



## North Claines Neighbourhood Plan

**2010 - 2030**

Consultation Draft

November 2015





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# Acronyms

ADR	Area of Development Restraint
CIL	Community Infrastructure Levy
GI	Green Infrastructure
LPA	Local Planning Authority
MHDC	Malvern Hills District Council
NCNP	North Claines Neighbourhood Plan
NCPC	North Claines Parish Council
NHB	New Homes Bonus
NPA	Neighbourhood Plan Area
NPC	Neighbourhood Planning Committee
NPC	Neighbourhood Planning Committee
NPPF	National Planning Policy Framework
OAHN	Objective Assessment of Housing Need
PPG	Planning Practice Guidance
SEA	Strategic Environmental Assessment
SWDP	South Worcestershire Development Plan
WCC	Worcester City Council
WDC	Wychavon District Council
WDLP	Wychavon District Local Plan

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# 1 Introduction

## Neighbourhood Planning

1.1 The North Claines Neighbourhood Plan (the NCNP) is a new type of planning document. It is part of the Government's new approach to land use planning. The neighbourhood plan process enables communities to better shape their area, inform how development takes place and helps to influence the type, quality and location of that development, ensuring that change brings with it local benefit. The statutory requirements of neighbourhood planning is set out in the Localism Act 2011 that came into force in April 2012.

1.2 The Government's intention through neighbourhood planning is for local people to have a greater say on what goes on in their area. However, the Localism Act sets out some important parameters. One of these is that all neighbourhood plans must be in general conformity with higher level planning policy. As such the NCNP must be in line with the National Planning Policy Framework (NPPF) and local policy. In this case the local policy consists of the following:

- The saved policies of the Wychavon District Local Plan (WDLP) (adopted June 2006)
- The policies within the emerging South Worcestershire Development Plan (SWDP).
- The Waste Core Strategy for Worcestershire (adopted November 2012)
- The saved policies within the County of Hereford and Worcester Minerals Plan (adopted 1997).

1.3 The latter two are not relevant as they deal with matters outwith the remit of neighbourhood planning, namely, waste and minerals.

1.4 Wychavon District Council (WDC), along with Worcester City Council (WCC) and Malvern Hills District Council (MHDC) are preparing a joint SWDP. Once adopted the SWDP will form part of the higher level local policy and it will supersede the WDLP. It is anticipated that the SWDP will be adopted in Spring 2016 providing no major issues arise during the six week Main Modifications Consultation in October and November 2015.

1.5 The NCNP, when made (adopted) by WDC, will form part of the statutory development plan for the NPA. Decisions by the Local Planning Authority (WDC) will have to be made in accordance with the NCNP, other parts of the statutory development plan and other material considerations.

1.6 It is therefore important that the NCNP has followed due process and that it meets the statutory tests known as the 'basic conditions'. The basic conditions for neighbourhood plans are:

- They must have appropriate regard to national policy.
- They must contribute to the achievement of sustainable development.
- They must be in general conformity with the strategic policies in the development plan for the local area.
- Must be compatible with European Union (EU) obligations, including human rights requirements.

1.7 The above will be tested through the independent examination and checked by WDC prior to proceeding to a referendum.

1.8 A neighbourhood plan should be produced following proportionate community engagement and evidence base gathering. This is to make sure that it is based on a proper understanding of the local area and of the views, aspirations, wants and needs of local people.

1.9 Following an Examination of a neighbourhood plan, the Examiner will provide their assessment as to whether it meets the basic conditions and whether it needs any modifications to enable it to do so. The Examiner will also provide a recommendation on whether to proceed to a public referendum. It is necessary to gain more than a 50% 'Yes' vote of those voting in the referendum for a neighbourhood plan to be brought into force.

## Developing the North Claines Neighbourhood Plan

1.10 The NCNP has been some three years in the making. The Parish Council resolved in July 2012 to progress with producing a neighbourhood plan. In

January 2013 the Parish Council applied for designation of the Parish as a Neighbourhood Plan Area (NPA). This designation was approved by WDC's Executive Board on 28 May 2013.

1.11 NCPC set up a Neighbourhood Planning Committee (NPC) in January 2013 with the task of overseeing the neighbourhood plan process and producing the NCNP on behalf of the community and the Parish Council. The NPC consists of two Parish Councillors and two co-opted local residents. It has also enlisted assistance from local residents at particular times throughout the process. NCPC instructed consultants to assist the NPC in producing the NCNP.

1.12 The NCPC have carried out a number of engagement and consultation exercises with local residents.

- 7 November 2012 – public meeting at the Memorial Hall in Fernhill Heath.
- 18 May 2013 – Neighbourhood Planning Open Day event at the Memorial Hall, Fernhill Heath.
- Spring 2013 – Neighbourhood Plan Questionnaire in the Parish Focus.
- December 2013 – Various events to report back on the results of the response to the Questionnaire. The Winter 2014 Parish Focus provided the feedback to the response to the Questionnaire.
- March 2014 – Community Survey Workshop.
- July 2014 and July 2015 – Draft Proposals Exhibition at the 'Fun on the Brum'.
- In addition the quarterly Parish Focus has updated the local community on progress with the NCNP.

1.13 A Consultation Statement will be prepared at the submission stage to demonstrate how the local community has been able to engage in the process. It will also highlight how the community's views have been taken into account in the preparation and production of the NCNP.

1.14 In March 2015, WDC produced a Strategic Environmental Assessment (SEA) Screening Opinion of an initial draft of NCNP. This was sent to statutory consultees. The results of the Opinion and the majority view of the consultees was that an SEA was required. This has been undertaken by specialist environmental consultants and is included within the public consultation on the draft NCNP.

1.15 The next steps of the NCNP include:

- 6 weeks consultation on the draft NCNP
- Review and re-draft of NCNP following consultation responses
- Submission of NCNP to WDC and statutory consultation by WDC
- Independent examination
- Referendum and adoption.

1.16 The NCNP covers the Parish of North Claines. This includes the communities within Fernhill Heath, Bevere, Lower Town, Hawford, Tinker's Cross and isolated farmsteads. The NPA is shown at Figure 1.1.

1.17 The NCNP provides a Vision for the NPA for the period of 2010 – 2030. It covers this period to align with the emerging SWDP time period. It sets out planning policies to help realise this Vision. These policies are in general conformity with higher level planning policy, as required by the Localism Act, and with the NPPF.

1.18 The NCNP has been developed through extensive consultation with the people of the Parish and others within an interest in the Parish. It is based on sound research and analysis of the available evidence. The publication of this draft is part of this consultation process.

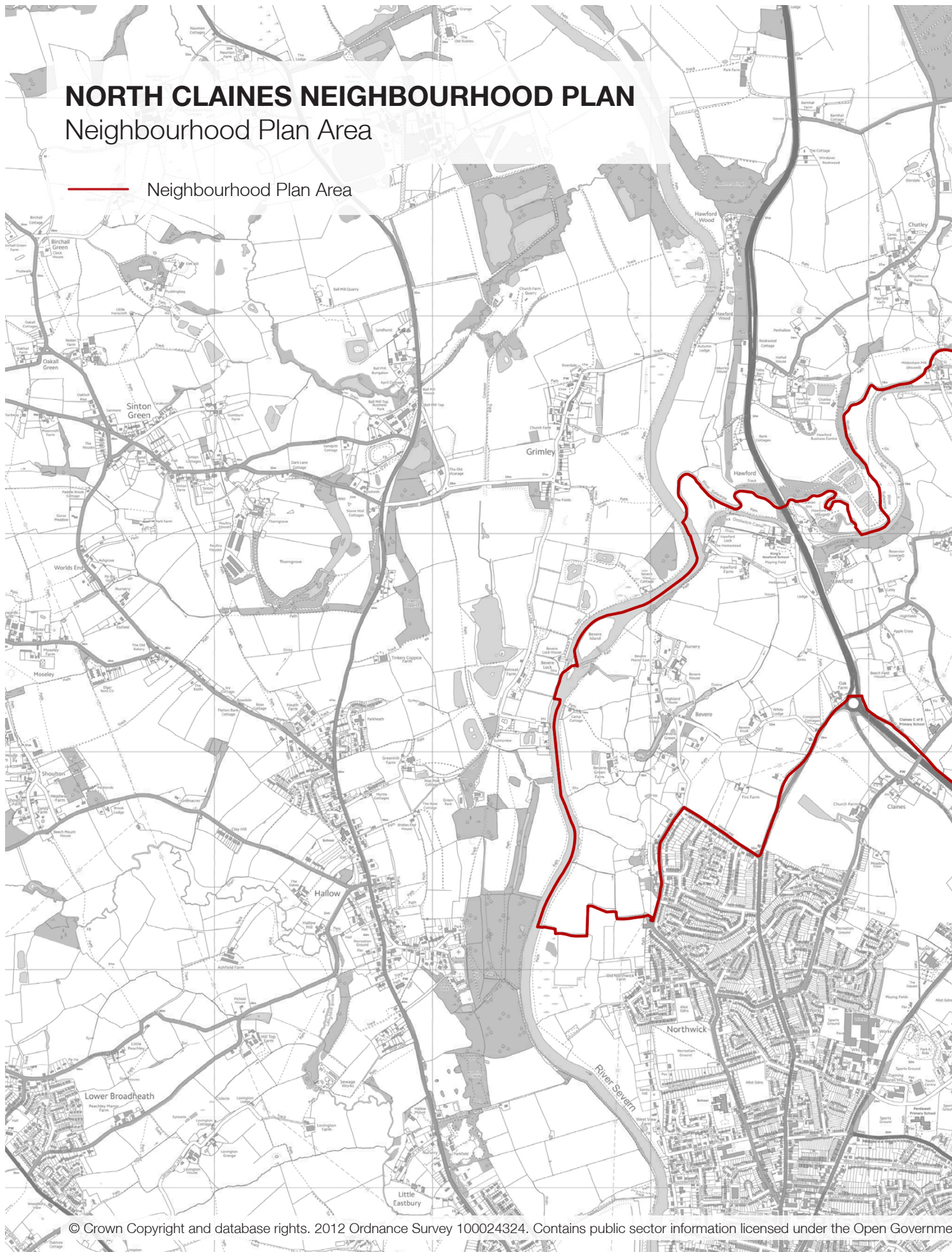
1.19 The NCNP will give local people the power to make certain decisions on development within the Parish. Without the NCNP, WDC would make these decisions on the basis of their adopted land use plans.



# NORTH CLAINES NEIGHBOURHOOD PLAN

## Neighbourhood Plan Area

— Neighbourhood Plan Area



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Figure 1.1: North Claines Neighbourhood Plan Area





# 2 The Planning Policy Context

## National Planning Policy Framework

2.1 The NPPF and associated Planning Practice Guidance (PPG) set out the Government's planning policies for England and how these are expected to be applied. They set out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people can produce their own and distinctive neighbourhood plans, which reflect the needs and priorities of their communities.

2.2 Fundamental to the Government's planning policy is the presumption in favour of sustainable development. The NPPF identifies three dimensions to sustainable development: economic, social and environmental. These give rise to the need for the planning system to perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

2.3 According to the NPPF these roles cannot be undertaken in isolation because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development economic, social and environmental gains

should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

2.4 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including:

- Making it easier for local jobs to be created
- Achieving net gains for nature
- Ensuring better design
- Improving the conditions in which people live, work, travel and take leisure, and
- Widening the choice of high quality homes.

## Neighbourhood Plans

2.5 A neighbourhood plan must endeavour to support the strategic development needs set out in the local plan which in itself has to take account of the national policies, and plan positively to support local development.

2.6 Critically, this means that the North Claines' community must:

- Develop a neighbourhood plan that supports the strategic development needs for the area. At the present time this is set out in the WDLP and the emerging SWDP. The strategic policies of the WDLP are somewhat out of date and the emerging SWDP is still being tested at Examination.
- Beyond the strategic elements of the above, plan positively to support local development, shaping and directing sustainable development in the area.

2.7 A neighbourhood plan's policies once brought into force, will take precedence over existing non-strategic policies in a local plan for the NPA where there may be conflict.



## Strategic Policies

2.8 The strategic policies for the NPA are set out within the Saved components of the WDLP (June 2006). However, given that this plan is some nine years old it is considered that some of the strategic elements are out of date.

2.9 WDC, WCC and MHDC are preparing a joint SWDP for the combined areas. This, when adopted, will supersede the existing local plans for these three administrative areas. At the present time the SWDP is at the Examination stage.

2.10 At this stage of the NCNP process, it has to take into account both the adopted local plan and the emerging development plan.

## Wychavon District Local Plan (Saved Policies)

2.11 There are a number of Saved strategic policies within the WDLP that are relevant to the NPA and in which policies within the NCNP have to be in general conformity.

### Policy GD1: Location Strategy for New Development

2.12 New development up to 2011 will be accommodated within defined development boundaries and/or allocated sites within the main built up areas of Droitwich Spa, Evesham and Pershore and in some villages.

### Policy SR1: Housing Land Supply

2.13 The plan identifies how the residual housing requirements are to be met. This is a combination of windfall sites and new allocations. An allocation is identified at Morton House in Fernhill Heath for 20 dwellings (of which 6 are affordable). However, this has not come forward for residential development. Instead the former nursing home has been demolished following the approval of a scheme for a new 66 bed care home (ref. 13/01827).

### Policy SR7: Development in the Green Belt

2.14 The policy follows national planning policy previously within PPG2 and now within NPPF.

## Policy SR9: Areas of Development Restraint

2.15 Land at Fernhill Heath (between Sling Lane and Old Drive) is designated as ADR. This land is safeguarded and will only be released when it is required for development in a future review of the Local Plan. ADR land was identified to meet possible longer term development needs beyond 2011.

## Non-Strategic Policies

2.16 There are a number of non-strategic saved policies within the WDLP that are relevant to the NPA. These are listed in Appendix A.

2.17 Appendix A also provides a schedule of where policies within the NCNP will replace, in whole or in part, some of these non-strategic policies. In some cases the NCNP is silent on matters and the saved policies will remain material considerations in decision taking providing they do not conflict the NPPF and until they are replaced by policies within the adopted SWDP.

## South Worcestershire Development Plan (SWDP)

2.18 The SWDP was submitted to the Secretary of State for Examination at the beginning of 2013. The SWDP combines both strategic and development management policies. It is currently under Examination having gone through a number of stages:

**Stage 1 Hearings (October 2013)** - Duty to co-operate and the soundness of the proposed levels of housing, employment and retail provision set out in SWDP3.

**Stage 2a Hearings (February – March 2015)** - Policies SWDP1 – 7

**Stage 2b Hearings (April 2015)** - Development Management Policies

**Stage 2c Hearings (May – June 2015)** - Proposed Sites in the Main Town and Villages

2.19 In October 2013 following the Stage 1 Hearings the Inspector provided his initial views on the matters discussed. His main conclusion was that the level of housing need identified in the SWDP was unreliable and that the Councils needed to undertake further analysis in order to derive an objective assessment of housing need (OAHN) over the Plan period.

2.20 The Councils, following further work, published a Schedule of Proposed Modifications in October 2014. These proposed changes to the Track Changed Version of the Proposed Submission Document (May 2013). The principle changes related to the further work on the OAHN.

2.21 It is anticipated that the Inspector will produce his final report on the SWDP in January 2016 after a six week consultation in October and November 2015 on Main Modifications. It is expected that the SWDP will be adopted by Spring 2016.

2.22 There are a number of policies within the emerging SWDP that are relevant to the NPA and in which policies within the NCNP have to be in general conformity with.

## Strategic Policies

### SWDP1: Overarching Sustainable Development Principles

2.23 This policy, at criteria B, flows from the presumption in favour of sustainable development in NPPF. It states that planning applications that accord with policies within the SWDP (and where relevant, with policies in Neighbourhood Plans) will be approved unless material considerations indicate otherwise.

### SWDP2: Development Strategy and Settlement Hierarchy

2.24 The development strategy seeks to safeguard and (where possible) enhance the open countryside and maintain the openness of the Green Belt. In terms of development this should be of an appropriate scale and type and informed by the South Worcestershire Settlement Hierarchy. In terms of the NPA, Fernhill Heath is identified as a Category 2 Village. This settlement type is fourth in the hierarchy behind Worcester City and the Towns within the South Worcestershire area. The role of these villages is predominantly aimed at meeting locally identified housing and employment needs. The SWDP therefore seeks to allocate development to address local need and support local services.

2.25 Criteria 'G' of the policy states that the SWDP is supportive of development proposals that are promoted through neighbourhood planning mechanisms, where proposals do not compromise the delivery of the plan's strategic policies and proposals.

2.26 The SWDP recognises the development constraints to Worcester and Malvern Hills. As such the SWDP identifies the Wider Worcester Area (WWA) within both Wychavon and Malvern Hills that will take a share of Worcester's and Malvern Hills' housing and employment need. This has implications for the NPA as it immediately adjoins Worcester's northern boundary.

### SWDP3: Employment, Housing and Retail Provision Requirement and Delivery

2.27 In terms of housing, provision is to be made for 28,400 dwellings (net) within South Worcestershire. 10,600 dwellings are to be provided in Wychavon (excluding the WMA) and 900 dwellings within the Wychavon WMA. The supply to meet this provision is made up of completions and commitments (sites with planning permission and sites under construction), windfalls, allocations and urban extensions. The allocations and urban extensions are identified under separate policies in the SWDP.

### SWDP4: Moving Around South Worcestershire

2.28 This policy provides a wide range of transportation measures including major transport schemes, managing travel demand, promoting alternative modes of travel and car parking standards.

### SWDP5: Green Infrastructure

2.29 Certain developments are required to make GI provision. In cases where development would have a detrimental impact on certain categories of existing GI they will not be permitted unless it meets certain criteria. In the NPA the GI is identified for 'Protection and Enhancement' and 'Protection and Restoration'.

### SWDP6: Historic Environment

2.30 The policy refers to the importance of the historic environment to the character and identity of South Worcestershire. As well as referring to designated heritage assets (Listed Buildings, Conservation Areas, etc.) it mentions the wealth of heritage assets of local significance and the variety of building styles and materials in the area.

