.2 The Worcestershire Landscape Character Assessment (LCA) identifies four main landscape types in the Neighbourhood Area.<sup>17</sup> The landscape west of the A449 and north of the A4133 around the Hamptons is typical of **Principal Settled Farmlands**, the rolling agricultural landscapes of the central part of the County, with scattered woodland including Millhampton Wood.



<sup>16</sup> See Natural England, National Character Area profile 106: Severn and Avon Vales, 2014.

<sup>17</sup> Worcestershire County Council, Landscape Character Assessment and Supplementary Guidance, 2012. The LCA interactive map and details of the landscape types can be accessed at [http://www.worcestershire.gov.uk/info/20014/planning/1006/landscape\\_character\\_assessment](http://www.worcestershire.gov.uk/info/20014/planning/1006/landscape_character_assessment)

- 7.3 To the east of the A449 lie **Principal Timbered Farmlands**, rolling lowland landscapes with occasional steep sided hills and low escarpments. As well as woodland associated with watercourses such as along the Hadley Brook south of Doverdale, it also includes Knight’s Grove north of Chatley, the largest area of ancient replanted/semi-natural woodland in the Neighbourhood Area.
- 7.4 **Estate Farmlands** are ordered agricultural landscapes characterised by medium to large sized fields, small woodland plantations and groups of ornamental trees associated with large country houses. This describes the landscape west of the A449 and south of the A4133, such as that surrounding the grade II registered park and garden at Ombersley Court.
- 7.5 Finally, **Riverside Meadows** lie alongside the Rivers Severn and Salwarpe on the western and southern boundaries of the Neighbourhood Area respectively.
- 7.6 Hedgerows and hedgerow trees are important to the character of all these landscape types, but they are at risk from loss and deterioration as the growth in arable farming has reduced their functional value. This threatens the contribution that hedgerows make to landscape scale and their role as wildlife corridors. To counter this trend, it is important that development is sited and designed such that it will not require or lead to the removal of hedgerows or compromise the integrity of the hedgerow network through fragmentation. Existing hedgerows should be restored and strengthened, and new ones planted wherever possible, making use of native species to support local biodiversity and maintain landscape character. Hedgerows are the preferred form of boundary treatment over other means such as fencing which tend to be both uncharacteristic and urbanising.
- 7.7 As well as hedgerows, areas of woodland are a feature of the landscape of the Neighbourhood Area and are also of biodiversity value. Wherever possible, such tree cover should be conserved and enhanced. Opportunities for new woodland planting which may arise through development should reflect the scale, shape and composition of the existing woodland character.
- 7.8 The main areas of woodland are designated at County-level as Local Wildlife Sites, together with other local habitats including the River Severn. Local Wildlife Sites and a range of other habitats are protected under SWDP 22 *Biodiversity and Geodiversity*. SWDP 25 *Landscape character* draws on the County Landscape Character Assessment to provide an overall approach. Policy TOAD6 applies these policies to the Neighbourhood Area by focussing on aspects such as woodland that warrant attention in the local context.



*River Severn looking south from Holt Fleet Bridge*

7.9 Protecting the overall character of the landscape of Ombersley and Doverdale was seen as a priority in the household survey, being sought by 47% of respondents. Specific landscape features such as trees, hedgerows and woodland were also regarded as priorities for protection (by 56% of respondents), and 38% wanted to see wildlife habitats and biodiversity conserved and enhanced. As well their landscape and biodiversity value, natural features also often have historic and cultural significance. For instance, surviving traditional orchards are reminders of the importance of fruit cultivation in a previous agricultural economy.



*Millennium Orchard*

## Landscape vistas

### Policy TOAD7: Landscape vistas

**To be supported development proposals must demonstrate that they are sited, designed and of a scale such that they do not substantially harm the landscape vistas identified in Table 1 and on Plan 5 when each is viewed from the nearest location that is freely accessible to members of the general public.**

7.10 An important part of recognising the intrinsic character and beauty of the countryside is to acknowledge and protect the part played by vistas of the wider landscape. The household survey identified longer-distance views to the Malvern, Abberley and Clent Hills; across the Severn valley; and of the wider countryside and across the villages throughout the Neighbourhood Area as worthy of consideration.

7.11 A web-based survey undertaken for the NDP sought opinion on 14 vistas. They are all locally admired and are identified here for protection. They are listed below and shown on Plan 5 and the accompanying photographs.

Ref	Name	OS grid reference (all on sheet SO)	Direction of view
LV1	Ombersley from Appletree Walk	8383 6428	South east
LV2	Abberley Hills from Millhampton Wood	8302 6521	West
LV3	Malvern from Bill Arnold's Field, Uphampton	8301 6460	South west
LV4	Snow scene to Malvern Hills	8309 6442	South west
LV5	Ombersley Court from Turn Mill Lane	8391 6357	East
LV6	Holt Castle and Church from Turn Mill Lane	8389 6354	South
LV7	Gardner's Grove from Haye Lane	8590 6407	South
LV8	Haye Lane and Northampton from Gardner's Grove	8538 6363	North west
LV9	St Andrew's and Abberley from Gardner's Grove	8538 6363	South west
LV10	Abberley Clock Tower from Gardner's Grove	8538 6363	West
LV11	Malvern Hills from Boreley Lane	8255 6445	South west
LV12	Woodhall Lane Bank, Uphampton	8383 6452	West
LV13	Ombersley from Uphampton	8392 6440	South east
LV14	South to the Malverns from Ombersley Court	8422 6334	South

**Table 1: Landscape vistas**



*LV1: Ombersley from Appletree Walk*



*LV2: Abberley Hills from Millhampton Wood*



*LV3: Malvern from Bill Arnold's Field, Uphampton*



*LV4: Snow scene to Malvern Hills*



*LV5: Ombersley Court from Turn Mill Lane*



*LV6: Holt Castle and Church from Turn Mill Lane*



*LV7: Gardner's Grove from Haye Lane*



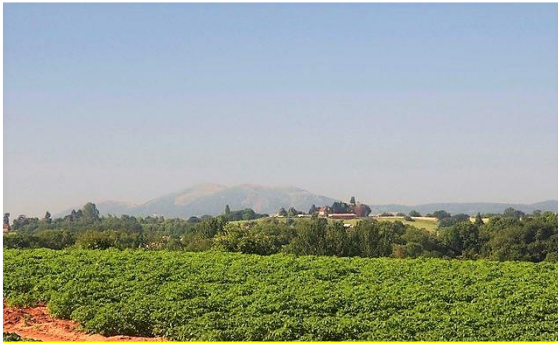
*LV8: Haye Lane Northampton from Gardner's Grove*



*LV9: St Andrew's and Abberley from Gardner's Grove*



*LV10: Abberley Clock Tower from Gardner's Grove*



*LV11: Malvern Hills from Boreley Lane*



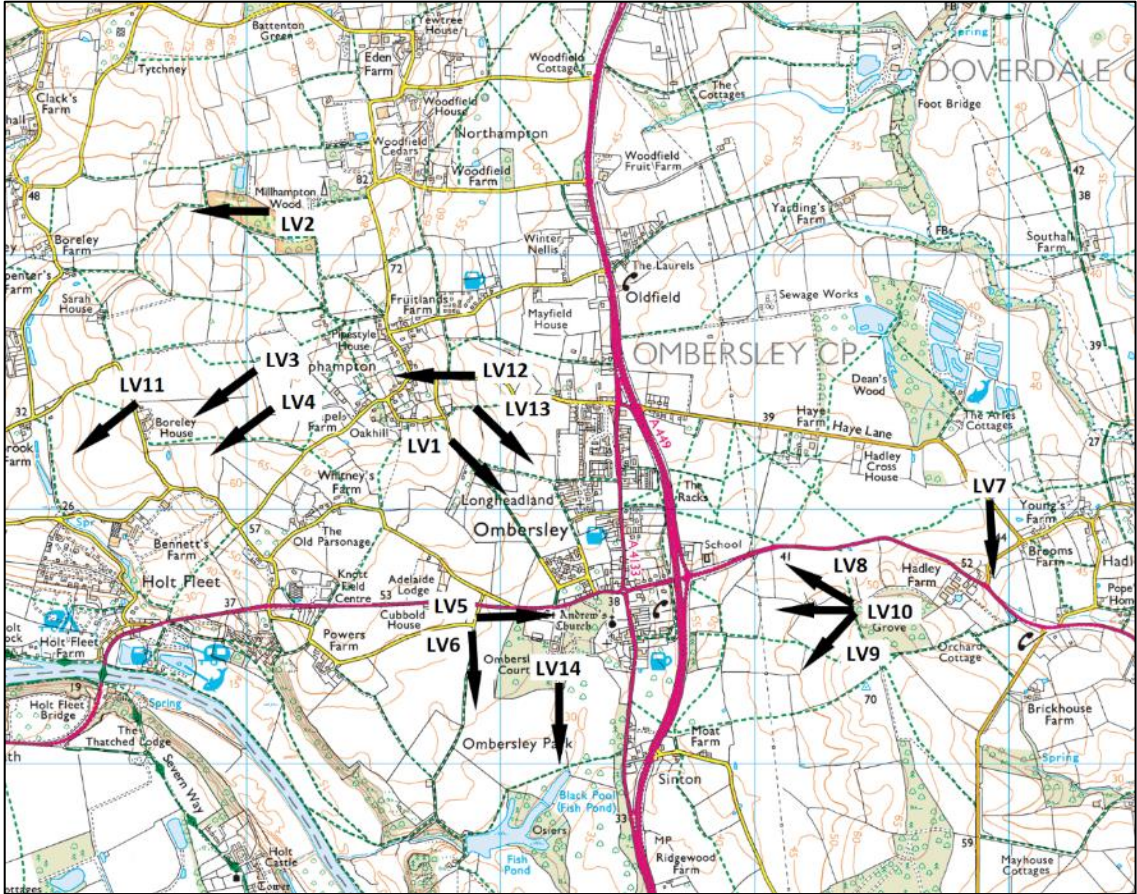
*LV12: Woodhall Lane Bank, Uphampton*




*LV13: Ombersley from Uphampton*



*LV14: South to the Malverns from Ombersley Court*



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**Plan 5: Landscape vistas**

## Local Green Spaces

### Policy TOAD8: Local Green Spaces

The following areas of land are designated as Local Green Space.

1. **LGS1 Millhampton Wood (Plan 6)**

**Local Green Spaces at Ombersley (Plan 7):**

2. **LGS2 Lloyds Allotments**
3. **LGS3 Memorial Hall Field and playground**
4. **LGS4 Wedding Field**
5. **LGS5 Weighbridge site**
6. **LGS6 Millennium Orchard**
7. **LGS7 Cricket Pitch and bowling green.**

7.12 Neighbourhood Development Plans can designate land as Local Green Space in order to protect green areas of particular importance to the local community. This was strongly supported in the household survey, where 78% of respondents thought the NDP should seek to maintain and enhance existing local green spaces.

7.13 Local Green Space designation should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services and be capable of enduring beyond the end of the plan period, i.e. after 2030. The



*Lloyds Allotments (LGS2)*



designation should only be used where the green space concerned is in reasonably close proximity to the community served, is demonstrably special to the community and holds a particular local significance, and is local in character and not an extensive tract of land.<sup>18</sup>

7.14 A number of green spaces have been identified which meet these requirements.<sup>19</sup> They are shown on Plans 6 and 7 and designated as Local Green Space through policy TOAD8. This is consistent with the local planning of sustainable development and investment in sufficient homes, jobs and other essential services. The NDP considers the social, economic and environmental aspects of sustainable development together in its Vision, objectives and policy TOAD1; and makes provision for each of these areas. Each of the proposed Local Green Spaces are capable of enduring beyond 2030 by virtue of their public, foundation or trust ownership, existing open space use or their location in open countryside away from likely areas of development after the end of the plan period. Appendix B explains how each Local Green Space meets the remaining criteria. In summary:

- all are close to the local communities they serve;
- by virtue of the uses they represent and benefits they offer, all are special to the community, for the reasons set out in Appendix B, and are of local significance; and
- they are all local in character and none is extensive in area.

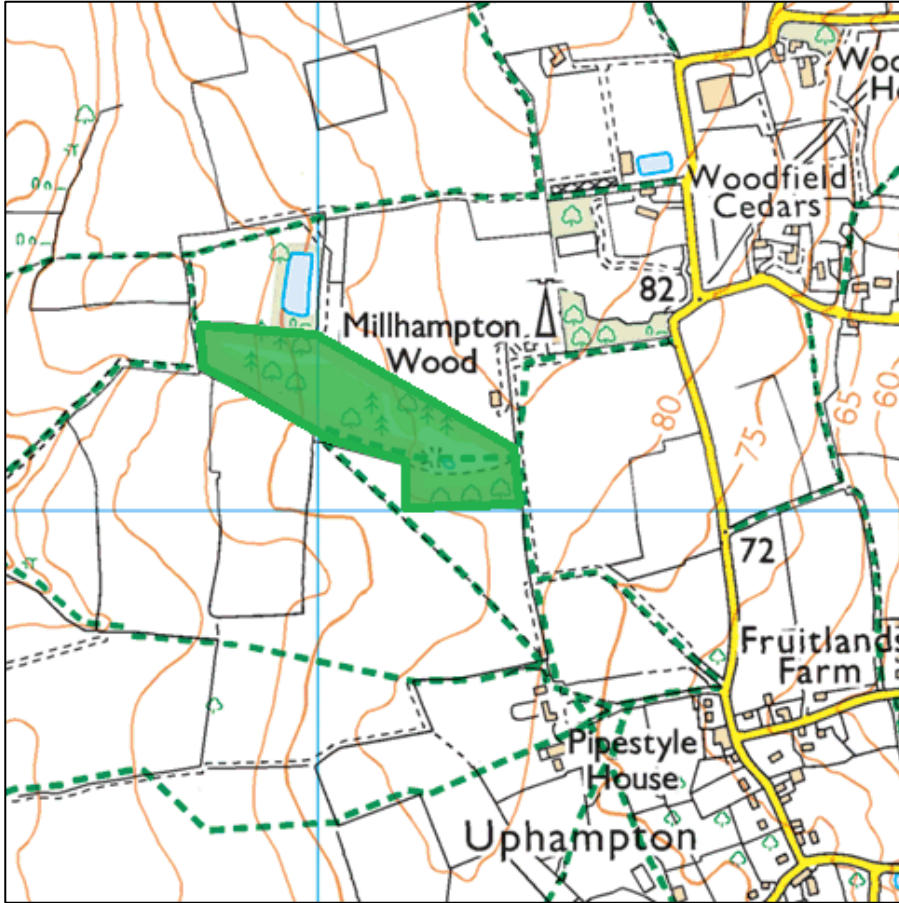


*The village fete held on the Wedding Field (LGS4)*

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<sup>18</sup> National Planning Policy Framework paragraphs 99 and 100.

<sup>19</sup> Household Survey and Open Spaces web survey.