### SWDP7: Infrastructure

2.31 The policy states that development will be required to provide or contribute towards the provision of infrastructure needed to support it. Developers will also need to contribute towards community benefits related

to the development. An Infrastructure Delivery Plan is included in an Annexe to the SWDP which provides details of the crucial infrastructure requirements.

2.32 There are a number of generic policies relevant to the NPA. These are in part summarised and in part listed in Appendix B.

### Allocation Policies

2.33 There are a couple of policies within this section that have direct implications for land within the NPA.

### SWDP45: Directions for Growth Outside the City Boundary

2.34 The policy identifies six urban extensions one of which is referred to as Gwilliam's Farm or the Worcester North Urban Extension. This site lies to the south west of the NPA. The policy SWDP45/4 sets out the development criteria:

- i) Delivery of approximately 250 dwellings
- ii) The dwellings will be of a mix to meet local needs and 40% will be affordable
- iii) Provides enhanced local shopping provision
- iv) Maintain physical and visual separation from Bevere in order to enhance and preserve the conservation area and wider landscape setting of the hamlet.
- v) Provides a network of open spaces
- vi) Provides a Local Green Network
- vii) Makes contributions towards necessary infrastructure
- viii) Provides measures to improve accessibility by non-car modes.

### SWDP60: Category 2 Village Allocations

2.35 The proposed allocations within the SWDP under this policy reflect the extent of local service provision, the size of the settlement and the availability of suitable, deliverable or developable land. Policy reference SWDP60/16 identifies a site in Fernhill Heath at Dilmore Lane/Station Road for 120 dwellings (indicative number). This represents the largest single allocation in the Category 2 villages in Wychavon equivalent to 29% of the overall supply.

2.36 The policy also states that in addition to the allocations, new housing in this category of village will be restricted to:

- i) Windfall sites (non-allocated sites within development boundaries) where it is supported by other plan policies.
- ii) Local initiatives including Neighbourhood Plans.
- iii) Affordable housing schemes through Rural Exception Sites.

2.37 Many of the above policies will replace the saved policies within the WDLP once the SWDP is adopted.





# 3 Understanding the North Claines Neighbourhood Plan Area

## Historical Development

3.1 The current Parish of North Claines was created in 1885 when the previous Parish of Claines was divided into two. The southern half of the old Parish was added to Worcester City under the Worcester Extension Act 1885.

3.2 The ordnance survey plan of 1886 shows the settlement of Fernhill Heath centred along the Droitwich Road to the east of the railway line with the beginnings of development along Station Road to the west of the railway line. The majority of the development lines the Droitwich Road. The Bull Inn, the White Hart Inn and the Mission Hall are all identified on the Plan.

3.3 Other hamlets within the Area including Bevere, Hawford and Lower Town consist of individual properties within relatively large estates. There are also a number of individual farmsteads within the Parish.

3.4 During the next 80 years there is relatively slow incremental growth within Fernhill Heath. This is primarily along Droitwich Road to the west of the railway line and along Station Road. By the early 1960s the first major incursion from this ribbon development occurs with the Morton Avenue and Morton Road development to the west of Dilmore Lane.

3.5 The last 40 years has seen significant growth within Fernhill Heath with development moving further northwards from Droitwich Road into the open countryside. The Green Belt land, designated in 1975, to the south evidently providing the protection to the countryside in this location. The northern periphery of Worcester and in particular the suburb of Northwick has encroached up to the south-western boundary of the Parish.

3.6 In addition the last 40 years has seen some key infrastructure provision within the Parish. This includes the A449 trunk road along the southern boundary. This links with the A38 at the Oak Farm roundabout which continues south into Worcester. The A449 links with the M5 at Junction 6 and continues north to Kidderminster and Bromsgrove.

3.7 Within the same period Fernhill Heath lost its railway station which had been located off Station Road to the north-east of the village.



## Key Indicators

3.8 The sections below provide data and background on the NPA that have helped to inform the issues and themes included within the NCNP. The information from the 2011 Census has been used for the NPA.

## Population Profile

3.9 The total population within North Claines NPA is 3,520 (2011 Census) (See Table C1 in Appendix C). There has been an increase of 13% in the resident population since 2001 (3,109 population). This is a much more significant increase than within Wychavon District which only saw a 3.5% increase in population and the West Midlands which had a population increase of 6.4%.

3.10 The table shows that there has been a very significant increase in the population of pensionable adults of over 33%. This increase, to some extent, follows the national pattern of an older population within the United Kingdom. A key issue if this pattern continues is the impact on requirements for housing accommodation, residential care, health care provision and on other amenities and services which should be located closer to the elderly population. For a village such as Fernhill Heath which does not currently have many of these facilities this is an area that the NCNP should seek to address.

3.11 The population profile shows a 15% increase in population for the 0 – 24 age group with a 21% increase in the 5 – 15 age group. This has implications for education provision and in particular primary and secondary school places within the NPA.

3.12 The population growth in the working age adults is relatively low at 6% compared with the other two age categories. The retention of this group within the NPA is important to its economic prosperity and the continued vitality of the NPA. This group makes up the majority of the working population and is the group most likely to have children.

3.13 In terms of ethnicity, North Claines has a large white British population with 95.6% classified within the 2011 Census (see Table C2 in Appendix C). The remainder is a mix of ethnicities including white non-British, Asian, black and other ethnic groups with no one group having a significant proportion of the 4.4% of the population.

## Housing: Household Composition

3.14 In 2011 there were 1,434 households within North Claines (2011 Census). Table C3 in Appendix C shows the composition of these households and compares them with Wychavon District and the West Midlands Region.

3.15 Analysis of the figures in the table shows that North Claines has a higher proportion of married households than in Wychavon and the West Midlands. The NPA has similar levels of pensioner and one person aged 65+ households to Wychavon District. It has lower levels of lone parent households than both Wychavon and the West Midlands region.

## Housing: Household Spaces and Accommodation Type

3.16 There were 1,483 dwellings within the North Claines NPA according to the 2011 Census. Table C4 at Appendix C provides a breakdown of the dwelling types and a comparison with Wychavon District and the West Midlands region.

3.17 The table illustrates that North Claines has a significantly higher amount of detached houses compared with Wychavon and the West Midlands. Over half of the dwellings within the NPA are detached. Conversely, there are significantly lower proportions of terraced housing within the NPA compared with Wychavon and the West Midlands. There are slightly higher proportions of converted flats than the two comparators and the proportion of semi-detached houses and purpose built flats are similar to Wychavon. Vacancy within the NPA is lower than both Wychavon and the West Midlands.

## Housing: Occupancy

3.18 Table C5 in Appendix C illustrates the occupancy rating within North Claines, Wychavon and the West Midlands. It shows that there are significantly high levels of under-occupation within the NPA.

3.19 Over 50% of households have 2 or more spare bedrooms and 85% of households have 1 or more spare bedroom. This is significantly higher than in Wychavon (78%) and the West Midlands (70.5%).

3.20 Conversely, households in need of bedrooms within the NPA are relatively low at 1% compared to Wychavon (2.2%) and the West Midlands (4.7%).

## Housing: Tenure

3.21 Table C6 in Appendix C illustrates the tenure (ie. the legal arrangement under which the household space is occupied) of households within North Claines from the 2011 Census.

3.22 82.5% of households within the NPA own their property with over 54% of these being owned outright. This is 10% higher than in Wychavon and 17% higher than for the West Midlands.

3.23 Conversely, the social rented and private rented sector within the NPA is markedly smaller than the Wychavon District and West Midlands Region. Only 8.1% of households are socially renting within the NPA as compared to 14.5% in Wychavon and 19% in the West Midlands as a whole.

## Economic Activity

3.24 Table C7 in Appendix C shows how many people work and do not work as a proportion of the 16 – 74 resident population (ie. working population) within the NPA. The 16 – 74 resident population was 2,522 persons according to the 2011 Census.

3.25 The table highlights there is a higher proportion of economically active people in the NPA than in Wychavon and the West Midlands. Slightly higher levels of residents work full time than in Wychavon and the West Midlands with part time workers being slightly higher again.

3.26 Self-employed working within the NPA is similar to Wychavon but higher than in the West Midlands. Unemployment is also the same as Wychavon with both lower than in the West Midlands.

3.27 There is not much difference between the three spatial areas in respect of the proportion of residents being economically inactive. However, a greater proportion of these are retired persons within the NPA and Wychavon as compared with the West Midlands. A relatively low proportion of the residents are economically active due to being long term sick.

3.28 Although there are relatively high levels of economically active residents within the NPA there are limited opportunities for employment within the Area. It will be interesting to note the Distance to Travel to Work and the Mode of Travel to Work in the next sections of the NCNP.

## Occupation

3.29 Table C8 at Appendix C provides a breakdown of employment by occupation within the NPA, Wychavon and the West Midlands from the 2011 Census. The table shows that the majority of employed people in the NPA (51.3%) work within management and professional occupations. This is 10% higher than in Wychavon and 14% higher than in the West Midlands.

3.30 Conversely, less people in the NPA (36.9%) work within the skilled trades, personal service, customer services, operatives and elementary occupations as compared with Wychavon (47%) and the West Midlands (51.6%). The proportion of people working within administrative and secretarial occupations is roughly the same across each of the three spatial areas.

## Employment Sector

3.31 Table C9 in Appendix C provides a breakdown of employment by sector within the NPA, Wychavon and the West Midlands from the 2011 Census.

3.32 The table shows that the highest employment sector for residents within the NPA is Retail followed by Health and Social Work and Education. However, the retail sector accounts for a lower proportion of jobs than in Wychavon and the West Midlands.

3.33 When comparing employment sectors across the three spatial areas it is interesting to note the following:

- Higher proportion of workers in the Professional, Scientific and Technical and the Public Administration and Defence sectors within the NPA.
- Lower level of people in the NPA working within Manufacturing and the Accommodation and Food sectors.
- There is a low proportion of people working within Agriculture compared with Wychavon although it is the same level as the West Midlands.

3.34 A key sustainability issue for the NPA is accessibility to jobs. There are limited employment opportunities within the NPA relative to its population. The majority of people



will have to travel out of the NPA to access employment particularly within Worcester, Droitwich and further afield.

## Travel Distance to Work

3.35 Table C10 in Appendix C provides a breakdown of travel to work distance for North Claines, Wychavon and the West Midlands from the 2011 Census. The table shows that the majority (48%) of people travel less than 10km to work. This would include Worcester, Droitwich Spa and the outskirts of Bromsgrove and Great Malvern. A relatively high proportion of workers travel over 30km to their place of work as compared with Wychavon and the West Midlands. However, there are relatively fewer workers travelling between 10 – 30km to work.

## Method of Travel to Work

3.36 Table C11 in Appendix C provides a breakdown of how residents travel to work within the NPA, Wychavon and the West Midlands from the 2011 Census. The table illustrates that the majority (over 80%) travel to work either within cars, van or motorcycle. This is slightly higher than for Wychavon 77% and the West Midlands 72%.

3.37 A higher proportion of people in the NPA travel to work by bus, train and bicycle than in Wychavon. A significantly lower proportion of people in the NPA travel by foot to work as compared to both Wychavon and the West Midlands. This is not surprising given the distance of most jobs to the NPA.

## Car or Van Availability

3.38 Table C12 in Appendix C shows the number of households with and without cars or vans. In the case of those households with cars the table provides the number of cars per household. The figures show North Claines, Wychavon and the West Midlands for 2011.

3.39 The table illustrates how dependent households within the NPA are for motor vehicles. 52.5% of households have either two or three vehicles as compared to 44.6% in Wychavon and 31.7% in the West Midlands. A far smaller proportion of households in the NPA do not have a car as compared with the West Midlands in particular and to a lesser extent Wychavon.

## Deprivation

3.40 It is difficult to obtain deprivation indices for the NPA. In terms of the Indices of Multiple Deprivation (IMD) the NPA is split into two lower layer super output areas

(LLSOA) 006A and 006B. These show that overall the NPA is not deprived and is better than 80% of all other areas in England. The NPA is ranked 27,074 out of 32,482 areas within England where 1 is the most deprived and 32,482 the least.

3.41 The IMD is broken down further by the following indices showing the NPA in relation to other areas in England:

- Income Deprivation – better than 70% of areas in England
- Employment – better than 80% of areas in England
- Health – better than 90% of areas in England.
- Education – better than 70% of areas of England
- Barriers to Services – better than 20% of areas of England
- Living Environment – better than 80% of areas of England
- Crime – better than 80% of areas of England.

3.42 The above shows that the NPA has little in way of deprivation within the identified indices. The one exception is access to services which is corroborated by feedback from public consultation exercises.

## Household Deprivation Dimensions

3.43 The ONS provides 2011 Census data for households by deprivation dimension. The dimensions of deprivation are indicators based on four selected household characteristics:

- 1 **Employment** - Any member of a household not a full time student that is either unemployed or long term sick
- 2 **Education** - No person in the household has at least level 2 education and no person aged 16 – 18 is a full time student

3 **Health and Disability** - Any person in the household having general health 'bad or very bad' or has long term health problems

4 **Housing** - Household's accommodation is either overcrowded with an occupancy rating – 1 or less, or is in a shared dwelling, or has no central heating

3.44 Table C13 in Appendix C illustrates the relative deprivation dimensions for North Claines, Wychavon and the West Midlands. The table confirms that the NPA has low levels of deprivation and performs better than households within Wychavon and the West Midlands.





## 4 Spatial Considerations and Issues

4.1 The NPA, which covers some 3,403 acres (1,377ha) or 5.3 square miles, is located immediately adjoining the northern boundary of the City of Worcester. It is some 2.5 miles wide in an east-west direction and 1.4 miles long in a north-south direction. Although within very close proximity to the City the NPA has a distinctively rural character with undulating farmland with hedgerows and copses.

4.2 The built edge of the City lies immediately to the south of the NPA in some locations. The suburban area of Northwick is located to the south west of the NPA boundary and the Blackpole Trading Estate lies to the south east of the Parish boundary.

4.3 The western and much of the northern boundaries of the NPA consist of the rivers Severn and Salwarpe. The Droitwich Canal runs alongside the river Salwarpe. Both rivers have relatively wide floodplains.

4.4 The principle village in the NPA is Fernhill Heath which has a population of 3,256 (2011 Census). This represents 92.5% of the population within the NPA. The remainder of the population live in the hamlets of Bevere, Lower Town and Hawford and isolated farmsteads. The village is predominantly residential although it contains a small level of amenities including a first school and two private schools.

4.5 The NPA includes some significant transport infrastructure. The A449 Trunk Road runs along the southern boundary before heading in a north-south direction towards Hawford and then north towards Ombersley and Kidderminster. The A449 Trunk Road ends some 1.5 miles to the east of the NPA at Junction 6 of the M5 Motorway. The A38 Droitwich Road runs on a south-west – north-east direction from Worcester through Fernhill Heath to Droitwich Spa. The Oxford, Worcester and Wolverhampton rail line passes on a north-south direction through the NPA. A high voltage overhead power line also transects the NPA.

4.6 The northern part of the City of Worcester includes the large employment areas of the Blackpole Trading Estate and the Shire, Warndon and Parkway Business Parks. Worcester Warriors Rugby Club is located adjacent to Warndon Business Park to the north-west of Junction 6 of the M5 Motorway. These are within close proximity of the NPA and are easily accessible to residents providing employment opportunities. Blackpole Retail Park and the adjacent supermarket is also located in north Worcester and provides the closest large scale retail provision for residents within the NPA. Tudor Grange Academy, within

north Worcester, is the nearest secondary school to the NPA.

4.7 To the north and east the NPA is bordered by three parishes; Hindlip to the east, Martin Hussingtree to the north-east and Ombersley to the north-west. Although all three are rural in character with small villages, hamlets and farmsteads they have distinctive characteristics.

4.8 Hindlip Parish includes the West Mercia Police headquarters complex on the site of Hindlip Hall. The complex has some 1,000 employees from West Mercia and Warwickshire Police forces. There are a number of proposals due to come forward on site including a Joint Operational Command Centre, expansion of the outdoor firing range and associated facilities, the relocation of Hereford and Worcestershire's Fire and Rescue Service headquarters within existing buildings on the site and a possible expansion of the forensic facilities on the site. The site is located within the West Midlands Green Belt and it is also designated as a Locally Important Historic Park and Garden. A small part of the northern portion of the Estate is located within the NPA. It's main vehicular entrance is off the A4538. There is a secondary access off the A38 known as Old Drive which is within the NPA.

4.9 The Parish of Martin Hussingtree includes the village of Martin Hussingtree which is located at the junction of the A38 and the A4538. The southern extent of the village is designated as a Conservation Area. The Parish east of the railway line is also designated as Green Belt.

4.10 Ombersley Parish is a large rural parish stretching north from NPA. The main village Ombersley, is located at the crossroads of the A4133. The village includes Ombersley Enclosed First School within which some young people from North Claines Parish attend.

4.11 Beyond these rural Parishes to the north is the town of Droitwich Spa. This is a relatively large town and is due to expand southwards with proposed developments for 765 dwellings and other associated uses. The town centre has a wide range of facilities and services. To the north of the town is Berry Hill Industrial Estate and Stone Cross Business Park which provide the key employment opportunities. Droitwich Spa High School provides places for young people from the NPA.

4.12 To the west of the NPA beyond the river Severn is the District of Malvern Hills. The villages and Parishes of Hallow and Grimley is located on the western side of the river Severn adjacent to the NPA. There is currently

no means of crossing the Severn from the NPA to these villages.

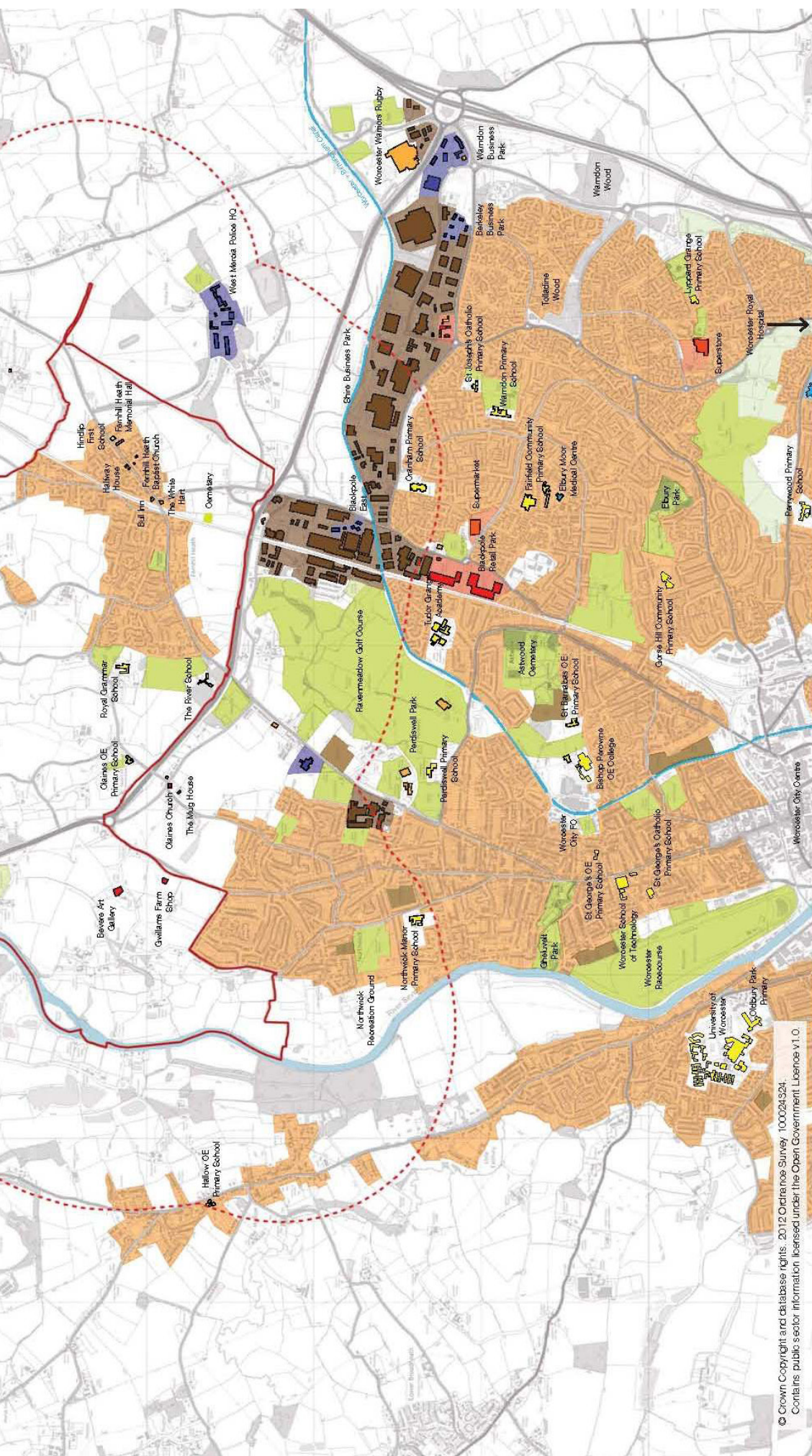
4.13 Figure 4.1 shows the location of key services and facilities within and close to the NPA including schools, health centres, shops, employment areas and green spaces. It can be seen that there are limited facilities within the NPA with residents being very dependent on services within Worcester and Droitwich Spa. Of particular note is the lack of health care facilities such as a GP surgery, dental surgery and a pharmacy within the NPA. The lack of these facilities has been raised by residents during consultation exercises on the NCNP.



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### Figure 4.1: Services and Facilities



## Environmental Considerations

4.14 The following paragraphs describe the character of the NPA under a variety of spatial considerations:

- Flood risk
- Agricultural classification
- Landscape character
- Transport infrastructure

## Flood Risk

4.15 The NPA is bounded by the rivers Severn and Salwarpe, the Barbourne Brook and the Droitwich Canal. Much of the land alongside these watercourses is functional floodplain. There is therefore a higher probability that land in these areas will flood.

4.16 Beyond these areas the rest of the NPA is in Flood Zone 1 which has a less than 1:1,000 year probability of flooding. However, there may still be incidents of localised surface water flooding particularly within built up areas

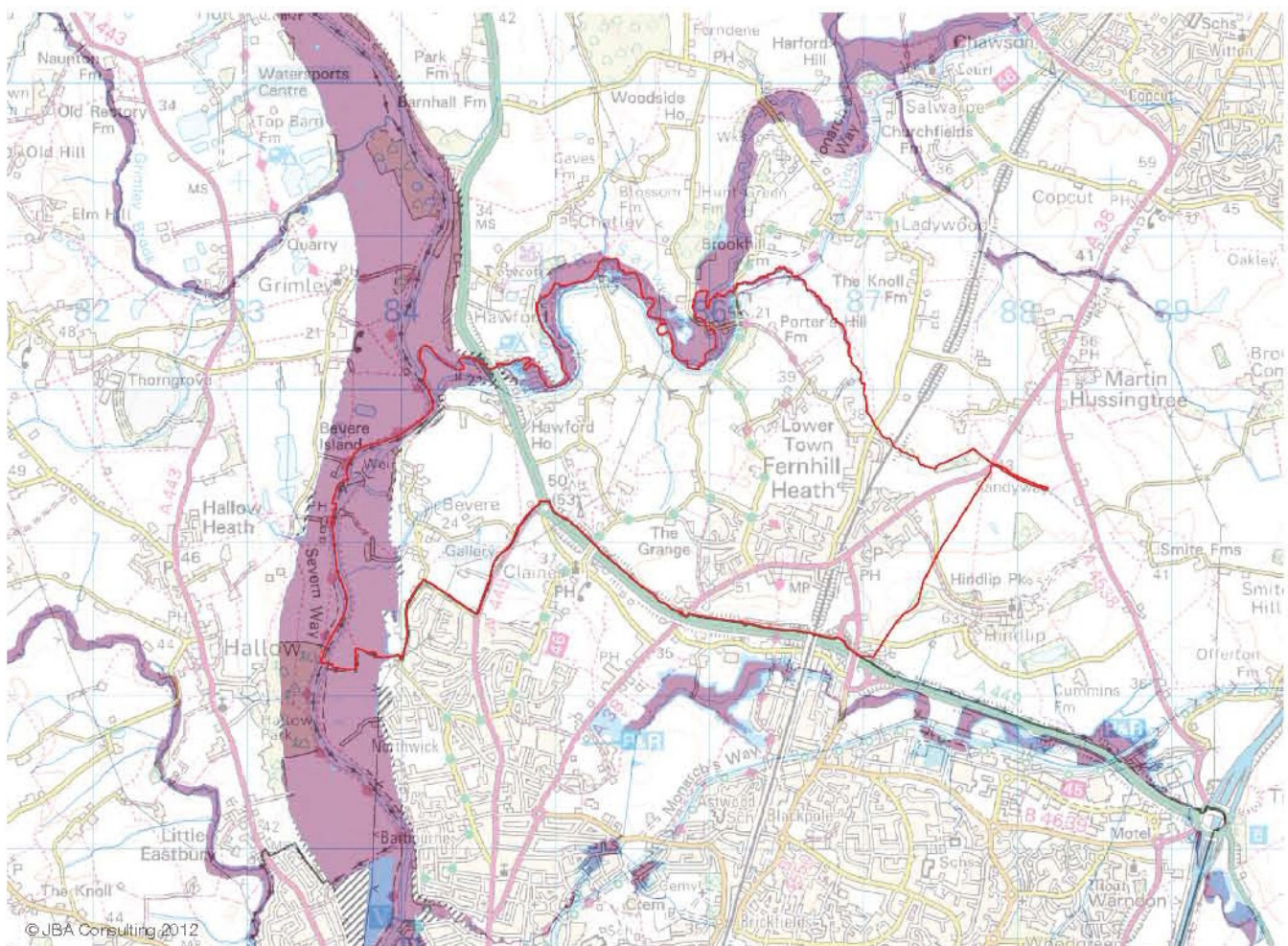


Figure 4.2: Flood Zone Map

Key:

- Flood Zone 3b (functional floodplain)
- Flood Zone 3a (1:100 or greater annual probability of flooding)
- Flood Zone 2 (1:100 - 1:1,000 annual probability of flooding)

4.17 The South Worcestershire Joint Core Strategic Flood Risk Assessment 2012 by JBA Consulting has modelled the probability of surface water flooding over a 30 and 200 year timescale. This shows isolated areas within the NPA in both rural and urban areas where surface water flooding may take place.

### Agricultural Land Classification

4.18 Much of the NPA is agricultural comprising mostly arable land with some pasture for grazing. Most of the NPA comprises of Grade 3 land which is of good to moderate quality. There are some pockets of Grade 2 land and one area along the River Severn and Salwarpe that is Grade 4. There is no Grade 1 land in the NPA.

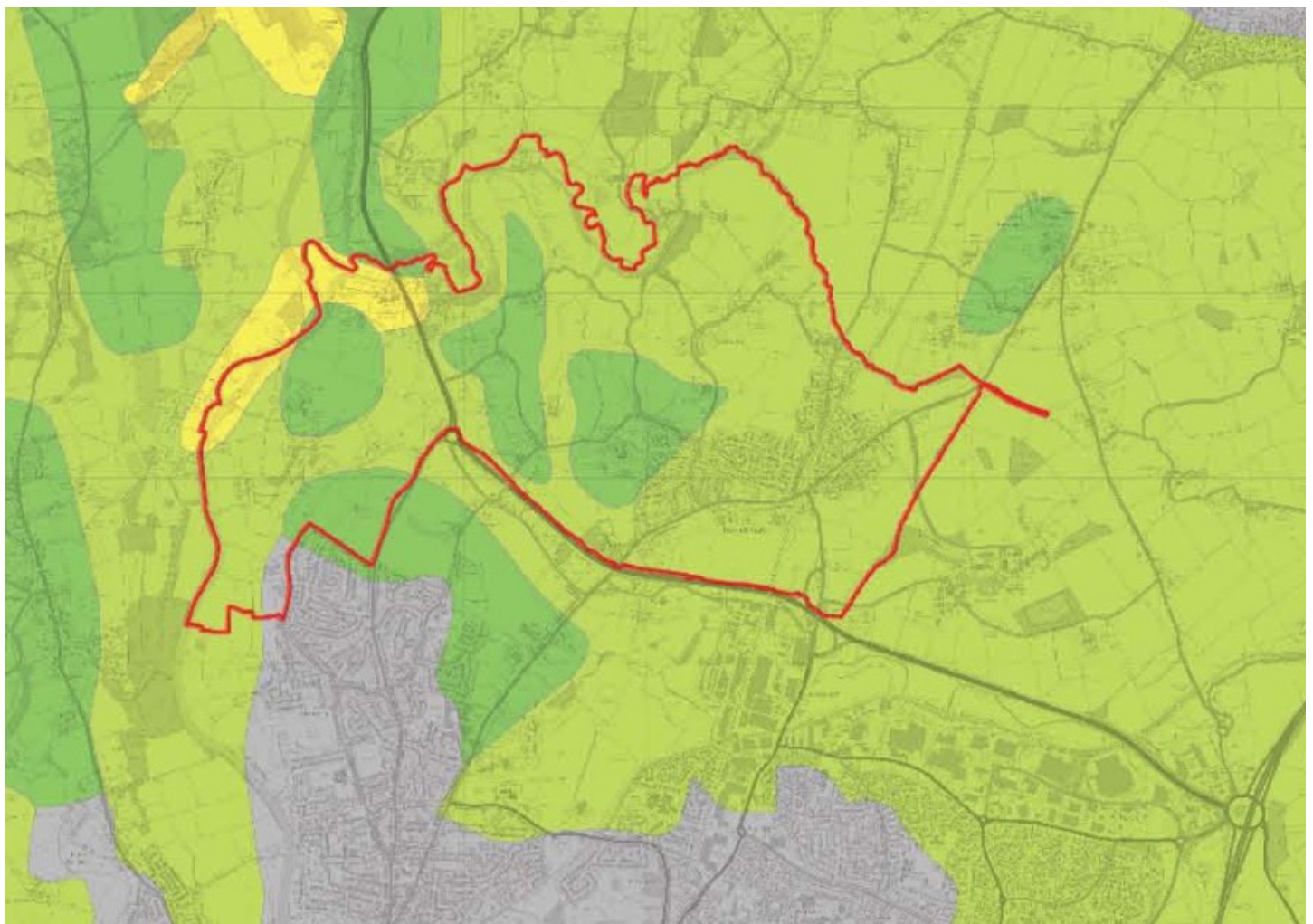






Figure 4.3: Agricultural Land Classification Map

Key:

	Grade 2 (very good quality)
	Grade 3 (good to moderate quality)
	Grade 4 (poor quality)
	Urban



## Landscape Character Classification

4.19 According to the Worcestershire County Landscape Character Assessment (LCA) <sup>1</sup> mapping portal much of the NPA landscape is characterised by settled farmlands either on River Terrace or with Pastoral Land Use. The areas around the Rivers Severn and Salwarpe along the northern and western boundaries have a Riverside Meadow character. Timbered Farmland makes up much

<sup>1</sup> The LCA is available at [www.worcestershire.gov.uk/info/2014/planning/1006/landscape\\_character\\_assessment](http://www.worcestershire.gov.uk/info/2014/planning/1006/landscape_character_assessment)

of the character of the immediate surrounding area. There are also the two urban character areas of Droitwich to the north east and Worcester to the south.

4.20 The LCA is most commonly used as the basis for the County Council to provide advice and guidance to local planning authorities for plan-making and development management purposes.

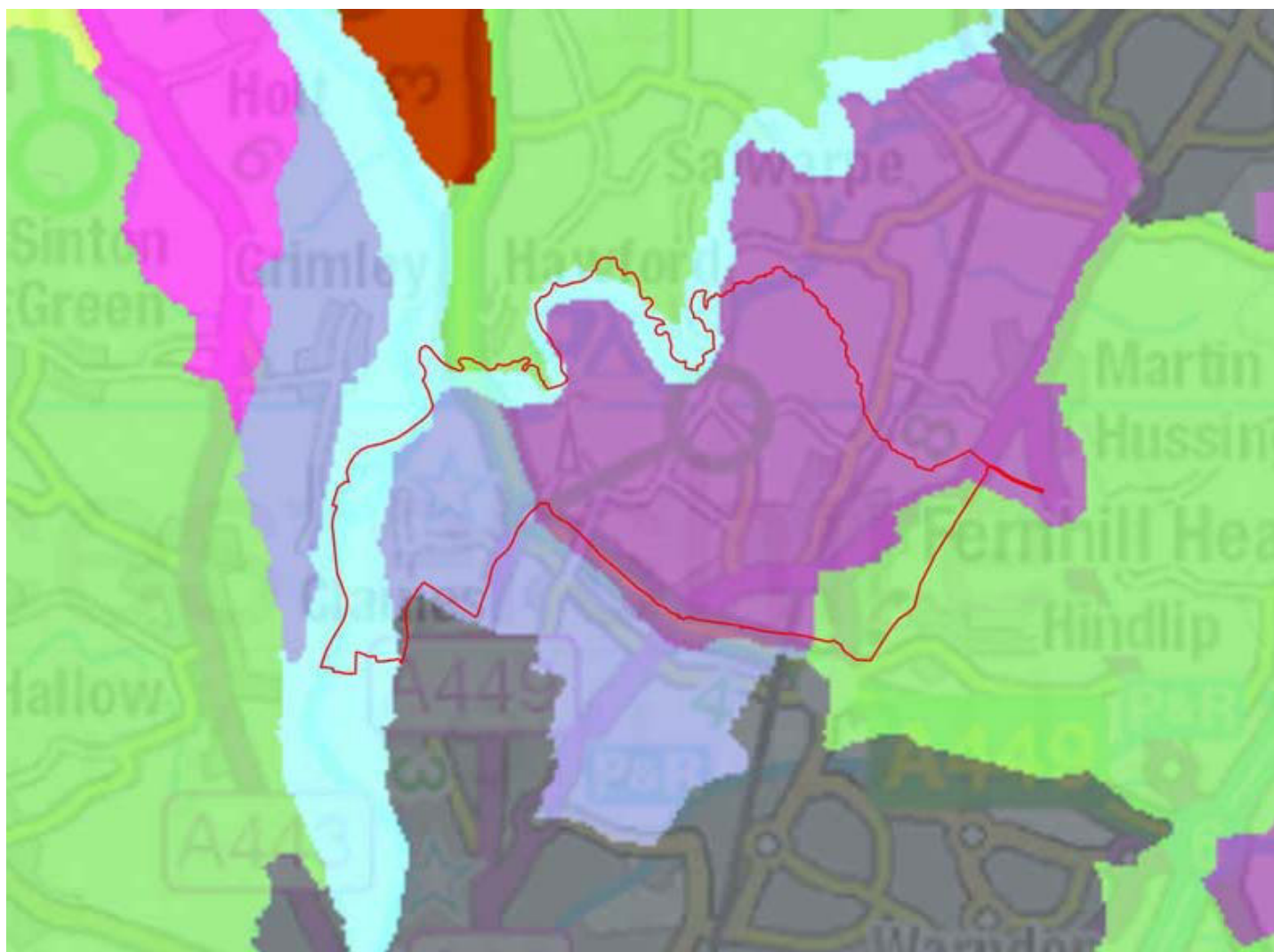


Figure 4.4: Landscape Character Classification Map

Wooded Estatelands	Riverside Meadow
Principal Settled Farmlands	Settled Farmlands on river terrace
Estate Farmlands	Urban
Principal Timbered Farmland	Settled Farmlands with Pastoral Land Use



## Landscape Character

4.21 The urban character of the area changes from south to north. There is a suburban residential character on the edge of Worcester City and with Fernhill Heath. The historic hamlets of Claines and Bevere define a more rural character.

4.22 The scale and character of the A449 corridor creates a clear break in the landscape, separating North Claines in the north from Worcester to the south. Fernhill Heath lies on high ground to the north with a mixed character of historic housing and large areas of C20th suburban development. To the north, east and west of the village the landscape becomes increasingly rural with rolling agricultural land defined by hedgerows, trees and pockets of woodland. To the west the low lying land is defined by the historic parkland and isolated dwellings within Bevere and the floodplain character of the River Severn.

4.23 Figure 4.5 seeks to break the general landscape character into more local discrete landscape areas. It does not directly relate to the LCA.