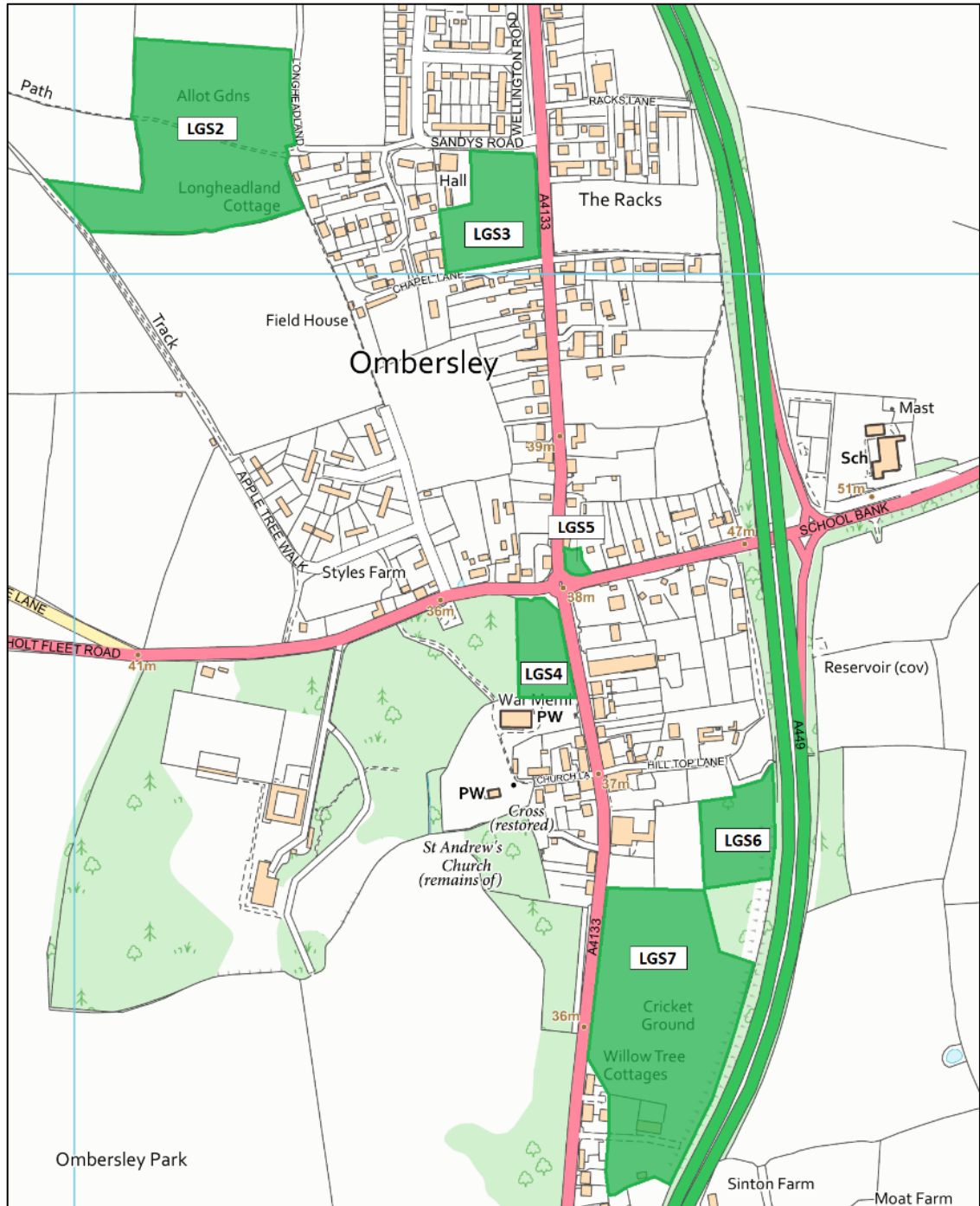



Millhampton Wood Local Green Space (LGS1)




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**Plan 6: Millhampton Wood Local Green Space**



 Local Green Spaces at Ombersley

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**Plan 7: Local Green Spaces at Ombersley**

## 8. BUILT ENVIRONMENT

### Design

#### **Policy TOAD9: Design**

**Development proposals should maintain and enhance the local distinctiveness of the Ombersley and Doverdale Neighbourhood Area, achieve a high quality of sustainable design and support local resilience to climate change by:**

- 1. having regard to the Ombersley and Doverdale Design Guidelines. A Design and Access Statement or similar should be provided to show how the Guidelines have positively influenced the proposed design solution; and**
- 2. taking account of the character of the surrounding built environment and landscape setting, including with regard to density, styles and materials; and**
- 3. delivering a low crime and safe environment through the application of the principles and standards of Secured by Design; and**
- 4. providing sustainable drainage designed in accord with the Worcestershire Sustainable Drainage Design and Evaluation Guide and including provision for long-term maintenance in the form of a submitted Management Plan which applies for the lifetime of the development and for its implementation by a suitable relevant body; and**
- 5. incorporating other sustainability measures including provision for the recycling of waste, composting, cycle storage, communications and broadband technologies, and electric vehicle charging points; and**
- 6. making full use of available opportunities to provide convenient and direct access to local facilities and services by walking, cycling and public transport; and**
- 7. being capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated, and not result in additional on-road parking; and**
- 8. not creating unacceptable impacts on amenity, tranquillity and air quality from noise, volume and nature of traffic generated, dust or odour. External lighting should avoid undue adverse impacts on amenity, wildlife and dark skies.**

- 8.1 The design of individual buildings and their relationship to each other and their surroundings is an important aspect of the local environment. National policy is that good design is a key aspect of sustainable development and that Neighbourhood Development Plans can play an important role by identifying the special qualities of an area and explaining how this should be

reflected in development.<sup>20</sup> SWDP 21 *Design* requires all development to be of a high design quality and specifies a wide range of factors that are to be addressed.

8.2 Replies to the household survey identified the factors that are important to residents in the design and layout of new housing. Priority was given to providing enough off-street parking to avoid a need to park on the road; being in keeping with the adjacent building styles and materials; making sure that traffic from new development could be safely accommodated on the local highway network; and providing housing suitable for all stages of life or readily adaptable. Residents also wanted to see designs that matched existing densities; provided adequate storage for waste bins and cycles; were energy-efficient; and had good links to village facilities and services, open space and landscaping. There was little support for modern design approaches.

8.3 Residents also wanted the NDP to seek to minimise noise and other forms of pollution, including by protecting dark skies. Night-time lighting has adverse impacts on wildlife. To this end, external security and other lighting (including street lighting) should be kept to a minimum and be designed to be energy efficient, unobtrusive and avoid light spillage.

8.4 The Ombersley and Doverdale Design Guidelines have been prepared to help assist future change and development in the Neighbourhood Area.<sup>21</sup> The Design Guidelines are based on a character assessment of the Neighbourhood Area and provide detailed and locally-derived design guidance which should be taken into account by new development. They address:

- Townscape structure.
- Green spaces, gardens, allotments and public realm.
- Pattern and layout of buildings.
- Views and landmarks.
- Building line and boundary treatments.
- Roofs, roofline and building heights.
- Parking provision.
- Building modifications, extension and plot infill.
- Sustainability and eco-designs.
- Parish architecture.
- Design elements and architectural details.
- Materials and colour.

8.5 In respect of sustainability the policy seeks design measures that will help new development adapt to or mitigate climate change. This includes:

- providing sustainable drainage solutions for both greenfield development and when re-using, converting or adapting existing buildings and other brownfield sites, designed in

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<sup>20</sup> NPPF paragraphs 124 and 125.

<sup>21</sup> AECOM, Ombersley and Doverdale Design Guidelines: <http://www.toad.works/downloads/general-documents>

accordance with the Worcestershire Sustainable Drainage Design and Evaluation Guide.<sup>22</sup> Provision should be included for long-term maintenance in the form of a submitted maintenance plan which applies over the lifetime of the development and its implementation by a suitable relevant body;

- other measures to promote the sustainability of the development including the provision of compost bins.

8.6 Policy TOAD9 requires that the Design Guidelines are demonstrably and positively taken into account when drawing up proposals for all forms of development in the Neighbourhood Area, with a focus on housing since this is likely to be the main form of new building in the parish. The policy also addresses residents' concerns identified in the household survey.

8.7 In accordance with SWDP 21, applicants should show through a Design and Access Statement or other evidence how the requirements of policy TOAD9 have been addressed. This should include an appraisal of how Secured by Design principles and standards have been incorporated to create a low crime and safe environment for future residents. Design Guides for both commercial and residential development have been prepared by the Official Police Security Initiative,<sup>23</sup> and advice is also available from the West Mercia Police's Design Out Crime officer.

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<sup>22</sup> Worcestershire County Council, Sustainable Drainage Design and Evaluation Guide, 2018.