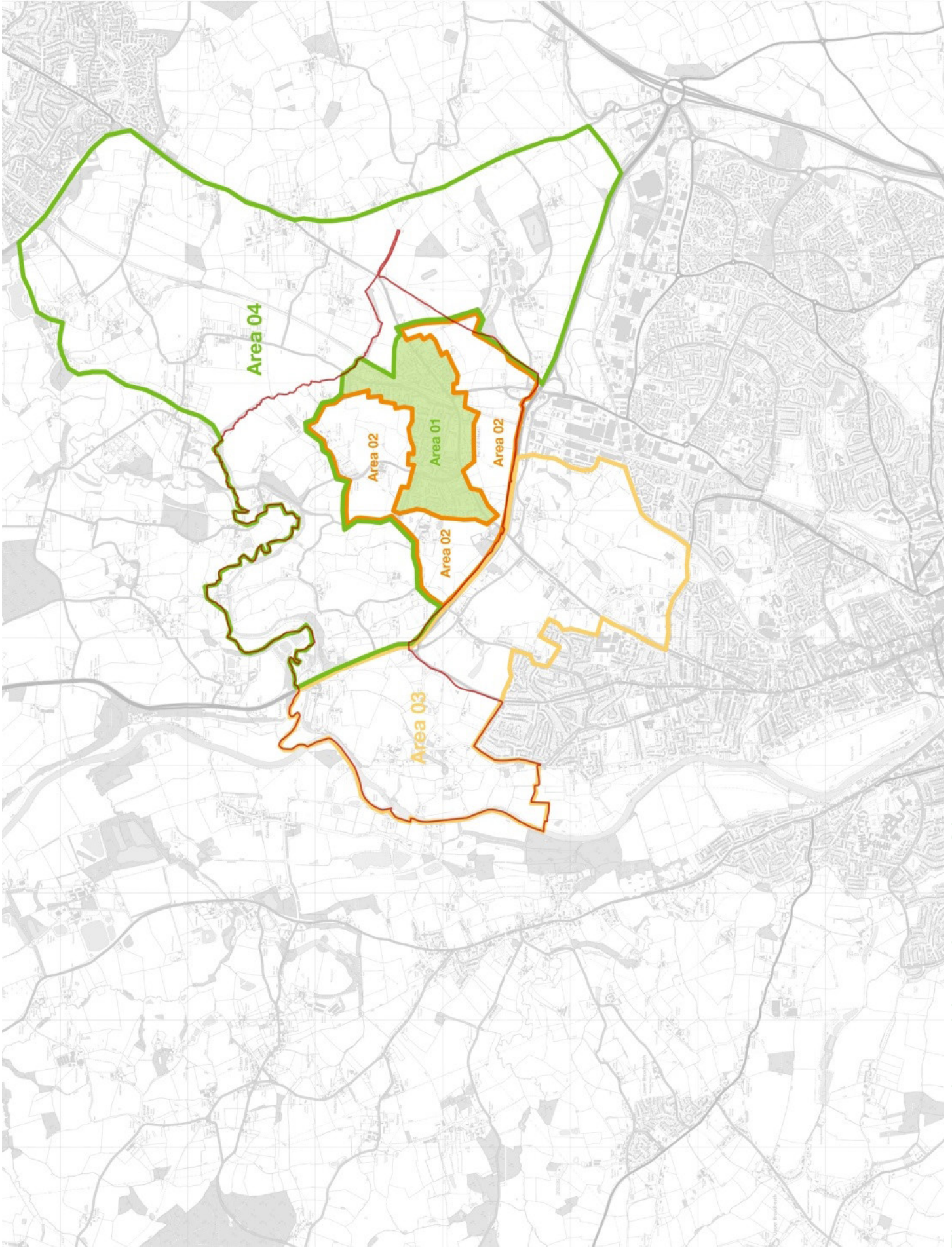


Figure 4.5: Local Landscape Character





## 01 Fernhill Heath

- Village straddling the A38 connecting Worcester and Droitwich.
- Early development lines the A38. Village expansion north from the 1920s with significant development in the 1960s-70s.
- Elevated position with views out over surrounding countryside and south to Worcester.



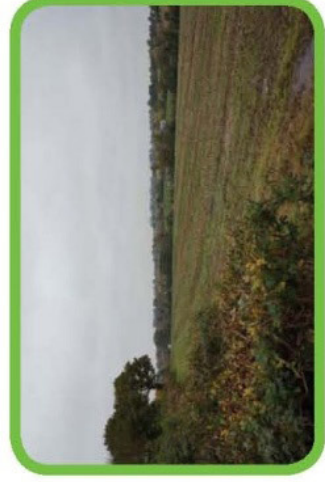
## 02 Fernhill Heath Environs

- Predominantly arable agricultural land on the fringe of Fernhill Heath village and bounded by the A449 to the south.
- Open rural character with isolated farmsteads and views out to wider rolling landscape in the north.
- Elevated position to the south with views of Worcester and the Malvern Hills.



## 03 Bevere & Claines

- Located between the northern urban fringe of Worcester and the A449.
- Historic landscape with well preserved mature parkland and dispersed clusters of historic buildings around Bevere Green.
- Enclosed riverside grazing meadows to the west.



## 04 Wider Landscape

- Rolling and open rural character.
- Enclosed field boundaries, woodland blocks, historic lanes and historic agricultural buildings.
- Riparian character in the low lying land of the Droitwich Canal corridor and River Salwarpe.

## Transport Infrastructure

### Road Infrastructure

4.24 The NPA is well-served by road infrastructure with the A38 and A449 crossing through the area. These provide connections to the M5 at Junction 6 and also to Worcester City Centre and Droitwich Town Centre. These routes also provide connections to Kidderminster and Bromsgrove to the north and Pershore, Evesham and Great Malvern to the south.

### Public Transport Infrastructure

4.25 The Oxford, Worcester and Wolverhampton rail line passes through the NPA. Fernhill Heath rail station was opened in 1852 and closed in 1965. The nearest stations to the NPA are Worcester Shrub Hill and Foregate Street Stations and Droitwich Spa.

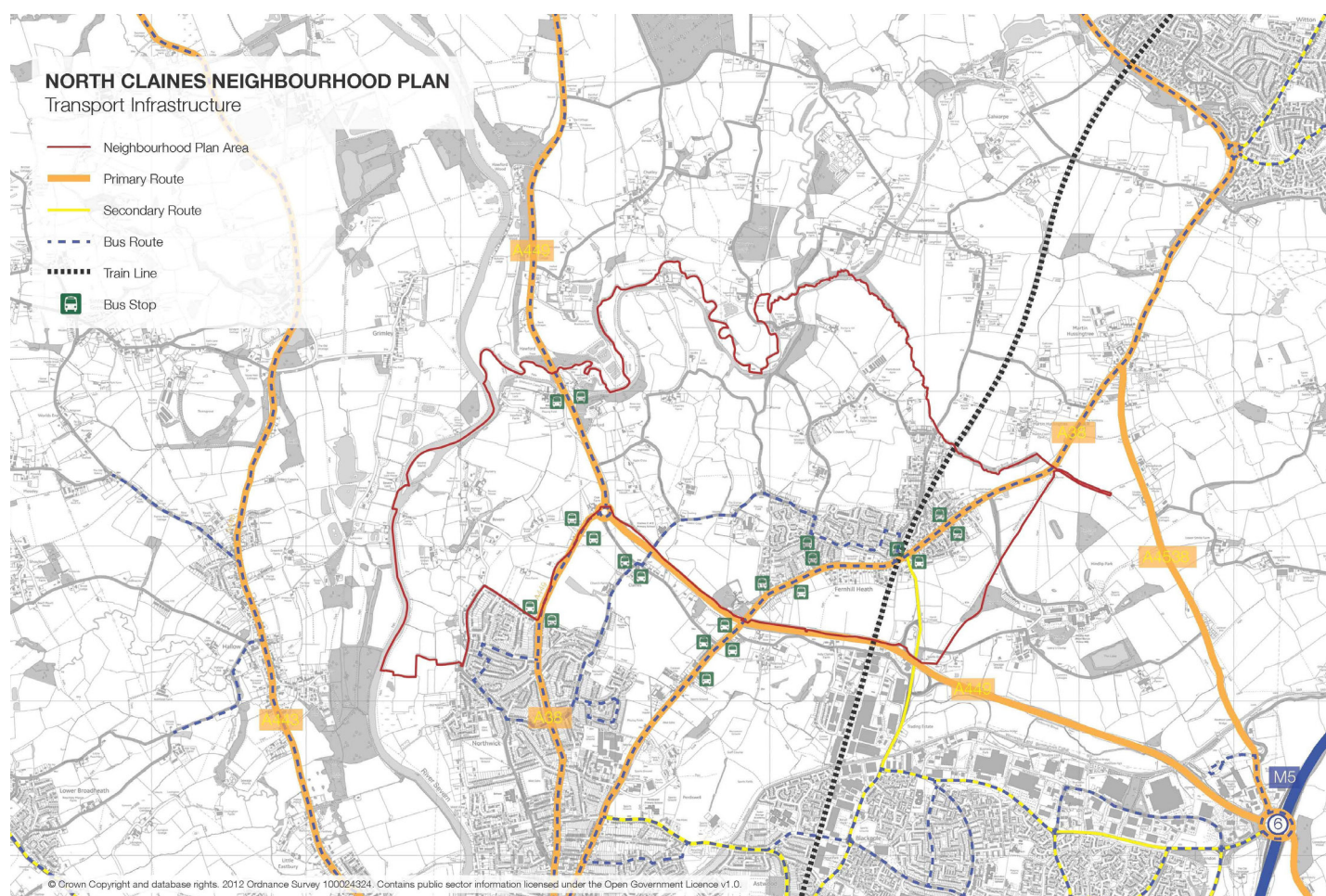


Figure 4.6: Transport Infrastructure



## Bus Services

4.26 Three bus services run through the NPA. These provide regular daily local connections between Worcester, Bevere, Droitwich, Claines, Fernhill Heath and Kidderminster. The bus routes and local bus stops are shown in Figure 4.5.

- i) Service 355: Droitwich Spa to Worcester by LMS Travel. 2 hourly four times during the morning and early afternoon during weekdays and Saturdays.
- ii) Service 144 and 144A: Birmingham to Worcester by First. 15 minute service during the week up to 6.30pm and then hourly until 11.30pm. Additional services run in the mornings and afternoons during College and School days. Quarter hourly on Saturdays and hourly on Sundays and Bank Holidays.
- iii) Service 303: Worcester to Kidderminster by Diamond Bus Company. Half hourly service during the week with additional services during College days. Hourly services on Saturdays. No services on Sunday or public holidays. Bus route runs along Bevere Lane.

## Cycle Routes

4.27 The National Cycle Network Route 46 passes through the NPA and provides a route from Worcester to Droitwich. It is all on road within the NPA along School Bank, Danes Green, Dilmore Lane and Porters Mill Lane. There is also a local cycle route 'Northwick Ladywood Loop' which travels along Vicarage Lane, Egg Lane, Jacob's Ladder, Kennels Lane and Station Road. It connects with NCN Route 46 at School Bank and Dilmore Lane. The routes are shown at Figure 4.6.



## Land Use Designations

4.28 There are a number of important land use designations within the NPA that have potential implications on the type and extent of development that can take place.

### Green Belt

4.29 The West Midlands Green Belt lies along the southern and eastern edges of Fernhill Heath. Its purpose is primarily to prevent the coalescence of Fernhill Heath with Worcester. There are areas where the Green Belt is not particularly wide such as between Blackpole Trading Estate and Fernhill Heath. In addition the A449 creates a major infrastructure feature within the Green Belt.

### Conservation Areas

4.30 There are two Conservation Areas within the NPA; Bevere and the Droitwich Canal. They have very different characteristics and heritage assets. Many residents, particularly in Bevere, believe that proposed allocations and developments in this area will erode the setting of this Conservation Area and some of its heritage assets.

4.31 There are also three Conservation Areas adjacent to the NPA; Claines, Martin Hussingtree and Riverside in Worcester.

## Nature Conservation Sites

4.32 Both the Rivers Severn and Salwarpe are Special Wildlife sites. There is no European or other nature conservation designations within the NPA.

## Scheduled Ancient Monuments and Archaeological Sensitive Sites

4.33 There are no Scheduled Ancient Monuments within the NPA. There are a number of sites designated as archaeologically sensitive within Worcester to the south of the NPA.

## Historical Parks and Gardens

4.34 There are two Locally Important Historic Parks and Gardens (LIHPG) within the Parish; Bevere and Hawford. In addition part of Hindlip Hall LIHPG is also located within the Parish.

## Village

4.35 Fernhill Heath is identified as a Village of high accessibility within the WDLP (June 2006). It is located outwith the Green Belt and is identified for new development to meet local need.

4.36 Within the Village there are two key designations; protection of open space for The Brum and the open space at Teasel Way. There is also an Area of Development Restraint (ADR) at the eastern edge of the Village. This is effectively safeguarded land to potentially meet longer term (beyond 2011) development needs.

## Key Spatial Issues

4.37 Following an analysis of the area and appraisal of the feedback from public consultation events the following have been identified as key issues for the NCNP.

## Green Belt

4.38 The Parish Council recognises the broad location of the Green Belt boundaries within the NPA. It supports the rationale for designating land as Green Belt to prevent the coalescence of Worcester and Droitwich Spa and Worcester and Fernhill Heath.

4.39 There are some within the local community who consider that additional land, currently designated as open countryside, should be designated as Green Belt. In particular land between the north of Fernhill Heath and Lower Town to prevent the coalescence of these two settlements. In addition, land between the west of Fernhill Heath and Bevere and the North Worcestershire Urban Extension should also be designated Green Belt to prevent the coalescence of these settlements. Although it is recognised that the purpose of Green Belt is in preventing neighbouring towns merging and to check unrestricted sprawl of built up areas does not immediately apply, the designation of Green Belt here would safeguard the countryside from encroachment (also one of the purposes of Green Belt [NPPF Para. 80]).

4.40 Whilst recognising the limitations a neighbourhood plan can have on the boundaries of and designation of land within the Green Belt the Parish Council is aware that there may in the future be a need for the combined authorities to carry out a Green Belt Review to identify sufficient and appropriate land to meet objectively assessed housing needs (OAHN). The Parish Council would wish to be engaged, on behalf of its local community, in this process to ensure that issues around potential release of land out of the Green Belt and land to be included within the Green Belt support the objectives of the NCNP and the views of local residents.

## Housing Growth

4.41 There has been significant objection and concern from residents within the NPA regarding the scale, extent and location of housing being promoted through the SWDP and speculatively through planning applications by housebuilders.

4.42 The objections and concerns chiefly relate to the impact that the proposals will have on the rural character, and in some cases historic setting, of the NPA. Additionally, it is considered that the infrastructure within the NPA is unable to cope with the scale of proposed development. Any improvements to the existing infrastructure or mitigation measures to accommodate the proposed development will also have a significant impact on the character of the area.

4.43 Some residents considered that future development was inevitable despite ongoing objection to the SWDP and planning applications. In their view if development is to go ahead, they felt it should be more sensitive development reflecting the character of the NPA, not large scale and have direct access from the A38. In the majority of people's view, the proposals coming forward do not meet these objectives.

4.44 There was also significant concern that proposals for development were being brought forward in advance of the adoption of the SWDP which was considered the appropriate process to decide whether sites in the area are acceptable or not for future development.

### Lack of Appropriate Infrastructure and Utility Services

4.45 There is particular concern over the ability of utility services to accommodate the proposed housing. There are already problems with the clean and dirty water network, particularly around the Danes Green area.

### Countryside

4.46 The rural/semi-rural location of the NPA and its proximity to the countryside were key positive attributes of living in the area. However, there are concerns that this character is being eroded by the proposed housing developments which are having a significant urbanising effect on the NPA. Most people wished to see a stop to housing development in the countryside in order that the rural identity of the NPA could be retained. Protection of the countryside was a high priority for local people.

4.47 An additional concern relating to the countryside was ensuring that development did not impact on the opportunities to access it for recreation and leisure pursuits. Additionally, there were concerns that existing rights of way were not being maintained appropriately to allow their continued use and that some created difficulties for those with impaired mobility.

### Travel and Traffic

4.48 There was significant concern regarding the potential traffic impact of the proposed Dilmore Lane housing allocation within the SWDP and the proposals within the current planning application. Many people consider that the road is not appropriate to accommodate the levels of traffic generated from the proposed development and that there are no suitable mitigation measures that would make it acceptable. Additionally, there are concerns over congestion at the Dilmore Lane/Droitwich Road junction and the Droitwich Road/Hurst Lane junction.

4.49 The A38 which runs through Fernhill Heath is a key distributor road between Worcester and Droitwich Spa. It carries significant levels of traffic and there is congestion along its route within the NPA during the peak periods. This not only causes travel problems for the local community but also noise, air pollution and safety issues for residents in the area.

4.50 There was a high consensus of opinion that the improvements are required to the local highway networks such as:

- Improvements to footpaths and roads include increasing the width to make them safer to walk on, dealing with litter and overgrown vegetation and fixing potholes.
- Traffic management – speed restrictions and traffic lights at Hurst Lane/Droitwich Road.
- Addressing issues with on-street parking and enforcing parking controls was raised.
- Improvements to public transport – more regular bus services and a rail station allowing commuter access.
- Additional cycle lane provision was also identified.

### Lack of Local Amenities and Services

4.51 The principal need identified by people included health care facilities such as a doctor's surgery, dentist and pharmacy. Additionally, a community centre and community facilities was high on people's agenda.

4.52 Some residents also raised the issue of needing more school places or a new school.





## 5 Vision and Objectives

5.1 The vision and objectives are based on the key indicators and spatial issues identified in the preceding section along with the community's views and opinions. These form the foundation of the NCNP, its policies and proposals.

### Vision

5.2 There are a number of key attributes and strengths of the NPA that have been identified by the community which provide the principles underpinning the Vision for the NCNP. These are:

- The NPA, despite its relatively close location to Worcester, is essentially rural in character and it is important to retain this.
- There are close inter-relationships of the settlements and hamlets within their countryside setting that need to be protected
- The unique and distinctive character of the NPA's historic environment and landscape including Bevere, Hawford, the Canal, parts of Fernhill Heath and Hindlip Hall LIHPG.
- The countryside is not just important to the setting of the settlements and hamlets but it also provides opportunities for recreation and leisure and views of the countryside beyond.
- The contribution of the NPA's rivers, canal and brook to its distinctive character and nature conservation value.