<sup>23</sup> Available at [SBD Design Guides \(securedbydesign.com\)](https://www.securedbydesign.com).

## Development affecting Conservation Areas

### **Policy TOAD10: Development affecting Conservation Areas**

**Development proposals should conserve or enhance the character or appearance of the Ombersley, Uphampton and Northampton Conservation Areas, having regard to their significance and special interest. Proposals will be supported provided that they:**

- 1. serve to conserve or positively enhance the Conservation Area concerned by virtue of their use, character and design; and**
- 2. respect the prevailing density of buildings, their plan form and the siting of buildings on plots, recognising the variations that occur in these factors in each of the Conservation Areas; and**
- 3. reflect the height, scale, form, proportions and detailing of the existing and surrounding buildings; and**
- 4. use local materials and vernacular techniques wherever possible. Extensions should use materials that are sympathetic to the existing building; and**
- 5. retain the important views, open spaces, boundary features, trees and hedgerows as these may be identified in the relevant Conservation Area Appraisal; and**
- 6. specify local materials or native species for any new boundary treatments such as walls, railings, fencing or hedging; and**
- 7. conserve or enhance the setting of the Conservation Area.**

**In applying this policy regard should be had to the relevant Conservation Area Appraisal and to the Ombersley and Doverdale Design Guidelines.**

8.8 Conservation Areas have been designated at Ombersley (1969, reviewed 2005), Northampton and Uphampton (both 1975; Uphampton was reviewed in 2008). Conservation Area Appraisals have been prepared by Wychavon District Council for Ombersley and Uphampton. These describe the special architectural and historic interest of the Conservation Area concerned and provide guidance on how the conservation or enhancement of their character or appearance can be achieved, identifying positive aspects of character as well as issues to be addressed. The Ombersley and Doverdale Design Guidelines provide further assessment of the character of the Ombersley Conservation Area.

8.9 Ombersley Conservation Area comprises the medieval core of the village, areas north and south of the roundabout, and Ombersley Court and its extensive landscaped grounds (Plan 8). The Conservation Area Appraisal explains that its special interest stems from:

- Its long history evident in the layout of the village, its buildings and other surviving features.
- The strong influence of, and connection with, the Sandys Estate.

- The survival of a clear demonstration of historic social hierarchy within the village, evident in the size, design, use of materials and siting of buildings and plots.
- The survival of the historic form of buildings, plots, boundaries and village layout.
- The number and quality of historic buildings and the survival of historic fabric.
- The parkland setting of the village.
- The significant contribution made by open spaces, gardens, landscaping and planting.
- The continued presence of commercial activity within the village.
- The limited intrusion or damage by modern development.



*Omersley Court and parklands from Turn Mill*



*Park Cottages, Omersley*



8.10 Uphampton is a rural hamlet of 16<sup>th</sup> century origin (Plan 9). The majority of houses and cottages are 17<sup>th</sup> century, and there is a notable absence of modern development and features such as street lighting and signage, which can detract from historic character. Its special interest, as set out in the Conservation Area Appraisal, is derived from:

- Its long history, still evident in its buildings.
- Its significant archaeological potential.
- The survival of a clear demonstration of historic social hierarchy within the village, evident in the size, design and siting of buildings.
- The number and quality of historic buildings.
- The survival of historic fabric, including a significant proportion of sandstone, timber framing and architectural detailing.
- The strong visual and historic relationship between the village and its setting.
- The significant contribution of trees, gardens, open spaces and views.

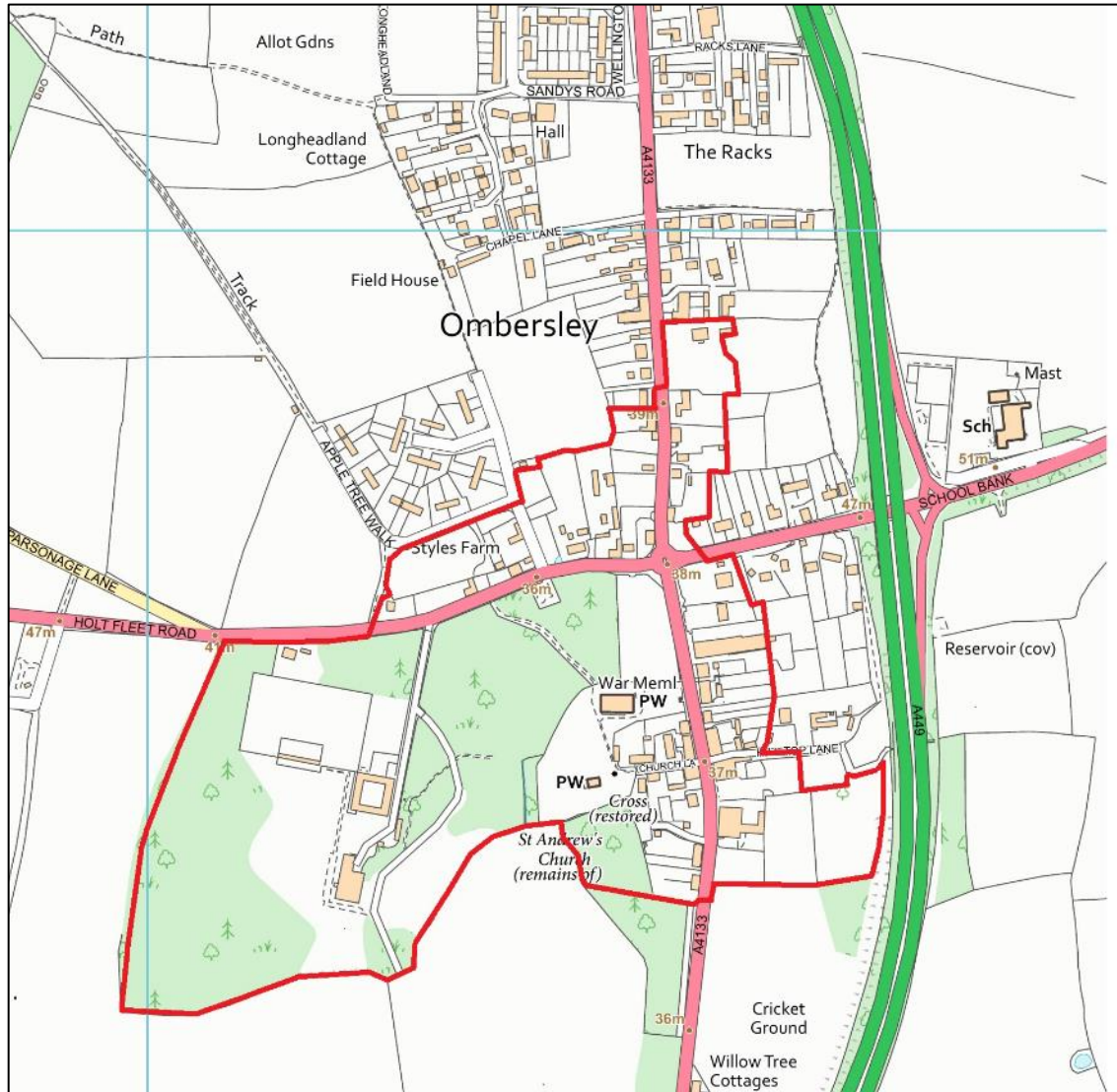



*Pipestyle House and Cider Mill, Uphampton, half-timbered with typical sandstone walling*


- 8.11 Northampton Conservation Area is centred on the 18<sup>th</sup> century Woodfield House, including its surrounding parkland and other open land important to its rural character (Plan 9). It extends south to Woodfield Cedars and adjoining dwellings, and north to Eden Farm.
- 8.12 Giving protection to historic features was strongly supported in the household survey. National planning policy requires that heritage assets are conserved in a manner appropriate to their significance, applying a graduated approach when considering the impacts of a proposed development on designated heritage assets such as Conservation Areas. This is reflected in SWDP 6 *Historic Environment* and SWDP 24 *Management of the Historic Environment*. Within this framework, policy TOAD10 sets out guidance on how development proposals should be assessed so that the character or appearance of each of the Conservation Areas can best be conserved or enhanced.