5.3 A number of weaknesses in relation to the NPA's spatial characteristics were also identified by the community. These include:

- Lack of infrastructure – transport, education, social and community – to accommodate the proposed growth in the NPA.
- Lack of a centre within Fernhill Heath to provide a core to the village with the facilities and services to meet everyday needs of the existing and future communities within the NPA.

- A need to identify and protect local heritage and nature conservation assets.
- A high dependence on private motor vehicles for travel which along with high levels of traffic along the A38 create transport congestion and associated noise and air pollution and safety concerns within the NPA.
- Lack of employment provision within the NPA.

5.4 Additionally, there was significant concern around the scale, extent and location of proposed housing within the NPA. This related to the impact on the NPA's historic landscape and character, the countryside setting of the settlements and hamlets within the NPA and the lack of adequate infrastructure to accommodate the growth in demand that will arise from the new residents within the developments.

5.5 Following from these principles and concerns the Vision for the NPA is as follows:

**'A diverse and thriving NPA with Fernhill Heath providing many of the key services, facilities and infrastructure for the local community; new development incorporated into its setting retaining and reflecting the Area's unique and distinctive character, and opportunities provided to allow residents to enjoy the countryside which will be protected from inappropriate development'.**

### Objectives

5.6 To achieve this Vision the NCPC has identified the following objectives for the NCNP:

- 1 Ensure future housing provision meets local housing need for both the market and social sector and new housing integrates appropriately within its setting and with existing infrastructure and utilities.
- 2 Create, strengthen and support a Village Centre within Fernhill Heath to provide key services and facilities to meet some of the everyday needs of the local community.
- 3 Create opportunities to promote local employment through appropriate small scale development and conversion.

- 4 Ensure new development is designed to retain and reflect the NPA's unique and distinctive characteristics and incorporate high levels of environmental sustainability.
- 5 Strengthen and upgrade the transport infrastructure with improvements to public transport provision, cycling provision and to the road network where it provides benefits to safety, residential amenity and sustainable travel.
- 6 Strengthen and upgrade local infrastructure and services – physical, social and environmental – to meet the demand from new development.
- 7 Recognise the heritage assets within and adjacent to the NPA and ensure that new development protects and enriches the historic townscape and landscape.
- 8 Protect and enhance the NPA's nature conservation assets and local green spaces.
- 9 Strengthen and support opportunities to access, utilise and enjoy the countryside within the NPA.
- 10 Protect and enhance health and wellbeing amongst the community.



## 6 Strategy

6.1 The NCNP's strategy is based on sustainable and beneficial change to the environment and communities in the NPA. The strategy seeks to ensure that any proposed residential development is properly integrated into the NPA thereby maintaining its distinctive rural character and ensuring that there is appropriate infrastructure to support the growth in demand from the new population in the NPA.

6.2 Fernhill Heath will provide the focus for facilities, services and social infrastructure for the local community. The creation of a Village Centre will provide the location for retail and other services to meet some of the everyday needs of the local community.

6.3 Improvements to the local transport infrastructure as a whole is promoted along with the aspiration to provide a rail station in Fernhill Heath through the provision of a rail-based park and ride facility within the NPA. The strategy also seeks improvements to the bus and cycle network as well as public realm improvements along the Droitwich Road.

6.4 The NPA's unique heritage assets of Bevere, Hawford and the Canal will be protected. Alongside this, buildings and structures of more local value will be recognised and protected. In addition, the area containing the original settlement of Fernhill Heath will be recognised and measures taken to protect its special character.

6.5 Important green spaces are to be protected and opportunities for new green space will be investigated. Connections with the countryside – visual and physical – will be maintained and enhanced to provide greater opportunities for people to access the natural environment within the NPA. Nature conservation and wildlife sites will be protected and opportunities sought to open up public access to allow people to experience natural habitats.

6.6 A key element of the strategy is the provision of key community facilities including the aspiration to provide a new primary school within an education, health and community hub. This would be in place of the existing schools that are over-capacity and constrained in terms of expansion. In addition, existing local community facilities will be protected and supported. The strategy seeks to ensure that new development reduces any impact on the community's health and wellbeing.

6.7 Underpinning the strategy is a desire to make the NPA, and in particular Fernhill Heath, a more sustainable




place to live, work, visit and play. At present it functions as a suburb to Worcester and Droitwich Spa. The NCNP's aim and objective, supported by its policies, is to make Fernhill Heath a more sustainable environment to live, work and visit without disturbing its rural character and appearance.














# NORTH CLAINES NEIGHBOURHOOD PLAN

## Key Diagram

-  Neighbourhood Plan Area
-  Local Authority Boundaries
-  1km Buffer Zone



### Existing Land Use Designations

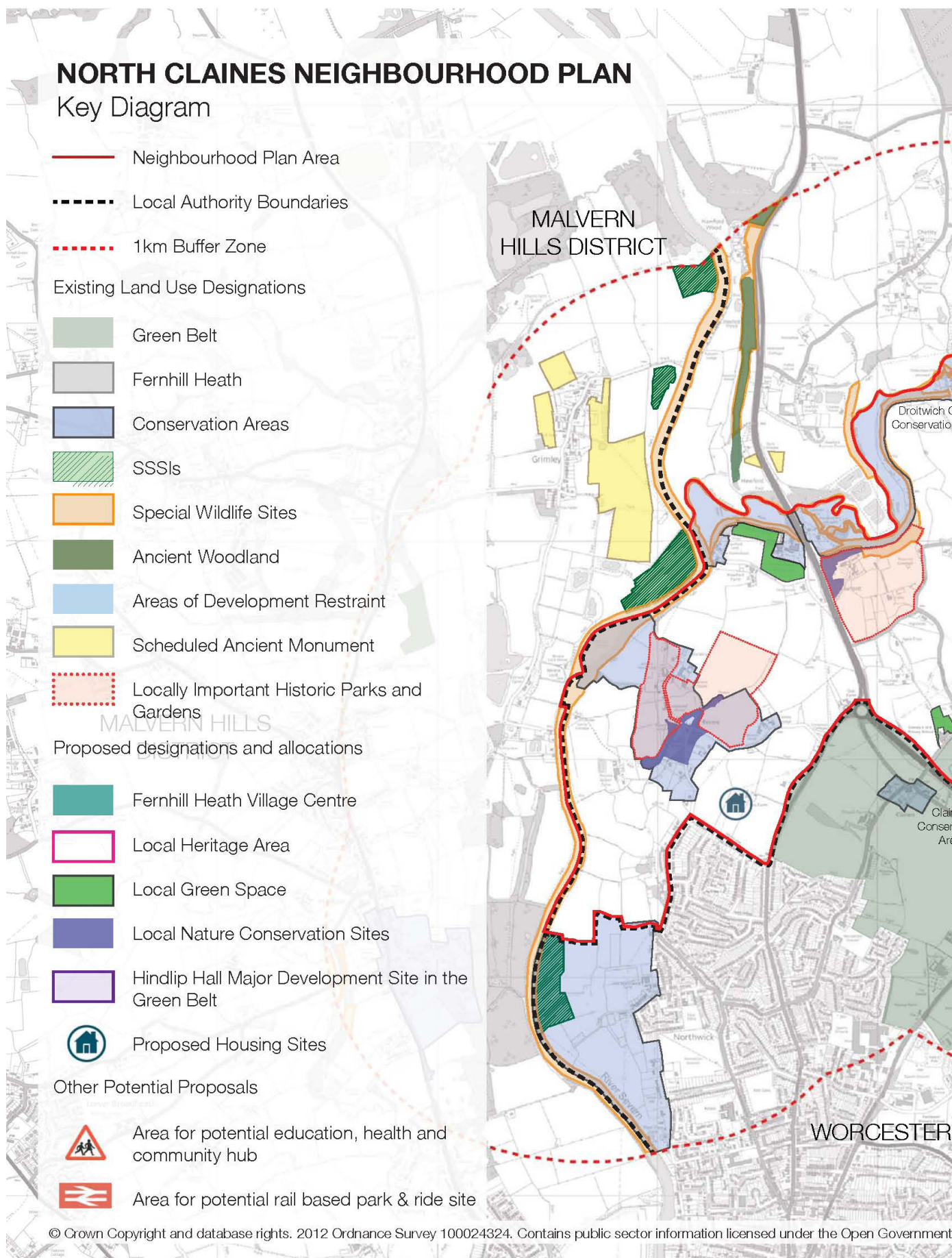
-  Green Belt
-  Fernhill Heath
-  Conservation Areas
-  SSSIs
-  Special Wildlife Sites
-  Ancient Woodland
-  Areas of Development Restraint
-  Scheduled Ancient Monument
-  Locally Important Historic Parks and Gardens

### Proposed designations and allocations

-  Fernhill Heath Village Centre
-  Local Heritage Area
-  Local Green Space
-  Local Nature Conservation Sites
-  Hindlip Hall Major Development Site in the Green Belt
-  Proposed Housing Sites

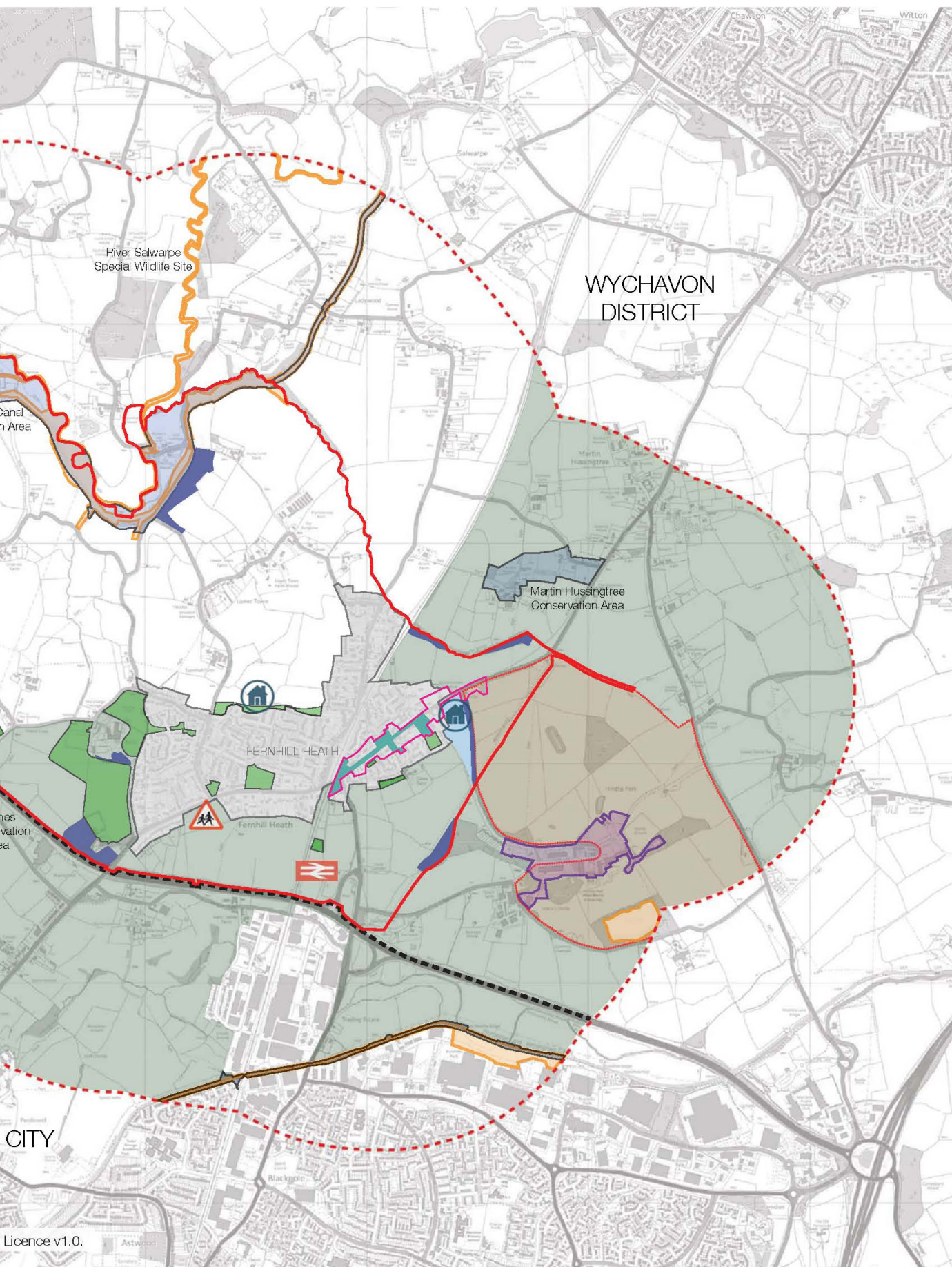
### Other Potential Proposals

-  Area for potential education, health and community hub
-  Area for potential rail based park & ride site



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# 7 Policies and Proposals

## HOUSING

### Objectives

1 Ensure future housing provision meets local housing need for both the market and social sector and that new housing integrates appropriately within its setting and with existing infrastructure and utilities.

### Community Views

7.1 During various public consultation and engagement events there has been repeated reference to the threat to the NPA's environment and community posed by proposed housing developments. The majority felt that they were of too large a scale for the NPA which will have a negative impact on its character as a rural NPA with a small village and dispersed hamlets.

7.2 From the 2013 Neighbourhood Planning Survey the following comments and responses were made in relation to housing:

- 82% either strongly agreed or agreed with the statement 'we need to identify the current and future housing needs to deliver the right type and mix of housing to meet those needs'.
- Housing was considered the third most important issue for the NPA with 13% of the total respondents.
- In response to the question about 'making the NPA a better place to live and work' 20% of responses were against further residential development. Many highlighted the negative aspects associated with large scale housing developments. Others suggested that any residential development should be controlled, carefully planned and sympathetic to the environment.

### New Residential Development

7.3 The WDLP safeguards land at Sling Lane/Old Drive in Fernhill Heath for future development. This site is located outwith the Green Belt and has direct access to the A38 Droitwich Road. This road is a key bus route providing services to Droitwich and Worcester. The site is also within close proximity to existing services within Fernhill Heath. As such it is considered a sustainable

site suitable for residential development. It is therefore identified as residential allocation within the NCNP. Any development on this site should have regard to the adjacent Hindlip Hall Locally Important Historic Park and Garden and in particular the trees along the Old Drive which contribute to the historic character of the LIHPG.

7.4 Additional 'windfall' sites may come forward within Fernhill Heath. Residential development on these sites will be acceptable in principle subject to the proposed development complying with other policies of the NCNP and the SWDP.

7.5 The SWDP identifies housing provision within the three combined areas of 28,400 dwellings (net) to 2030. In terms of WDC's contribution towards this the SWDP makes provision for 10,600 houses. In addition Wychavon District is also to make provision for some of Worcester City (referred to as the Wider Worcester Area) requirements. The SWDP puts forward 900 houses within Wychavon to meet this need. The principal reason put forward for this is the lack of deliverable land within the Worcester City boundaries and the significant need for new housing that is required from existing and future Worcester residents.

7.6 The NPA, being located immediately to the northern boundary of the Worcester City boundaries, has been identified as a sustainable and accessible location to contribute towards meeting some of Worcester's needs. As such a site at Gwilliam's Farm in Bevere, just to the north of Northwick in Worcester, has been identified and allocated for residential development. This site has been allocated for 250 dwellings as the Worcester North Urban Extension.<sup>2</sup>

7.7 Fernhill Heath is identified within the SWDP as a Category 2 Village. These villages provide varying ranges of local services and facilities predominantly to meet local need. They are considered appropriate to accommodate new development to continue to meet local need. Allocations for development in these villages reflect the extent of local service provision, the size of the settlement and the availability of suitable land. In the case of Fernhill Heath an allocation of 120 dwellings is made

2 The site has outline planning permission for up to 230 dwellings granted 20.02.2014 (Ref: W/13/00347/00/L). A reserved matters application (Ref: W/14/00430/RM) for 102 dwellings on the eastern part of the site was granted approval on 13.10.2014. At present a full application (Ref: W/14/00401/PN) for 128 dwellings on land to the west of the allocation remains undetermined and an appeal was submitted on 30.06.2015. A reserved matters application for 128 dwellings (Ref: W/15/00905/RM) was approved on 25.06.2015. An outline application (Ref: W/13/01131/OU) for 17 dwellings in a central section of the site was allowed on appeal in December 2014. The site therefore has planning permission for 247 dwellings in total.



at land at Dilmore Lane/Station Road.<sup>3</sup> Additionally, the Policy SWDP60: Category 2 Village Allocations states that in addition to the allocations new housing will be restricted to windfall sites, local initiatives including Neighbourhood Plans and affordable housing schemes (rural exception sites).

3 Outline planning application (Ref: W/14/00367/OU) for up to 120 dwellings registered on 26.02.2014 at the Dilmore Lane/Station Road site was approved on 12 October 2015

### Policy NCH1: New Residential Development

Additional new housing provision within the existing boundaries of Fernhill Heath will be allowed provided that it accords with other relevant policies of the NCNP and the SWDP.

New residential development at Sling Lane/Old Drive in Fernhill Heath (safeguarded land within the Wychavon District Local Plan) will be allowed provided it accords with other relevant policies of the NCNP and SWDP.

The SWDP currently proposes two housing allocations within the NPA, Gwilliam's Farm (250 dwellings) and Dilmore Lane/Station Road, Fernhill Heath (120 dwellings). Proposals for further new residential development beyond the existing settlement boundaries of Worcester and Fernhill Heath, within the Green Belt or in the open countryside, will not be supported.

### Integrating New Housing

7.8 The compact size of Fernhill Heath and the open nature of the hamlet of Bevere means that local people value their close connection to the surrounding countryside. This sense of connection comes from a combination of views to and across the countryside and the recreational opportunities the countryside provides particularly in relation to walking, cycling and horseriding.

7.9 The countryside around Bevere is set within the historic setting of the Bevere Conservation Area and Locally Important Historic Parks and Gardens. There are strong connections in terms of views and routes between Bevere and Claines which itself is designated as a Conservation Area. The interface of any proposed development will need to deal sensitively with the Conservation Area setting and the historic landscape that creates a buffer around it.

7.10 The countryside located to the north of Fernhill Heath consists of open grazed agricultural land that slopes from south to north towards the rural hamlet of Lower Town. The open character of the land provides long range views to the rolling landscape in the north and west and to the Droitwich Canal Conservation Area. Views to the east consist of rolling landscapes including the Hindlip Locally Important Historic Park and Garden. To the south there are views over northern Worcester and long range views to the Malvern Hills. There are a number of footpaths providing access into the countryside from Fernhill Heath including the Monarch's Way Recreational Route.

7.11 The existing interface of the residential boundaries to the open countryside is predominantly back garden fences and hedges. Development proposals at the edge of settlements, including the SWDP allocations, must provide an appropriate landscape buffer between the new development and its adjoining countryside. Additionally existing footpaths, cycle routes and recreation routes must be protected and provision made to ensure that the proposed development provides links to these routes.

### Policy NCH2: Integrating New Housing

Proposals for new housing on allocated sites and for infill and redevelopment sites within Fernhill Heath must demonstrate that they are well-designed and integrate into the existing area in terms of character, design, density and that they connect with the existing infrastructure, utilities and services. Additionally, where relevant, new development must ensure that they are well integrated with the adjacent countryside.

## Housing Mix

7.12 NPPF and the SWDP requires that plans should provide for a mix of housing based on evidence and to identify the size, type, tenure and range of housing that is required. Policy SWDP14: Housing Mix within the SWDP seeks to ensure that this requirement is fulfilled for proposals for new residential development.

7.13 The Parish Council recognise that the information on housing need for the NPA collected by the joint Councils, within the Strategic Housing Market Assessment, is based on a relatively small sample size in relation to the NPA. Additionally, the information becomes dated after time. Its data and the conclusions that are drawn from its analysis become questionable and open to criticism as to demonstrating the evidential need. As such, the Parish Council will require applicants to demonstrate how the mix within their proposed developments meets the identified need at the time of the submission of the application.

### Policy NCH3: Housing Mix

In order to maintain a balanced sustainable community, proposals for new residential development must demonstrate that they take account of local housing needs. An assessment of how the proposals meet local need must be provided in the form of a Local Housing Provision Statement and submitted to support planning applications for the proposed development.

## Affordable Housing

7.14 The Strategic Housing Market Assessment Monitoring Update 2012/13 (SHMA) indicates that there is an annual need for 260 new affordable homes within the district of Wychavon. Of these, the property types most needed are smaller 1 and 2 bedroom homes for singles/couples and smaller families. The analysis in the report indicates that the need is split by tenure as 62% rent and 38% intermediate affordable housing. Intermediate affordable housing includes shared ownership and shared equity products but not affordable rented housing. Within Wychavon, research indicates that intermediate housing would be affordable to households with an annual income above £21,568 but less than £28,512. Above the £28,512 threshold, households are considered to be able to afford open market housing. Despite a strong increase in the proportion of households considered to be in need of and able to afford intermediate housing in the latest SHMA,

this is not the reality on the ground where we are seeing fairly small numbers of intermediate homes remaining unsold for longer periods of time than expected. This may be due in part to the relatively large deposits purchasers are still required to find, in addition to the tightening up of mortgage lending.

7.15 A new model of affordable housing was introduced as part of the Localism Act, known as 'Affordable Rent' and this model allows Registered Providers to charge a rent of up to 80 per cent of the local market rent. The SHMA indicates that in Wychavon, the cost difference between a 3 bedroom social rented house and an Affordable Rent house at 80% of open market rent is an increase of around £186 per month. The report goes on to say that a significant proportion of all households are unable to afford Affordable Rent housing, with 43.9% unable to afford a 1 bed apartment, 53.9% unable to afford a 2 bed apartment, 65.3% unable to afford a 3 bed house and 82.3% unable to afford a 4 bed house. The most recent housing affordability ratio charts show average lower quartile house prices in Wychavon are around 8.5 times the average full time annual income, meaning owning a home remains far out of reach for many households.

7.16 Home Choice Plus is a sub-regional choice based lettings scheme through which affordable housing is advertised including all new affordable housing developments. Access to Home Choice Plus is via a single register for housing. Applicants only have to register for housing once and are then able to bid for vacancies advertised.

7.17 Due to the introduction of the Localism Act in 2011 and changes made to the Allocation of Accommodation Code of Guidance 2012, the eligibility criteria for any person wishing to register on Home Choice Plus has changed significantly. As a result, a revised Home Choice Plus. Allocations Policy was published earlier in 2015 and a full review of all households registered on Home Choice Plus undertaken to determine eligibility. Following this review many households were removed from the Register as they no longer met the criteria required. For more information, please see the Home Choice Plus website, [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)

7.18 The following figures are taken from Home Choice Plus on 15th October 2015. Of all those registered on Home Choice Plus, 498 households have selected Fernhill Heath as an area of preference and of these, 174 are in significant need based on government guidance.

7.19 However, because North Claines is a rural parish, allocation of any new affordable housing will give preference to households with a local connection to the parish. Therefore there are 5 households currently registered who have both a preference and a local connection (current address in parish) to Fernhill Heath. Household types are as follows:

- 4 x Family
- 1 x Pensioner/DLA

7.20 Bedroom need for the above households is as follows:

- 4 x 2 bedroom house
- 1 x 2 bedroom bungalow

7.21 From the current available data it isn't possible to establish how many households have a local connection to the parish or the adjacent parishes through their employment or close family links and therefore the above number is likely to be an underestimate of current local housing need.

7.22 As at 15th October 2015, Home Choice Plus information indicates a total of 174 households in significant housing need who have selected Fernhill Heath as an area of preference and of these, 5 households who have a local connection to Fernhill Heath or an adjacent parish.

7.23 In consideration of the information set out above and in light of the fact that in rural areas there is a requirement for priority to be given to people with a local connection for any new affordable housing, it is considered that there is a low to medium need for additional affordable housing in the parish.

7.24 In terms of property type, the information available indicates that the predominant need is for smaller 2 bedroom family homes. There is also likely to be a need for accommodation for singles and couples, some of whom may be elderly. In terms of tenure, the main need is for rented accommodation with a small proportion wishing and able to access some form of affordable home

ownership.

## Policy NCH4: Affordable Housing

All new residential development will contribute towards the provision of affordable housing in line with SWDP15 'Meeting Affordable Housing Needs'. A Local Housing Provision Statement must be submitted demonstrating how the affordable housing provision meets local housing needs.

## Local Plan Compliance

7.25 The Housing policies comply with the following policies within the SWDP:

- SWDP1: Overarching Sustainable Development Principles
- SWDP2: Development Strategy and Settlement Hierarchy
- SWDP3: Employment, Housing and Retail Provision Requirement and Delivery
- SWDP7: Infrastructure
- SWDP13: Effective Use of Land
- SWDP14: Housing Mix
- SWDP15: Meeting Affordable Housing Needs
- SWDP21: Design
- SWDP45: Directions for Growth Outside the City Boundary
- SWDP60: Category 2 Village Allocations



## RETAIL AND EMPLOYMENT

### Objectives

2 Create, strengthen and support a Village Centre within Fernhill Heath to provide key services and facilities to meet some of the everyday needs of the local community.

3 Create opportunities to promote local employment through appropriate small scale development and conversion.

### Community Views

7.26 The lack of and need for village amenities has been a recurring theme during consultation and engagement events. From the 2013 Neighbourhood Planning Survey the following comments and responses were made in relation to retail and employment:

- 75% either strongly agreed or agreed with the statement 'we need to make appropriate provision for businesses and commercial development to meet the needs of the local community and ensure the continued economic growth of the Parish'. However, there was also a high proportion of respondents who disagreed (16%) and strongly disagreed (8%) with the statement.
- Economic and Business Development was considered the least most important issue with only 1% of respondents believing it was the most important issue. However, amongst the under 30 age group it was considered the fourth most important issue (out of seven).
- In relation to suggested improvements to the Parish, 35% of respondents stated that some additional amenities were necessary for the community. These included more shops.
- In relation to 'making the Parish a better place to live and work' 14% made explicit reference to improving and enhancing the provision of Village amenities.

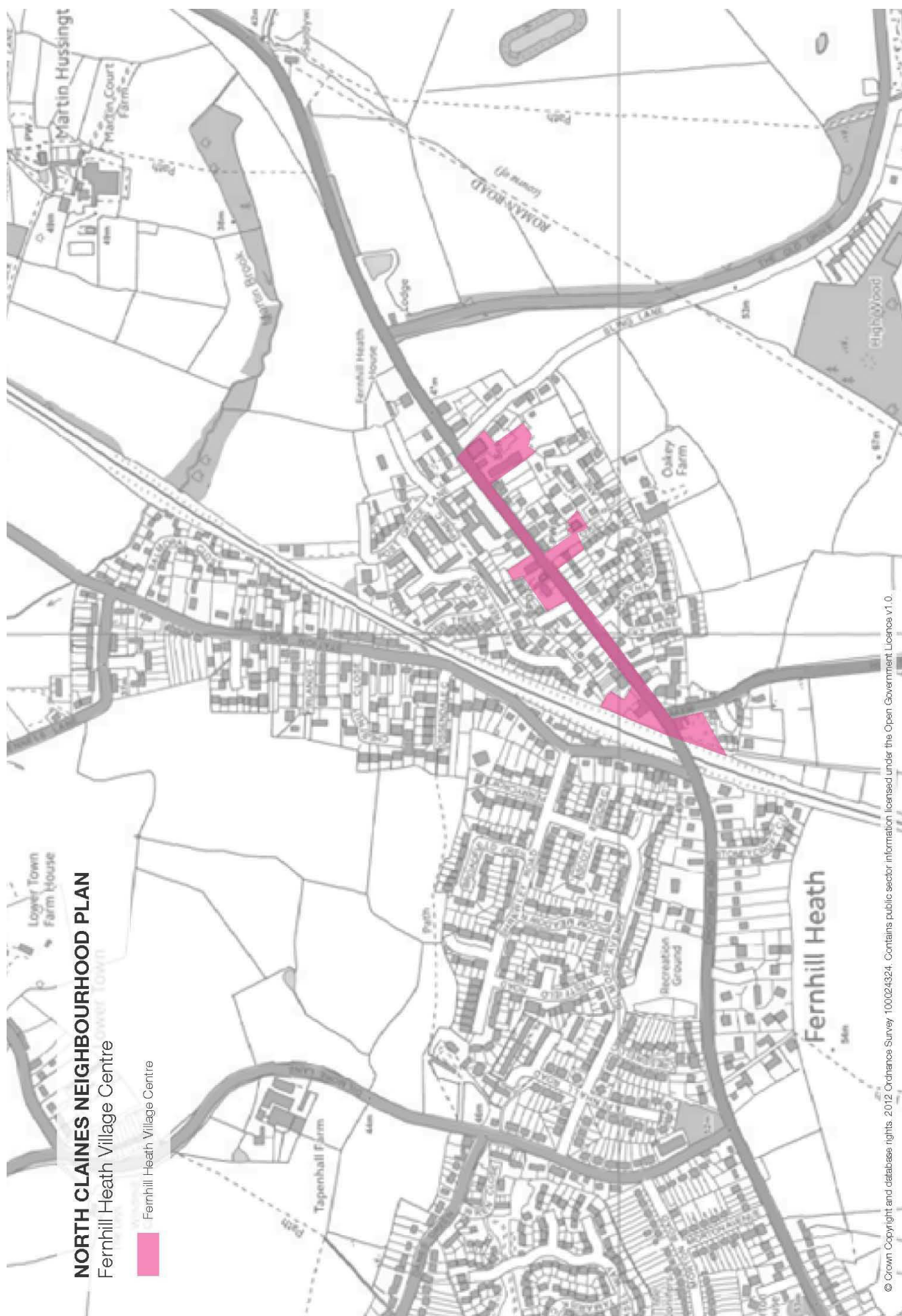
### Fernhill Village Health Centre

7.27 Although Fernhill Heath is identified as a Category 2 Village the community feels that it lacks some basic facilities that a village should have. For many, Fernhill Heath feels more like a suburb of Worcester than a self-contained settlement.

7.28 A 'Villages Facilities and Rural Transport Survey' December 2012 was commissioned by WDC and MHDC. This survey applies a set of criteria to assess the sustainability of each settlement and its potential role as a Local Service Centre. The survey identifies five Key Services that the settlements should have; shop with Post Office/general store; parish/village hall; doctors surgery; infant/junior school, and employment opportunities. In relation to these Key Services, Fernhill Heath was identified as having four of the five with a doctor's surgery absent within the village. The requirement for a doctor's surgery as well as a dentist and other primary medical facilities has been highlighted by the community during consultation events on the NCNP. The Survey also identifies 22 Secondary Services that settlements could have. Of these services Fernhill Heath scores less well having only 8 of 22 services.<sup>4</sup> The Survey categorises Fernhill Heath as a Category 2 village for inclusion in the settlement hierarchy within the SWDP.

7.29 A key issue in relation to Fernhill Heath is its close proximity to Worcester and Droitwich Spa. Both have significant levels of facilities, services and amenities which are used by residents within NPA. However, the community would like greater provision of local services within the village. They also feel that the village requires a centre where these facilities are located. At present there are a number of shops and services located along Droitwich Road. These operate as isolated units. The intention is to try to consolidate these within a defined Village Centre within which the NCNP will seek to protect, enhance and provide appropriately scaled facilities to meet local need.

4 Newsagent, mobile shop, petrol station, garage, other shopping facility, bank, cashpoint, other financial, public house, café/restaurant, recreation ground, other recreational, library/mobile library, church, dentist, pharmacy, veterinary practice, other health facility, pre-school nursery, secondary school, adult evening classes and broadband access.



## Policy NCRE1: Fernhill Heath Village Centre

A Village Centre is designated on Plan 7.1 within Fernhill Heath located around the existing retail and community facilities along the Droitwich Road.

Permission will be granted for appropriately sized new Village Centre uses within Use Classes A1 – A5 and appropriately sized social and community services uses (Use Classes D1 and D2) within the Village Centre provided that they accord with other relevant policies of the NCNP and the SWDP. Proposals will not have a detrimental impact on the amenities of residents living within or adjacent to the area or on highway safety.

North Claines Parish Council will support proposals to improve the offer and the environment with the Village Centre such as:

- The provision of appropriately sized retail units to meet local need only.
- A programme of environmental improvements along Droitwich Road.
- The provision of off-street, on-street and traffic calming measures along Droitwich Road.
- The provision of signage to identify the Village Centre.

## Promoting Local Employment Growth

7.30 There is little in the way of employment land provision within the NPA. The principle employment opportunities are those associated with the five schools in the NPA, the limited existing businesses within Fernhill Heath and jobs associated with farming. Most job opportunities for residents are located outside of the NPA resulting in high levels of commuting to work and the associated sustainability issues arising from this.

7.31 The Parish Council recognise the constraints around land availability for employment development within the NPA. However, there is an aspiration to increase the opportunities for employment land and businesses and jobs within the NPA. This policy seeks, within Fernhill Heath, to provide, where possible, small scale development through new build or conversions providing it

does not have a detrimental impact on residential amenity and the highway network.

7.32 Additionally, there may be opportunities to provide premises for businesses on farmsteads within the countryside provided it does not impact on the character of the countryside and transport provision and access is acceptable.

## NCRE2: Promoting Local Employment Growth

Proposals for new build development and the conversion and/or extension of existing buildings for employment uses will be supported provided it meets all of the following criteria:

- 1 It is appropriate in scale and design to its surroundings and context;
- 2 It is acceptable in terms of highway safety and capacity; and
- 3 It does not harm the amenity of neighbouring residents or occupiers.

In addition proposals for conversions and extension of existing buildings on land designated in the Green Belt will need to meet the relevant policy requirements in NPPF and the SWDP.

## Local Plan Compliance

7.33 The Retail and Employment policies comply with the following policies within the SWDP:

- SWDP10: Protection and Promotion of Shopping Choice
- SWDP12: Rural Employment.



## TRANSPORT

### Objectives

5 Strengthen and upgrade the transport infrastructure with improvements to public transport provision, cycling provision and to the road network where it provides benefits to safety, residential amenity and sustainable travel.

### Community Views

7.34 Roads and traffic congestion is a key concern for residents within the NPA. The A38 is a key commuter corridor and is heavily trafficked at peak times with significant queues at the Hurst Lane junction. There is also significant concern about the capacity of Dilmore Lane to accommodate the traffic generated by the proposed allocation at Dilmore Lane/Station Road.

7.35 The 2013 Neighbourhood Survey raised the following comments and responses in relation to transport:

- 92% of respondents either strongly agreed or agreed with the statement 'we need to improve traffic flows, reduce congestion and provide increased opportunities for public transport provision within the Parish'.
- 6% of respondents considered transportation to be the most important issue for the NPA.
- In relation to positive features of living in the Parish, 12% of respondents made reference to the ease of access to the transportation network, with specific reference to the M5 Motorway.
- In relation to suggested improvements, 57% of responses related to traffic and transportation. A large variety of issues were raised including:
  - Traffic controls – speed restrictions, traffic lights, managing traffic flows, on-street parking and congestion (31% of responses)
  - Improvements to footpaths (17% of responses)
  - Improvements to roads (12% of responses)
  - General transport-related improvements (11% of responses)
  - Improvements to bus services (9% of responses)
  - On-street parking and parking controls (6% of responses)
  - Local rail services (6% of responses)
  - More/better cycle lanes (5% of responses)
  - Improved road safety (3% of responses).
- Many roads or areas were identified by residents for road safety and traffic management including:
  - A38
  - A38/Hurst Lane junction
  - Dilmore Lane
  - Dilmore Avenue
  - Station Road
  - Danes Green Road
  - A449/Blackpole Road (outside of the NPA)
  - Outside Claines School, School Bank.
- In relation to the question 'making the Parish a better place to live and work', 30% of responses related to travel and transportation and traffic management. In terms of the former, 20% highlighted the opening up of a local rail station to improve public transport and access to other localities. 15% made reference to cheaper bus fares and more frequent and improved services.
- In relation to traffic management 38% highlighted the need to improve traffic flow and improve junctions with 25% stating that speed limits needed to be better enforced.