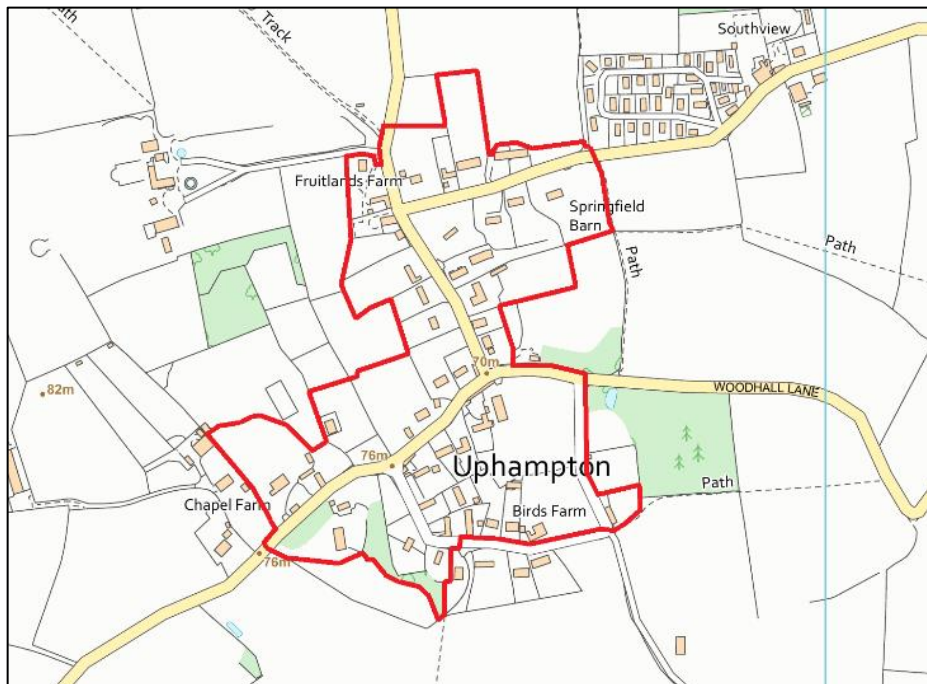
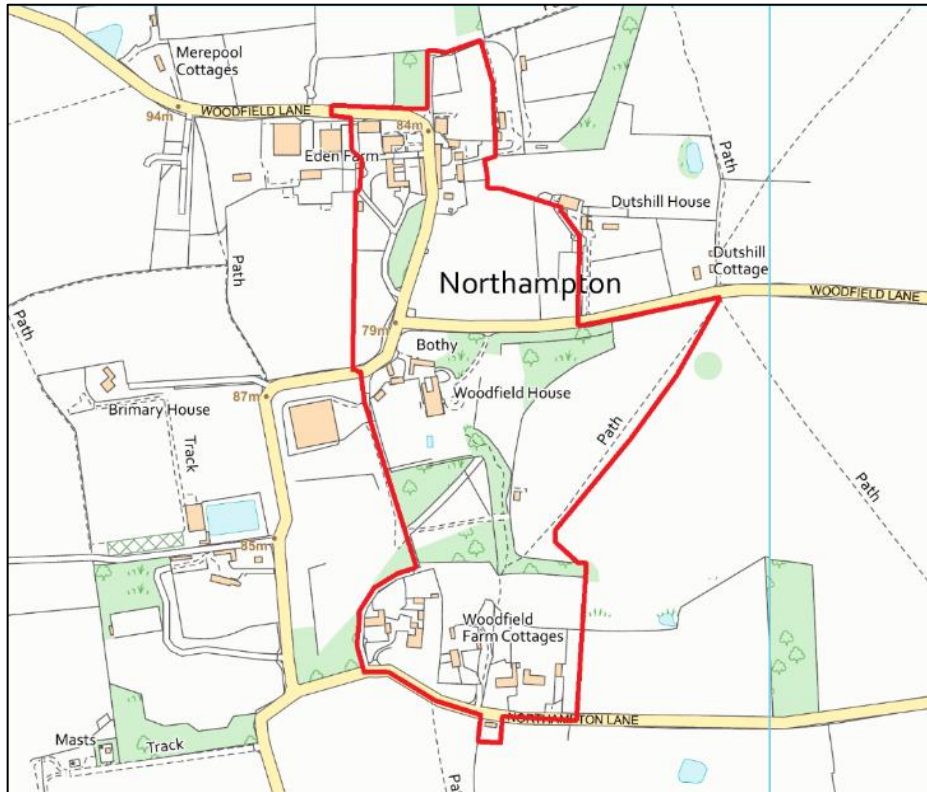
*Woodfield House parkland*




 Ombersley Conservation Area

 © Crown copyright and database rights (2019) Ordnance Survey (0100055485). Not to scale.

**Plan 8: Ombersley Conservation Area**



 Conservation Area

 NORTH © Crown copyright and database rights (2019) Ordnance Survey (0100055485). Not to scale.

**Plan 9: Northampton (top) and Uphampton Conservation Areas**

## 9. ECONOMY

### Small-scale business development

#### **Policy TOAD11: Small-scale business development**

**Proposals to enable the creation or expansion of small business enterprises in the Ombersley and Doverdale Neighbourhood Area will be supported provided that:**

- 1. they are of a scale, type and nature appropriate to their location and setting; and**
- 2. the impacts on highway safety and capacity are or can be made acceptable, with adequate off-street parking provided for staff, delivery vehicles and visitors; and**
- 3. there are no undue impacts on residential amenity, or on the natural and built environments; and**
- 4. in the case of proposals in the countryside, full use is made of the available opportunities to improve access on foot, by cycling or by public transport.**

**Where practical and viable, use should be made of sites which are within or physically well-related to the settlements of Ombersley, Oldfield, Sytchampton and Uphampton, and of existing buildings and previously-developed land in preference to new development on greenfield sites.**

- 9.1 National planning policy supports the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings. This includes farm and other land-based rural enterprises, tourism and leisure developments, and accessible local services such as shops and public houses. It also recognises that sites to meet local business needs may have to be found adjacent to or beyond existing settlements.<sup>24</sup>
- 9.2 *SWDP 2 Development Strategy and Settlement Hierarchy* encourages rural employment opportunities of an appropriate scale to meet local needs in category 1-3 settlements such as Ombersley. The role of the lower-category settlements (Oldfield, Sytchampton and Uphampton) is more limited but could include small-scale employment development. *SWDP 12 Employment in Rural Areas* provides further guidance.
- 9.3 The household survey demonstrated support for small office units (27%) and small commercial units (20%). Balanced against this, a similar proportion thought no more businesses were needed (27%). Asked about how the NDP should support jobs and the local

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<sup>24</sup> NPPF, paras. 83 and 84.

economy, the most favoured options were improvements to broadband, home working, the extension of existing businesses, and the conversion of rural buildings for business use.

- 9.4 The business survey reported a likely demand for larger premises, either through extensions or by relocating. Some respondents saw planning permission as a potential obstacle. The market for rural employment land and premises is one of individual, bespoke requirements, which are best catered for through a positive, criteria-based planning policy rather than site allocations. Moreover, identifying new land for small-scale business uses was not seen as a priority in replies to the household survey.
- 9.5 Policy TOAD11 aims to enable small-scale employment in the Neighbourhood Area to continue to evolve, including through the extension of existing business premises, extensions to dwellings to enable home working, and the conversion and re-use of redundant rural buildings. The policy criteria will ensure such development can be accommodated without undue impacts, and that it is as sustainable as possible in terms of its location and means of access.
- 9.6 Improvements to communications and broadband are important in enabling economic growth in rural areas. In the business survey the availability, speed and reliability of broadband was by far the most significant infrastructure issue reported, affecting 26% of all responding businesses, and communications (including broadband) were the most frequently identified obstacle to growth. Though undoubtedly important, they are outside the scope of the NDP and are therefore addressed in a Community Action.



*The Wharfe caravan park and fishing pools*

## Tourism and leisure

### **Policy TOAD12: Tourism and leisure**

**Proposals which promote rural tourism, craft and leisure\* in the Ombersley and Doverdale Neighbourhood Area will be supported provided that:**

- 1. the development is of an appropriate scale and compatible with the rural character of the Neighbourhood Area; and**
- 2. the proposal will serve to conserve and enhance the natural and built environments; and**
- 3. there is no undue impact on residential or visual amenity; and**
- 4. a safe and suitable access is proposed and the volume and nature of traffic expected to arise is appropriate to the location of the site.**

**\* excluding static and touring caravans, chalets and camping sites.**

9.7 Tourism and leisure businesses such as pubs, restaurants, bed and breakfast accommodation, camping and caravan sites and sporting and golf clubs form an important part of the local economy. In the household survey, favoured forms of improved or additional provision were facilities for walkers and cyclists, and farm diversification.

9.8 By their nature, many of the existing leisure businesses depend on the continued attractiveness of the locality to tourists. This gives weight to the need to protect and enhance the natural landscape, built heritage and other special qualities of the Neighbourhood Area.

9.9 The above policy seeks to support and promote tourism and leisure throughout the Neighbourhood Area and is designed to complement SWDP 34 *Tourist development*. The policy will protect rural character, residential amenity, and the historic and natural environments, and ensure that schemes can be suitably accessed. Proposals which serve to sustain, enhance and promote a better understanding of the local natural, historic and cultural environment will be particularly welcomed.

9.10 There are a number of camping and caravanning sites in the Neighbourhood Area, with larger sites at Winnall and Holt Fleet and several smaller businesses throughout the parish. Further provision was not supported by respondents to the household survey and for this reason they are excluded from policy TOAD12. SWDP 36 will apply to any proposals for static and touring caravans, chalets and camping sites.

## Farm diversification

### Policy TOAD13: Farm diversification

Proposals to develop and diversify farm, horticultural and other land-based rural businesses in the Ombersley and Doverdale Neighbourhood Area to provide employment, tourism, leisure and recreational uses will be supported where:

1. the current and future operation of the existing business will not be prejudiced; and
2. the overall scale of activities is appropriate to the rural character of the Neighbourhood Area, having regard to traffic generation, and noise and light impacts; and
3. existing buildings are re-used where practical and viable, with any new buildings well-related in scale, siting, materials and colour to existing development; and
4. in the case of the redevelopment, alteration or extension of historic farmsteads and agricultural buildings, proposals are sensitive to their distinctive character, materials and form, with due reference made and full consideration given to the Worcestershire Historic Farmsteads Characterisation Project.

9.11 There was support in the household survey for improved or additional facilities for leisure and tourism to be provided through farm diversification. Such proposals can help ensure the viability and growth of existing farm and other land-based rural businesses in the Neighbourhood Area, and so protect their role in providing local employment and their contribution to maintaining the valued landscape and environment. The above policy complements SWDP 12D in providing more specific guidance on the scope of the policy, the appropriate scale of activities, and requirements for any new buildings. Where schemes seek to make use of historic farmsteads and agricultural buildings, account should be taken of the Worcestershire Historic Farmsteads Characterisation project.<sup>25</sup>



*Farmland between Uphampton and Northampton*

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<sup>25</sup> Worcestershire County Council, Worcestershire Historic Farmsteads Characterisation Project, April 2012.



## Stand-alone renewable and low carbon energy projects

### Policy TOAD14 Stand-alone renewable and low carbon energy projects

Proposals for renewable energy projects and associated infrastructure in the Ombersley and Doverdale Neighbourhood Area will be supported where they can demonstrate that the following requirements can be met. In making this assessment, any other existing, permitted or proposed similar developments in the locality will be taken into account so that cumulative impacts are considered. Wherever possible, proposals should be situated on previously-developed or non-agricultural land which is not of high environmental value. The requirements are that:

1. it is demonstrated any use of best and most versatile agricultural land cannot be avoided, and that the proposal allows for continued agricultural use where applicable and practicable, and encourages biodiversity improvements; and
2. the impacts on landscape character, views and visual amenity are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and
3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of security fencing, noise, lighting or the design and siting of any installation; and
4. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and
5. where relevant, sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution, soil erosion and damage to wildlife habitats; and
6. there are no unacceptable impacts on the natural and historic environments, taking account of the impact on views important to the setting of heritage assets; and
7. there are no unacceptable impacts on the utility and enjoyment of public rights of way.

Where appropriate, planning conditions will be imposed to ensure that installations are removed when no longer in use and the land is restored to its previous use and condition.

9.12 Policy TOAD14 provides a framework for the assessment of proposals for larger-scale renewable energy projects and associated infrastructure. The policy is consistent with the NPPF, which encourages plans to support suitable renewable and low carbon energy development while ensuring that adverse impacts, including cumulative landscape and visual impacts, are addressed satisfactorily.<sup>26</sup> SWDP 27 *Renewable and Low Carbon Energy* provides

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<sup>26</sup> NPPF paragraph 151.

that stand-alone schemes will be welcomed and considered favourably having regard to other SWDP policies, save for wind turbines which will only be considered favourably when the site is identified for such purposes in a Neighbourhood Plan. Further guidance has been published in a Supplementary Planning Document as to how planning applications for stand-alone schemes will be assessed.<sup>27</sup> Policy TOAD14 draws on these provisions to provide a focussed and locally-relevant approach to this topic which complements the SWDP policy and guidance.

9.13 The principal application of the policy is expected to be in assessing proposals for the development of solar farms. The policy will ensure that all impacts can be properly balanced in the consideration of such schemes. The policy will also be applied to any other larger-scale renewable energy projects, such as biomass.

9.14 The policy addresses:

- The need to support the effective use of land by encouraging the use of previously-developed and non-agricultural land where this is not of high environmental value, and requiring any proposed use of agricultural land to be justified including in terms of relative land quality.
- Landscape character and visual amenity impacts: large-scale developments such as solar farms may cause harm to landscape character, views and visual amenity, and the SWDP recognises that this factor will require careful consideration. Proposals should consider cumulative impacts, minimise impacts on the countryside, ensure characteristic landscape features such as hedgerows, trees and copses are protected, and that landscape and biodiversity enhancements are incorporated in line with policy TOAD6.
- Residential amenity: potential impacts arising from undue proximity, siting, and external lighting spillage may be reduced by the careful location of plant and equipment and design.
- Highway matters: impacts may arise through an increase in HGV and other traffic on rural lanes and through the formation of new site access points from the highway, including loss of hedgerow and changes of level.
- Flood risk and surface water management: where relevant, sustainable drainage systems should be used to manage discharge flows such that the outcome is no worse than the existing position, and to prevent harm to receiving watercourses and habitats, soil erosion and nitrification. Wherever possible, existing run-off rate and volumes should be reduced and new environmental benefits created. Sustainable drainage should be provided in accord with County Council guidance,<sup>28</sup> and include provision for its long-term maintenance over the lifetime of the development through both submission of a Management Plan and its implementation by a suitable relevant body in accord with policy TOAD9.

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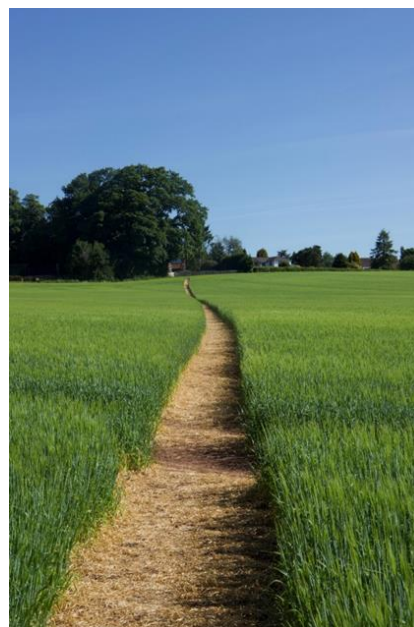
<sup>27</sup> South Worcestershire Councils, Renewable and Low Carbon Energy Supplementary Planning Document, July 2018, particularly section 5 Guidelines for Stand Alone Renewable and Low Carbon Energy Proposals.