Fernhill Heath Rail-Based Park and Ride Facility

7.36 According to the 2011 Census data 81% of people within the NPA travel to work travel by car, taxi or motorcycle. This is significantly higher than the national average of 63.5%. Only 5% of people within the NPA travel to work by public transport as against 17% nationally. This is not surprising given the NPA’s rural location at the edge of a large settlement. However, the NPA does benefit from having some of the key infrastructure to provide more effective public transport provision. Fernhill Heath had a railway station located on Station Road until 1965. There have been various approaches in the past to look at re-opening the station.

7.37 The NPA is well located to the motorway and road network that is used by road-based commuters within the area and wider region. It is considered that the NPA’s location could support a viable and sustainable rail-based park and ride facility. This would potentially reduce road-based commuter journeys to key cities and towns in the area. It could also provide Fernhill Heath and the NPA with a rail station that would provide improvements to travel to and from the area and make the NPA a more sustainable place to live and work.

7.38 The NCNP identifies an aspiration for a rail-based Park and Ride facility on land between the railway line and Hurst Lane. Although this land is in the Green Belt, national planning policy does allow for such transport infrastructure development provided it can be demonstrated that it should be in a Green Belt location.

7.39 The Parish Council will work with key stakeholders including the County Council, Network Rail, Centro (the Passenger Transport Executive), London Midland and landowners to bring forward this aspiration.

Transport and Development

7.40 The Council recognise that the transport impacts associated with new development cause a significant amount of concern for local residents. It is important that proposals demonstrate in a clear and objective way the impact that new development will have on the local highway network. Where the network will be impacted, proposals will need to demonstrate how they will be mitigated for, in order to reduce this impact so that there is no detrimental harm caused to local residents.

7.41 Proposals should also demonstrate how they have incorporated more sustainable transport measures. In particular, the integration of pedestrian and cycle provision will be seen as an important contributor to sustainability and accessibility. In addition proposals will need to demonstrate that the development is or can be appropriately accessed by public transport.

Policy NCT1: Transport and Development

Proposals for all new development, including change of use, that create 10 or more dwellings, are over 1,000 sq m of floorspace or are on sites over 0.3ha in area will be permitted provided that it meets all the following criteria:

1

It has adequate vehicular access arrangements onto the highway;

2

It is appropriate in terms of its impact on the local highway network in terms of capacity and road safety;

3

It provides adequate vehicular and cycle parking in accordance with standards adopted by Wychavon District Council;

4

It is, or can be, appropriately accessed by public transport; and

5

It prioritises the safe and efficient movement of the mobility impaired, pedestrians and cyclists.

Relevant planning applications will be supported by evidence, either within the Design and Access Statement or a Transport Statement depending on the scale of development, that demonstrates how the proposal meets the above requirements.

## Public Transport

7.42 As North Claines is located in the rural area there are certain constraints relating to the frequency and level of bus service provision and facilities. The Parish Council will work with operators in relation to ensuring appropriate levels of services to and from and within the NPA.

7.43 To aid public transport use within the NPA the community will support proposals for improving and enhancing bus services through provision of bus shelters, real time information, increased routes and more frequent services.

### Policy NCT2: Public Transport

Proposals to enhance bus service provision and associated infrastructure will be supported provided that it meets all of the following criteria:

- 1 It would bring travel benefits to the NPA and encourage greater public transport passenger numbers;
- 2 It would provide safe and efficient travel for all transport users;
- 3 It is appropriate in terms of its scale and design to its surroundings;
- 4 It provides improvements to the landscape and public realm; and
- 5 It does not have a detrimental impact on the amenity of neighbouring properties.

## Environmental Improvement Corridor

7.44 Key transport corridors should be attractive and interesting for those who regularly pass through them or live adjacent. Certain rail and road routes carry large volumes of traffic and their immediate environment has a major impact on the image of the NPA to visitors and residents.

7.45 The A38 Droitwich Road corridor is the main route into and out of the NPA and there are areas along it where there are opportunities for improving the landscape and general environment. There are also opportunities along this corridor to make it a safer and more attractive environment for pedestrians. A specific issue is the provision of a safe pedestrian crossing point to the west of the village close to the existing bus stops on the A38 (near to Dilmore Lane and Morton Avenue).

### Policy NCT3: Environmental Improvement Corridor

Proposals for landscape and public realm improvements along the designated transport corridor will be permitted providing that all the following criteria are met:

- 1 It does not have a detrimental impact on traffic capacity and highway safety along the route;
- 2 It makes provision to ensure the safe and efficient movement of all highway users including motorists, cyclists and pedestrians;
- 3 The works respond to and reinforce the character and landscape of the local area; and
- 4 It does not have a detrimental impact on the amenity of neighbouring residents.



## Cycle Connections

7.46 The National Cycle Network (NCN) Route 46 passes through North Claines and provides a route from Worcester to Droitwich. It is all on road within the NPA along School Bank, Danes Green Lane, Dilmore Lane and Porters Mill Lane. There is also a local cycle route 'Northwick Ladywood Loop' which travels along Vicarage Lane, Egg Lane, Jacob's Ladder, Kennels Lane and Station Road. It connects with NCN Route 46 at School Bank and Dilmore Lane.

7.47 It is difficult within the rural area of the Parish to envisage the opportunity for off-road cycle routes. There is currently no provision for cyclists within Fernhill Heath. However, it is considered that there are opportunities to make provision for on and off-road cycle routes particularly along Droitwich Road. This provision alongside traffic speed limits would help to provide a safer and more secure environment for cyclists utilising this route within the Parish. This would help to increase short journeys within the Parish, particularly to the proposed Village Centre in Fernhill Heath, and also longer commuter route journeys to Worcester and Droitwich by bicycle.

7.48 It is important to provide cycle routes within new developments and ensure that these are connected to existing routes to maximise usage.

## Local Plan Compliance

7.49 The Transport policies comply with the following policies within the SWDP:

- SWDP4: Moving Around South Worcestershire.

## Policy NCT4: Cycle Connections

Proposals to provide, improve and extend cycle routes across the NPA will be supported provided that it meets all of the following criteria:

- 1 It provides a safe and efficient route for all highway users;
- 2 It is appropriate in terms of the existing landscape and provides adequate mitigation for the loss of any existing planting as part of the works; and
- 3 It does not have a detrimental impact on the amenity of adjacent residents.

## LANDSCAPE AND ENVIRONMENT

### Objectives

- 7 Recognise the heritage assets within and adjacent to the NPA and ensure that new development protects and enriches the historic townscape and landscape.
- 8 Protect and enhance the Area's nature conservation assets and local green spaces.
- 9 Strengthen and support opportunities to access, utilise and enjoy the countryside within the NPA.

### Community Views

7.50 According to the responses to the Neighbourhood Survey 2013 the environment was considered the most important issue for the Parish with 84% of respondents strongly agreeing with the statement 'we need to ensure that any development within the Parish protects and where possible enhances the natural environment'. The countryside was considered the third most important issue with 77% of respondents strongly agreeing with the statement 'we should provide everyone within the Parish with opportunities to access and enjoy the natural environment'.

7.51 In response to the question about the 'positive features of living in the Parish' the majority of responses made a comment about its rural/semi-rural or countryside location and access to the countryside. In addition respondents also considered the area as being friendly with a sense of community and a village feel and atmosphere.

7.52 In response to the question 'making the Parish a better place to live and work' many of the suggestions focused on maintaining and preserving the environment, the countryside and the general community of the Parish. Most of the responses made reference against the proposed housing developments which were considered to pose a threat to the key assets of the Parish.

### Connections with the Countryside

7.53 The countryside within the NPA is of significant importance to the local community. It provides an important visual function not only in itself but also in providing views of the landscape further afield. It provides recreational opportunities in terms of walking routes and sports facilities (although these have restricted access). For the residents of Fernhill Heath in particular it provides

an important area of openness and a green lung beyond the densely developed village.

7.54 The interface of the countryside with Fernhill Heath, Bevere, Lower Town and Hawford is particularly important in providing context, setting and character to these settlements and hamlets. In some cases the quality of that interface is poor consisting of the rear boundaries of residential properties. In instances where development proposals come forward at the edge of the settlements, ie. those sites identified in Policy NCH1 'New Residential Development', strong and defensible landscape buffers will be needed to ensure an appropriate interface with the adjacent countryside. Additionally, these proposals must ensure that they link with existing countryside footpaths and bridleways and make provision for connections where they may not currently exist but could be provided in the future.

### Policy NCLE1: Connections with the Countryside

Development proposals located on the edge of Fernhill Heath or within the countryside must maintain footpaths, bridleways, etc. with the adjacent countryside.

Appropriate landscape provision on the boundary of proposals within the countryside or at the edge of settlements must provide a strong and defensible buffer to enhance the interface of the development on the visual appearance of the area.

The Parish Council will support proposals that provide well designed footpaths and bridleways which are accessible to all within the Parish provided it meets all of the following criteria:

- 1 It provides a safe and efficient route for all users.
- 2 It is appropriate in terms of the existing landscape and provides adequate mitigation for the loss of any existing planting as part of the works; and
- 3 It does not have a detrimental impact on the amenity of adjacent residents.

New development with the countryside or on the edge of settlements should make provision for footpaths and bridleways that connect to the existing network.

## Local Heritage Assets

7.55 The NPA includes a number of designated heritage assets including one Grade II\* and 16 Grade II listed buildings (see Appendix D). There are two designated Conservation Areas: Bevere and the Droitwich Canal. Designated heritage assets are afforded significant protection under national planning policy within NPPF and local planning policy within the SWDP (Policy SWDP24: Management of the Historic Environment).

7.56 The community consider there are a number of buildings within the NPA that have local heritage value which may not be appropriate for national listing. However, these could be locally listed and the Parish Council will facilitate an exercise in identifying a local list of heritage assets. As non-designated heritage assets these buildings will be afforded some protection from national and local planning policy. The policy below seeks to provide a localised policy for the locally identified heritage assets.

### Policy NCLE2: Local Heritage Assets

Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets (above and below ground) and their settings, as well as the historic landscape character, and put in place measures to avoid, minimise or mitigate any impact that may be caused.

## Local Heritage Area

7.57 In the 18th Century the original settlement of Fernhill Heath was centred around a few cottages and farms located around what was known as 'Vernal Heath'. The Heath was located to the east of the NPA and was crossed by the Wich Road (now known as the Droitwich Road), a dirt track connecting Worcester to Droitwich. Development in the area started in the 1820s when small copyhold cottages were built on the Heath effectively enclosing most of the area. By the 1840s/50s a self-supporting village was becoming established.<sup>5</sup> The settlement expanded from this location west along the Droitwich Road and north along Station Road adjacent to the railway line. From the 1950s development beyond the ribbon along Droitwich Road expanded northwards to the current limits of the village.

<sup>5</sup> The history of Fernhill Heath, The Village of North Claines, Gill Lawley (2007)

7.58 Vestiges of the original settlement pattern remain. Some of the buildings date from the 19th Century and early 20th Century remain within the area. These provide an historic connection to the development of Fernhill Heath. These buildings also have a local architectural vernacular that helps to create character and identity to the village.

7.59 The community wish this area to be recognised, protected and enhanced through the NCNP. The above policy seeks to protect this asset and support initiatives that positively manage and enhance the character and distinctiveness of the area.

7.60 The Parish Council will seek to work with key stakeholders on initiatives to manage and enhance the character and distinctiveness of the LHA.

### Policy NCLE3: Local Heritage Area

An area reflecting the original settlement of Fernhill Heath is identified on Plan 7.2 as a Local Heritage Area (LHA). Proposals for development or change of use in the LHA must demonstrate how they recognise its special local architectural and historic interest and make a positive contribution to its local character and distinctiveness.





Green Space

7.61 The NPA is predominantly rural in character with significant elements of open countryside. However, it is close to the edge of Worcester’s urban area and it includes the village of Fernhill Heath. The village is surrounded on all four sides by countryside but it has an urban character with a relatively densely developed built environment.

7.62 Within and around the edge of the village are a number of green spaces that contribute to the character of the area, provide opportunities for informal and formal recreation, create land for growing food and have ecological and biodiversity value.

7.63 In accordance with national planning policy guidance the community wishes to see the most important of these protected for future generations. Accordingly, they will be afforded protection from new development unless exceptional circumstances demonstrate that the proposals should go ahead. A list of the Local Green Space designated sites is provided at Appendix E. Other open spaces are identified as Amenity Green Spaces and listed at Appendix F.

7.64 The community will support opportunities to expand the network of green spaces and in particular where they can be linked to create a robust Green Infrastructure network within the NPA.

7.65 In particular the community would wish to see the provision of playing field space within the NPA to accommodate formal pitch sports (football, rugby, cricket, rounders, etc.). See Policy NCC3: Playing Field Provision.

Policy NCLE4: Green Space

A Development on sites designated as Local Green Spaces on the Key Diagram will not be permitted unless it is considered appropriate to its function as a special area of greenspace within the Parish or there are very special circumstances that demonstrate that the harm to the Local Green Space is clearly outweighed by other considerations. Development considered appropriate in a Local Green Space would be:

- 1 Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries providing it preserves the function and value of the Local Green Space;

- 2 The extension or alteration of an existing building providing it does not result in disproportionate additions over and above the size of the original building and does not have an adverse impact on the function and value of the Local Green Space;
- 3 The replacement of a building, provided the new building is in the same use, not materially larger than the one it replaces and does not have an adverse impact on the function and value of the Local Green Space.
- B Proposals for development on Amenity Green Space sites, as identified on the Key Diagram, will only be permitted providing the following criteria, where relevant, are met:
  - 1 It can be demonstrated by the applicant there is a surplus of green space provision in the area;
  - 2 The recreational function of the site is retained on site or provided off-site and is of an equivalent quantity, quality and accessibility to the existing recreation function;
  - 3 The visual, landscape and nature conservation value of the site is retained or improvements are made through the development either on any retained Amenity Green Space or at a nearby Amenity Green Space site; and
  - 4 It does not have an adverse impact on a physical link with another Amenity Green Space, Local Green Space or the wider countryside.
- C Proposals for new green space provision within the NPA will be supported provided that they:
  - 1 Are well designed with good natural surveillance, planting and access;
  - 2 Are appropriate to the site’s context and setting; and
  - 3 Provide appropriate formal and informal recreation facilities.

Local Nature Conservation Assets

7.66 Within the NPA there are two Special Wildlife Sites; the River Severn and the River Salwarpe. These sites provide the northern and western boundaries of the NPA. The nature conservation interests of these sites are protected through the NPPF, the relevant saved policy

of the WDLP (2006) (Policy ENV5: Sites of Regional or Local Wildlife Importance) and the emerging SWDP (Policy SWDP22: Biodiversity and Geodiversity).

7.67 There are a number of sites (see Appendix G) within the NPA that have important local nature conservation value and need to be afforded protection from development and the impact of development. New development will protect and enhance wildlife value within the proposed site and also within the surrounding area.

### Policy NCLE5: Local Nature Conservation Assets

- A Proposals that have a harmful impact on Local Nature Conservation Sites will not be permitted unless it can be demonstrated that:
- 1 The need for the development clearly outweighs the importance of the local nature conservation asset; or
  - 2 Measures can be provided that fully mitigate for the impact. This will be secured through a planning condition or legal agreement.
- B All new development must be designed to enhance biodiversity/geodiversity interest either on the site or on a designated site including Local Nature Conservation Sites. Planning conditions or legal agreements will be used to secure the above.

### Trees and Woodland and Development

7.68 Trees are integral and valuable components of the natural and built environment that deliver significant benefits in respect of landscape and townscape character, green infrastructure networks, ecological biodiversity, climate change, tackling social inequalities and promoting economic development. The retention of existing trees and the provision of additional tree planting within new development is therefore important to the local community.

7.69 The policy below seeks to protect the existing trees, woodland and hedges of local value. Where there is to be a loss of these assets there should be sufficient compensatory measures to result in a net gain to the local environment.

### Policy NCLE6: Trees and Woodland and Development

Developments which involve the loss of woodlands, individual trees or significant lengths of boundary hedges will not generally be allowed unless adequate compensatory measures are put in place which will result in a net gain to the overall quality of the environment.

Adequate tree survey information should be provided to assess the value of the existing trees and the impact of the proposals on the trees.

Trees not to be retained as a result of the development are to be replaced on a two-for-one basis. Additional, new trees should be planted at a **minimum** of:

- 3 trees for each dwelling for residential development
- 1 tree per 50 sq m floorspace for non-residential development
- 1 tree per 5 car parking spaces for all developments.

Where it is not possible to secure this new or replacement tree planting on site, trees should be planted at a suitable location outside the site.

Planning conditions or legal agreements will be used to secure the above.

### Local Plan Compliance

7.70 The Landscape and Environment policies comply with the following policies within the SWDP:

- SWDP5: Green Infrastructure
- SWDP6: Historic Environment
- SWDP22: Biodiversity and Geodiversity
- SWDP24: Management of the Historic Environment
- SWDP25: Landscape Character
- SWDP38: Local Green Network
- SWDP39: Provision for Outdoor Community Uses in New Development.



DESIGN

Objectives

4 Ensure new development is designed to retain and reflect the NPA's unique and distinctive characteristics and incorporate high levels of environmental sustainability.

Development and Design Principles

7.71 The physical environment of the NPA is important at many levels. It can generate a sense of belonging and pride amongst the local community, attract new residents and visitors into the area and encourage investment from landowners and businesses.

7.72 Good quality design is not just about what buildings look like. It is also about how new development is designed to relate to nearby buildings and spaces. New buildings and developments should respond to the local character and history. They should reflect the identity of the local surroundings and the materials used in the past that contribute to creating a positive environment. However, the policy does not seek to prevent or discourage appropriate innovation in building design.

7.73 Applicants must demonstrate in a Design and Access Statement (DAS) how their proposed development reinforces the character of North Claines and its particular location. The DAS and accompanying drawings must provide sufficient details for proposals to be understood.