<sup>28</sup> Worcestershire County Council, Sustainable Drainage Design and Evaluation Guide, 2018.

- Natural and historic environments: the potential impacts of proposals on biodiversity and the historic environment, including designated heritage assets and their settings, will be considered. Because of the degree of ground disturbance which may be involved, solar farm schemes may have archaeological implications.
- Public rights of way: these are important in promoting walking, cycling and horse-riding and in enabling both local community access and recreation and tourism. The use and enjoyment of public rights of way may be adversely affected in a variety of ways, including loss of visual amenity.
- The potential for cumulative as well as individual impacts.
- The use of planning conditions as appropriate to ensure the removal of temporary installations and land restoration.

9.15 For proposals to be properly considered in the planning balance, full supporting information on these matters will be needed at the time of submission of a planning application, as set out in the Supplementary Planning Document referred to above. This should also include full details of any ancillary or associated development and works as relevant to the proposal. This may include but is not necessarily limited to such matters as vehicle access, perimeter fencing, lighting and security equipment, staff facilities, transmission equipment, workshops/storage units, areas of hardstanding, and surface water management/sustainable drainage systems. Where appropriate and required, planning conditions may be used to secure mitigation.

9.16 In respect of wind energy, the NDP does not identify sites or areas as suitable for wind energy development.



*Footpaths through the Worcestershire countryside are a highly valued local asset*

## **10. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN**

- 10.1 The NDP is a long-term planning document which will be implemented in the period up to 2030. Ombersley and Doverdale Parish Council will seek to implement the objectives of the NDP in delivering the sustainable development of the Neighbourhood Area.
- 10.2 The principal means of doing this will be through decisions on planning applications. These are taken by Wychavon District Council as local planning authority, and are made in accordance with the development plan unless material considerations indicate otherwise. The NDP will, when made, form part of the overall 'development plan'.
- 10.3 The Parish Council will seek planning decisions which accord with the SWDP and the NDP when consulted on planning applications by Wychavon District Council. This includes supporting proposals which meet the policies of the NDP, and opposing proposals which do not.
- 10.4 Wherever possible, the Parish Council will work pro-actively with applicants and the local planning authority to allow planning permission to be granted for development that improves the economic, social and environmental conditions of the Neighbourhood Area.

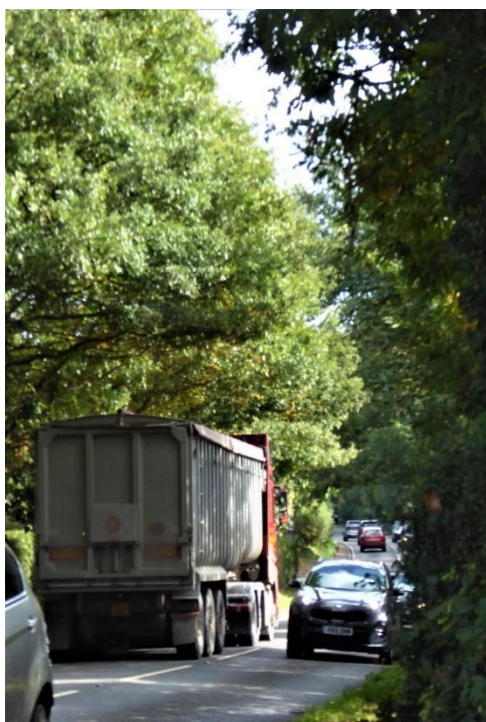
### **Community actions**

- 10.5 The NDP sets out planning policies which deal with land use and development. However, in preparing the NDP and in particular in responding to the household survey the local community has identified ways of improving the Neighbourhood Area which extend beyond this remit. These concern infrastructure, transport, and other local services and facilities. Such issues cannot be addressed through the land use planning policies of the NDP but may be expressed as Community Actions to be undertaken, led or supported by the Parish Council. They are set out in Table 2. The Community Actions shown reflect the priorities expressed in the NDP household and other surveys, particularly in respect of road safety, other traffic matters and the provision of local retail and service facilities. Where appropriate, developer contributions will be sought to deliver, or support the delivery, of improvements to these aspects of parish life.

<b>Ref.</b>	<b>Topic area</b>	<b>Community Action</b>
CA1	Highways – road safety for all users	Ombersley and Doverdale Parish Council will continue to work with Worcestershire County Council and other partners to identify and implement measures to address the issues raised in the household survey where possible, to include speed indicator devices, pavement improvements, the enforcement and lowering of speed limits, and weight/parking restrictions.
CA2	Highways – road safety priority locations	Ombersley and Doverdale Parish Council will continue to work with Worcestershire County Council to seek road safety improvements at known accident locations.
CA3	Highways – road maintenance	Ombersley and Doverdale Parish Council will continue to work with Worcestershire County Council to address issues of highway maintenance including drainage (road run-off, ditches and gullies) as they arise.
CA4	Highways – on-road parking at Ombersley	Ombersley and Doverdale Parish Council will work with Worcestershire County Council, landowners and other partners to address issues relating to the shortage of on-street parking in the centre of Ombersley and will explore initiatives to allow the provision of further conveniently located off-road parking.
CA5	Highways – other matters	Ombersley and Doverdale Parish Council will continue to work with Worcestershire County Council to address other highway issues including the further provision of passing places in justified locations, road and footpath signage, and traffic calming at the priority and other locations. Traffic management measures proposed for historic village centres such as Ombersley should be appropriate to the context.
CA6	Public transport provision	Ombersley and Doverdale Parish Council will work with Worcestershire County Council, bus operators and Community Transport providers to investigate ways of addressing issues identified in the household survey and will continue to press the case for existing service levels to be maintained and for improvements to be delivered, including in respect of better integration between bus and rail services at Worcester, Droitwich and Kidderminster and the provision of bus services to Droitwich.
CA7	Walking and cycling	Ombersley and Doverdale Parish Council will continue to work with Worcestershire County Council and landowners to promote the maintenance of public rights of way throughout the Parish. Improvements to connectivity to foster walking and cycling as alternatives to use of the private car in, around and between the villages and further afield such as to Droitwich and Worcester will be sought. This includes addressing the challenges and severance posed by the A449 and the A4133 by safe cycling lanes and crossing points. The Haye Lane, Racks Lane and Sinton Lane

		crossings of the A449 have been highlighted in NDP consultations as candidate locations for improving connectivity for pedestrians and cyclists.
CA8	Communications and broadband	Ombersley and Doverdale Parish Council will promote and support improvements to communications and broadband infrastructure by working in partnership with Worcestershire County Council and network operators. This may include consideration of a community-led scheme.
CA9	Local retail and service facilities	Ombersley and Doverdale Parish Council will support the establishment of local convenience shopping facilities in Ombersley village, and will continue to seek the re-introduction of a Post Office facility and establishment of cashpoint provision at Ombersley.
CA10	Community information and communication	Ombersley and Doverdale Parish Council will continue to maintain and improve ways of providing information to and communicating with the community including use of notice boards, publications and the website.
CA11	Environmental improvements	Ombersley and Doverdale Parish Council will support measures and initiatives to improve the public realm in Ombersley and environs, including at arrival points into the village and around the roundabout and weighbridge site.

**Table 2: Community Actions**



## APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the NDP.

### National level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019.

Ministry of Housing, Communities and Local Government, Planning Practice Guidance. Census 2001 and 2011.

Natural England, National Character Area profile 106: Severn and Avon Vales, 2014.

Environment Agency and Natural Resources Wales, Severn river basin management plan, updated December 2015, 2016.

Environment Agency and Natural Resources Wales, Severn river basin, Flood risk management plan, 2016.

Environment Agency, Flood Map for Planning.

Historic England, National Heritage List for England.

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx> (includes Priority Habitat Inventory sites).

Natural England, Regional Agricultural Land Classification map for West Midlands, 2010.

### County and district level evidence

[South Worcestershire Councils comprise Malvern Hills District Council, Worcester City Council and Wychavon District Council].

South Worcestershire Councils, Employment Land Review, March 2011.

South Worcestershire Councils, Worcestershire Strategic Housing Market Assessment, Appendix 6 Wychavon SHMA Overview Report, February 2012.

Worcestershire County Council, Worcestershire Historic Farmsteads Characterisation Project, version 1.1, April 2012.

Worcestershire County Council, Landscape Character Assessment and Supplementary Guidance, August 2012.

South Worcestershire Councils, SWDP Non-strategic Housing Allocations Background Paper, December 2012.

South Worcestershire Councils, South Worcestershire Development Plan 2006-2030, adopted 25 February 2016.

South Worcestershire Councils, Affordable Housing Supplementary Planning Document (SPD), October 2016.

Worcestershire County Council, Sustainable Drainage Design and Evaluation Guide, 2018.

South Worcestershire Councils, Design Guide SPD, March 2018.

South Worcestershire Councils, Renewable and Low Carbon Energy SPD, July 2018.

South Worcestershire Councils, Indicative housing requirements for Ombersley and Doverdale Neighbourhood Area 2021-2030 and 2031 – 2041, July 2019.

Wychavon District Council, Five year housing land supply report, September 2019.

Wychavon District Council, Wychavon Strategic Housing Market Assessment 2019, September 2019.

South Worcestershire Councils, Preferred Options, November 2019.

### **Parish and local level evidence**

Wychavon District Council, Conservation Area Appraisals for Ombersley (June 2005) and Uphampton (November 2008).

Ombersley and Doverdale Parish Plan, 2009.

Wychavon District Council, Ward profile for Ombersley ward, 2017.

Wychavon District Council, Ombersley and Doverdale Parish Housing Needs Survey, Analysis of results, June 2017.

Woodland Trust, Millhampton Wood Management Plan 2018-2023.

Wychavon District Council, Ombersley and Doverdale Neighbourhood Plan, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion, September 2020.

### **Reports prepared for the NDP by or for TOAD/Ombersley and Doverdale Parish Council**

Reports by TOAD sub-group volunteers:

- Report on preliminary survey data from TOAD public meetings in November 2017 and January 2018.
- Report on web survey data, March 2018.
- Open Spaces web survey, June 2018.
- Vistas web-based survey, October 2018.
- Environment sub-group, evidence base report, February 2019.
- Economy sub-group, Business in Ombersley and Doverdale, November 2018.
- Social sub-group, evidence base report, March 2019.
- Housing site survey, May 2019.

Reports by DJN Planning Ltd. for Ombersley and Doverdale Parish Council:

- Household Survey 2018, Results Report and Comment Listings, December 2018.
- Housing Site Assessment, April 2019.

Reports by AECOM for Ombersley and Doverdale Parish Council:

- Ombersley and Doverdale Housing Needs Assessment, February 2019.
- Ombersley and Doverdale Design Guidelines, May 2019.



## APPENDIX B: LOCAL GREEN SPACES

B.1 The following table explains how each Local Green Space meets the requirements of the National Planning Policy Framework for such designations.

Name of Local Green Space	Close proximity to the community	Demonstrably special and of local significance	Local in character
LGS1 Millhampton Wood	The wood is readily accessible by the public footpath network from nearby roads and settlements including Boreley, Northampton and Uphampton, with Ombersley 2km to the south east.	Millhampton Wood is one of the Woodland Trust's 'Woods on Your Doorstep' created in 2000/2001 to commemorate the Millennium. It was purchased, designed and planted with the active support of local residents. The community woodland comprises a mix of native broadleaf trees and shrubs and features a sculptured iron seat and circular walk. Surrounding land use consists of agricultural arable fields, and in this context the Wood is an important local landscape, amenity and wildlife habitat feature. There are no other wooded areas of significant size in the vicinity. It also helps increase public awareness of woodland and promotes countryside access.	This is a discrete parcel of woodland within an otherwise farmed landscape. It is 4.9 ha. in area.
LGS2 Lloyds Allotments	Situated on the north-western edge of Ombersley village.	The allotments at Longheadland, Ombersley have been in existence for well over a hundred years. Initially operated by the Poores or Dole charity, in the 1920s ownership passed to the Lloyds Educational Foundation. To this day monies from the rent is endowed to the two schools at Sytchampton and Ombersley. They are of significance to the local community as they provide a tranquil edge-of-village location for the growing of fruit and vegetables with all the associated mental and physical health benefits. The site is crossed by a public footpath and there are further rights of way on the western and eastern boundaries. The public rights of way provide extensive countryside views looking south and south-east across Ombersley.	LGS2 is contained by the rising topography, public rights of way and the settlement edge at Ombersley, which it abuts to the east. It is 3.2 ha. in area.
LGS3 Memorial Hall Field and playground	Situated to the north of the centre of Ombersley village,	The Memorial Hall field and playground occupy land gifted by the late Lord Sandys and are owned and managed by the Memorial Hall Trustees. The land is held by the Trustees under a legal obligation to	LGS3 is well-contained by built development and the Main

	surrounded by housing and fronting the Main Road.	preserve it in perpetuity for recreation, education and social intercourse. They are identified as Green Space in the SWDP, and provide formal and informal recreation opportunities in the heart of the village including a football pitch. The playground was refurbished in 2019 and there is an ongoing project to establish a Village Green. Both field and playground received strong support from the community in the Open Spaces web survey.	Road. It is 0.9 ha. in area.
LGS4 Wedding Field	Situated in the centre of Ombersley village.	The Wedding Field is owned by the Ombersley Conservation Trust and received most support from members of the community in the Open Spaces web survey. It provides informal open space at the centre of the village and an important and valued view of St. Andrew's church.	LGS4 is contained by public highway, the grounds of Ombersley Court and the churchyard. It is 0.5 ha. in area.
LGS5 Weighbridge site	Situated in the centre of Ombersley village.	This is a small area of incidental open space, part of which is owned by Worcestershire County Council and part by the Parish Council. The bench seating and planting provides physical separation and visual relief for pedestrians from the busy adjacent roundabout at the centre of the village. As well as its amenity role, it is of historic significance. There is an original plague stone, said to have been used as a depository for food at the entrance to the village during the plague epidemic of the 17th century, together with a former weighbridge and associated office, one of only two left in Worcestershire.	It is 0.04 ha. in area.
LGS6 Millennium Orchard	Situated on the southern edge of Ombersley village.	Owned by the Ombersley Conservation Trust, the Orchard was planted between 1998 and 2001 with a variety of fruit trees, each of which was sponsored by a local family. There are 50 different varieties, many of which are traditional to Worcestershire; the fruit is picked by local people on an ad-hoc basis. It is recorded as a traditional orchard on the Priority Habitat Inventory. The site makes a contribution to the rural setting of Ombersley, as well as being of landscape, countryside access and biodiversity importance and reflecting the importance of fruit growing to a previous agricultural economy.	LGS6 is a well-contained site lying between the A449, the Cricket Pitch and the settlement edge. It is 0.6 ha. in area.

<p>LGS7 Cricket Pitch and bowling green</p>	<p>Situated on the southern edge of Ombersley village.</p>	<p>Owned by the Ombersley Conservation Trust, this space is of local significance because of its recreational value for cricket and bowls, and for its occasional wider community use. The cricket pitch is used by Ombersley Cricket Club as a venue for their team games, and for coaching and training for all age groups from under-seven up. The ground is also used by other teams such as Worcester City Police. Ombersley Bowls Club is also based at the site. The open space is a venue for the annual Ombofest music festival and the bonfire and fireworks display, and the clubhouse/bar facilities are used for a wide variety of functions such as weddings and charity fundraising.</p>	<p>It is 3.4 ha. in area.</p>
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*Our fine Worcestershire countryside – the view south to the Malvern Hills from Boreley Lane*

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