7.74 On larger scale applications, of 10 dwellings or more or over 1,000 sq m for non-residential development, applicants will need to present their proposals to a Neighbourhood Design Review Panel set up by the Parish Council.

Policy NCD1: Development and Design Principles

Proposals must demonstrate that they achieve high quality and inclusive design by meeting all of the following criteria:

1

The development responds to and reflects the local character;

2

It integrates positive attributes within the area into their design;

3

Is of an appropriate scale and mass to its surroundings;

4

Makes efficient use of land whilst ensuring that the

- amenity of the area and neighbouring residents is not detrimentally impacted;
- 5

Creates a safe and accessible environment that integrates into the existing environment; and
- 6

Provides a visually attractive architecture, landscaping and public realm that reinforces and promotes the Parish's aesthetic.

Proposals will need to demonstrate within a Design and Access Statement how the surrounding context has informed the scale, density, massing, height, landscape, layout, materials and access of the proposed development. The proposal will need to demonstrate how it reinforces the positive characteristics of the NPA.

The Design and Access Statement must address the following themes as part of explaining the design approach:

- Context and character
- Historic character
- Connection with the countryside
- Crime and security
- Development quality
- Landscape quality and biodiversity
- Environmental sustainability, sustainable drainage and flood risk
- Travel and access.

Detailed Design Elements

7.75 The following are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards.
- Cycle stores should be integrated into the overall design so that they are secure, safe and easily accessible. The provision of cycle parking must meet the County Council's standards.
- Lighting should be designed so that it is unobtrusive and does not impact on either residential amenity or the rural character of the Parish. Lighting

assessments should be submitted with applications to show how the design and light spillage has been taken into consideration within the proposals. These assessments should also show that energy-efficient lamps have been used within the provision of lighting.

- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole.
- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact.
- Meter boxes need not be standard white units; consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive.
- Satellite dishes and overhead telephone lines should be integrated and carefully located to minimise their visual impact.

### Policy NCD2: Detailed Design Elements

The following elements must be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities
- Cycle stores
- Street and other external lighting
- Flues and ventilation ducts
- Gutters and pipes
- Meter boxes
- Satellite dishes and telephone lines
- CCTV.

In relation to full or reserved matters planning application applicants must demonstrate these elements have been taken into account in the design of the development.

## Sustainable Design

7.76 It is essential that full consideration is given to achieving sustainable development and mitigating against climate change over the lifetime of a new building or development. Reducing the demand for energy and improving energy efficiency are important factors in achieving sustainable design.

7.77 Designs should incorporate and maximise the use of sources of renewable energy and include energy-efficient methods of heating, lighting and ventilation. The choice of location, materials and design are also important considerations.

### Policy NCD3: Sustainable Design

All new developments, including change of use, will incorporate measures that improve energy efficiency of existing and proposed buildings consistent with the Government's zero carbon buildings policy.

Proposals for renewable energy generation, including micro-generation on dwellings and other smaller scale buildings will be permitted providing it meets the following criteria:

- 1 It does not in itself, or cumulatively, have an adverse visual impact on the character of the local area;
- 2 It does not in itself, or cumulatively, have an adverse impact on the amenity of neighbouring residents and occupiers.

## Local Plan Compliance

7.78 The Design policies comply with the following policy with in the SWDP:

- SWDP21: Design

## COMMUNITY

### Objectives

7 Strengthen and upgrade local infrastructure and services – physical, social and environmental – to meet the demand from new development.

10 Protect and enhance health and wellbeing amongst the community.

### Community Views

7.79 93% either strongly agreed or agreed with the statement in the 2013 Neighbourhood Planning Survey ‘we need to identify and make appropriate provision for services that meet the communities’ needs (eg. transportation, community centre, sports facilities, doctors). Community Services were the fifth most important issue for respondents with 9% saying it was the most important issue.

7.80 In terms of what improvements people would like to see these included access to and provision of amenities such as:

- Doctor’s surgery, a pharmacy/chemist and a dentist;
- Community centre/facilities;
- Facilities for young people;
- Open spaces and local sports facilities;
- Schools/school places.

7.81 These issues were repeated under the section ‘making the Parish a better place to live and work’.

### Education, Health and Community Hub

7.82 There are two primary schools within the NPA. Hindlip First School is located in Fernhill Heath and Claines CE Primary School is located in the countryside to the north west of Fernhill Heath. Both sites are considered to be constrained in terms of capacity and room for expansion.

7.83 According to the SWDP Infrastructure Delivery Plan (updated 2 October 2014) there are insufficient places in the two local primary schools to accommodate the additional children expected from the Dilmore Lane residential allocation. The Dilmore Lane site is expected to create approximately four additional children per year group. Following correspondence with the Local Education Authority the Gwilliam’s Farm site is expected to create approximately eight additional children per year group. In regards to the latter site it is difficult to ascertain whether these children will go to schools in Worcester or Wychavon. Notwithstanding this, the growth in school children population within the NPA arising from these potential developments is likely to have a significant impact on existing school provision in the Area.

7.84 It is felt that there would be benefit in combining the schools onto a more central site within Fernhill Heath with good access onto the A38 for both public and private transport connections. The aspiration would be to locate the new school on land to the south and with direct access onto the A38. Although this land is in the Green Belt the Parish Council believes there are exceptional circumstances that justify this proposal. However, this would need to be pursued through a planning application.

7.85 Additionally, discussion with the Local Education Authority, Worcester Diocese and the schools would need to take place to ascertain the level of support for this aspiration. This site could also include community and health facilities such as playing fields and a GPs surgery helping to create a community hub around the school. The provision of playing fields for dual school and community use would also help to retain an element of openness to the wider landscape to the south that the site currently provides within Fernhill Heath.

7.86 The two existing school sites could potentially be redeveloped/converted; Claines CE School for affordable housing and Hindlip School for retail/employment/community uses.

### Community Infrastructure

7.87 Paragraph 70 of the NPPF advises that policies should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and guard against the unnecessary loss of valued facilities and services.



7.88 There are a wide variety of clubs and societies within the NPA alongside community facilities, local leisure facilities, church halls and other community assets. To promote the ongoing social and cultural activities of the NPA it is essential that it retains and provides local services that will sustain the vitality of the community.

7.89 The Parish Council will support and facilitate applications to designate such facilities as Assets of Community Value. Additionally, receipts from the New Homes Bonus (NHB), the Community Infrastructure Levy (CIL) and S106 obligations will be used to deliver improvements to existing community facilities or to deliver new community infrastructure. The Parish Council will work with the local community to identify the additional needs for community facilities.

### Policy NCC1: Community Infrastructure

The loss of important and valued facilities for the local community, such as those registered (but not exclusively) as an Asset of Community Value, will be resisted unless it can be demonstrated that the continued use of the premises or site for community use is no longer commercially viable and that the site or premises has been marketed for at least 12 months for that or any other suitable community use.

### Playing Field Provision

7.90 At present there are no publicly accessible playing fields within the NPA. The Royal Grammar School and Kings Hawford School both have playing pitches but these are not available for public use. There is also a sports ground to the south of the NPA on Claines Lane (Archdale '73 Football Club) and a football pitch within West Mercia Police's HQ grounds at Hindlip to the east of the NPA.

7.91 However, with its current and projected future population it is considered that the NPA should have publicly accessible playing pitch provision. This should be located within or adjacent to Fernhill Heath. Playing field provision could be provided within the proposed residential developments identified in Policy NCH1 New Residential Development. An alternative could be by way of S106 Agreement contributions towards the purchase of suitable land and setting out of a playing field. Contributions will also need to be made to provide for maintenance of any new facility.

7.92 The Parish Council will also, through contacting the managers of existing pitches within and beyond the area, seek to obtain agreement to have public access to these facilities. It is recognised that there may be a cost to this which could be paid for through S106 agreement contributions.

### Policy NCC2: Playing Field Provision

Proposals for the provision of a publicly accessible playing field and associated playing facilities within the NPA will be supported providing it:

- 1 Does not cause harm to the Green Belt if on land in this designation;
- 2 Has appropriate access and car parking arrangements; and
- 3 Does not adversely impact on the amenity of neighbouring residents and occupiers.

### Healthy Communities

7.93 The impact of proposals on primary, secondary and community care will need to be assessed. Applicants should contact the Worcestershire Health and Wellbeing Board to understand the current provision of health care and how it may be affected by their proposals.

7.94 NPPF states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities (Paragraph 69).

7.95 Development has the potential to impact on human health and wellbeing. This is because a wide range of social and environmental factors affect the health of local communities. Good health and wellbeing is related to good quality housing and developments, well designed streets, well laid out neighbourhoods, quality and efficiency in transport systems, opportunities to experience leisure and cultural activities and green and open space. These factors are known as the 'wider determinants of health'.

### Policy NCC3: Healthy Communities

Proposals for new residential development must demonstrate that there is sufficient capacity within local community health care provision and that it provides opportunities to improve health and wellbeing in the NPA.

## Local Plan Compliance

7.96 The Community policies comply with the following policies within the SWDP:

- SWDP7: Infrastructure
- SWDP37: Indoor Leisure and Community Facilities
- SWDP38: Local Green Network

# 8 Plan Delivery and Implementation

8.1 The NCNP will be delivered and implemented over a fifteen year period and by different stakeholders and partners. It is not, nor can it be, a rigid 'blue print'. It is instead a spatial framework and set of policies that will help guide incremental and sustainable growth within the NPA. The NCNP provides an indication of the hopes and aspirations of today's community. New challenges and opportunities will arise over the NCNP period and the NCNP needs to be flexible enough to respond to these.

8.2 There will be three principal sectors of activity which will direct delivery of the NCNP. These do not act in isolation and for it to succeed and the NPA to prosper these sectors need to work together.

1 Investment in, and management of, public services, assets and facilities to support the provision of local services. This will help to provide and maintain the appropriate environment and circumstances for investment from other sectors. Within the existing economic and public sector budgetary position this is and will continue to be a challenging proposition.

2 Investment and sustainable development from the private sector will help the NPA prosper and deliver the objectives of the NCNP. The NCNP will provide, as part of the statutory planning process, the framework to guide development of an appropriate scale to the right locations within the NPA.

3 The third sector (voluntary and community) has a strong role to play in delivery. They have made a significant contribution to the realisation of the NCNP. Their continued involvement will be necessary to realise the aims and objectives of the NCNP. In many respects it will be difficult to achieve this without their continued support.

8.3 The following summarises the Parish Council's approach to delivery and implementation of each of the key issues and policy themes identified within the NCNP.

## Housing (Policies NCH1 – NCH4)

8.4 The Parish Council will work with all those in the housing industry (including Registered Social Landlords, housebuilders, developers and WDC) and the local community to deliver housing to meet identified local need.

## Retail and Employment (Policy NCRE1 and 2)

8.5 The Parish Council will work with local retailers and businesses to protect, improve and widen the offer within the Village Centre. The Village Centre will become the focus for social and community activity within the NPA. Additional opportunities for small scale development to support employment growth within the NPA will be supported.

## Transport (Policies NCT1 – NCT4)

8.6 The Parish Council will work with the Local Highways Authority, public transport infrastructure and service providers and developers to improve road safety and capacity and address issues around the Area's poor public transport provision. The Parish Council will work with relevant stakeholders to bring forward the community's aspirations to bring back a rail station within Fernhill Heath.

## Landscape Environment (Policies NCLE1 – NCLE6)

8.7 The Parish Council will work with landowners and managers to ensure that the Area's open spaces, countryside and wildlife are protected and enhanced. It will also work with stakeholders to ensure the NPA's designated and non-designated heritage assets are identified, protected and enhanced.

## Design (Policies NCD1 – NCD3)

8.8 The Parish Council will work with developers and owners of land and buildings to ensure that new and existing development makes a positive contribution to the character of the area and is sustainable.

## Community (Policies NCC1 – NCC3)

8.9 The Parish Council will work with local organisations and WDC to improve facilities and services for local people. The Parish Council will work with the local Education Authority, primary care providers and public health services to improve the education and health provision within the NPA.



## Delivery Action Plan

8.10 The Parish Council will produce an annual Delivery Action Plan that will provide information on how the NCNP's objectives and aspirations will be achieved. This will be monitored on an annual basis to demonstrate what has been undertaken. Examples of activities could be:

- Nominating facilities as assets of community value.
- Use of the Parish's New Homes Bonus allocation on community infrastructure.
- Application for external funding towards community infrastructure.
- Progress with the rail-based park and ride and education, health and community hubs aspirations.
- Provision of a publicly accessible playing field.
- The production of a Character Appraisal for the Fernhill Heath Local Heritage Area.
- Creation of working groups with local residents to bring forward projects within the Parish.



## 9 Plan Monitoring and Review

9.1 The Parish Council will ensure that the NCNP is pro-actively monitored and reviewed over its lifetime. The NCNP will be monitored and reviewed on an annual basis following its adoption.

9.2 The results of this review will be reported annually at a meeting of the Parish Council. This will monitor the progress of the aims and objectives of the NCNP and the success or otherwise of the various policies and progress with the implementation of the projects identified within the NCNP.

9.3 The NCNP will also be monitored on a monthly basis by the Parish Council's Planning Committee. This Committee currently monitors and makes representations on planning applications submitted to Wychavon District Council (WDC). It will continue to do this but with the benefit of applying the policies within the NCNP to its responses. The WDC Officer's reports in relation to the application of the NCNP policies, the decisions by the LPA and any appeal decisions will be monitored and reviewed on a monthly basis by this Committee. This information will provide the key data to be included in the report to the annual meeting.

9.4 Additionally, it is proposed to establish a Neighbourhood Design Review Panel for large scale applications that come forward in the NPA. The Panel will consist of a couple of Parish Councillors and members of the local community who have a professional background in planning, urban design, architecture, landscape architecture, engineering, surveying and environmental fields. These members will provide their time and expertise on a voluntary basis.

9.5 This Panel will monitor the changes resulting from its review of proposals and report on an annual basis to the Planning Committee. This will be included in the review reported at the annual meeting.

9.6 In 2020 a thorough five year review will take place with reporting to the local community. The purpose of this review will be to guide the Parish Council on its stewardship of the NCNP and to consider the need for a partial review or full review of the NCNP.

9.7 Should the SWDP be reviewed within the time period up to 2030 and result in changes to land use designations and/or policies then the Parish Council will assess the need to carry out a review of the NCNP.

9.8 Within two years of the end of the NCNP period the Parish Council will start the process of a full review of the NCNP with the intention to produce a new NCNP for the next 20 – 30 years. A new Neighbourhood Plan Committee within the Parish Council will be established with the remit to take this forward.



## APPENDIX A

### SCHEDULE OF SAVED WDC POLICIES TO BE REPLACED BY NCNP POLICIES

POLICY NO	POLICY TITLE	OUTCOME	REPLACE BY POLICY
RES4	Conserving Water Resources	Retain	N/A
RES7	Conversion of Existing Buildings outside defined development boundaries to non-residential uses	Retain	N/A
RES8	Conversion of Existing Buildings outside defined development boundaries to residential uses	Retain	N/A
RES9	Replacement buildings in the countryside outside defined development boundaries	Retain	N/A
ENV1	Landscape Character	Retain	N/A
ENV5	Sites of Regional or Local Wildlife Importance	Part replace	NCLE6
ENV6	Protected Species	Retain	N/A
ENV7	Protection of wider biodiversity	Part replace	NCLE6
ENV8	Protection of hedgerows, trees and woodlands	Replace	NCLE7
ENV10	Sites of Archaeological Significance	Retain	N/A
ENV11	Historic Parks and Gardens	Retain	N/A
ENV12	Conservation Areas (General)	Retain	N/A
ENV13	Alterations to Listed Buildings	Retain	N/A
ENV14	Settings of Listed Buildings	Retain	N/A
ENV15	Demolition of a Listed Building	Retain	N/A
ENV16	Enabling Development	Retain	N/A
ENV17	Development in Areas of High Flood Risk	Retain	N/A
ENV18	Development in Areas of Low to Medium Flood Risk	Retain	N/A
ENV19	Surface Water Run-Off	Retain	N/A
ENV22	Contaminated and Unstable Land	Retain	N/A
COM1	Mix of Dwelling Types	Replace	NCH3
COM2	Affordable Housing	Replace	NCH4
COM3	Rural Exception Sites	Retain	N/A
COM4	Provision of Supported and Sheltered Housing	Retain	N/A
COM7	Agricultural Workers' and Other Rural Workers' Dwellings	Retain	N/A
COM8	Temporary Agricultural Workers' and Other Rural Workers' Dwellings	Retain	N/A
COM9	Agricultural or Rural Workers' Occupancy Conditions	Retain	N/A
COM10	Provision of Rural Community Facilities	Retain	N/A
COM11	Protection of Community Facilities	Replace	NCC2
COM12	Provision of Public Open Space	Part replace	NCLE5
COM13	Protection of open space and recreation buildings and land in towns and villages	Part replace	NCLE5
COM14	Specialist sport and recreation facilities in the countryside	Retain	N/A
COM15	Waterways	Retain	N/A



SUR1	Built Design	Replace	NCD1-3
SUR2	Landscape Design	Retain	N/A
SUR3	Parking Provision	Retain	N/A
SUR4	Shopfronts and Signs	Retain	N/A
SUR6	Extensions to Buildings	Retain	N/A
SUR7	Annexe Accommodation	Retain	N/A
SUR8	Extensions to Curtilages	Retain	N/A
ECON6	Employment Development adjacent to development boundaries of Villages	Retain	N/A
ECON9	Agricultural Buildings, Structures and Associated Works	Retain	N/A
ECON9	Farm Shops and Roadside Stalls	Retain	N/A
ECON12	Telecommunications Infrastructure	Retain	N/A
ECON18	Garden Centres	Retain	N/A
ECON19	Tourism accommodation outside defined development boundaries	Retain	N/A
ECON20	Caravan sites and Camping sites.	Retain	N/A

# **APPENDIX B**

## **LIST OF PROPOSED SWDP GENERIC POLICIES**

### **Generic Policies**

#### **Economic Growth**

##### **SWDP8: Providing the Right Land and Buildings for Jobs**

The policy supports the provision of employment land and the conversion of existing buildings to support job creation in the rural parts of the area providing:

- It supports an existing business or new enterprise of a scale appropriate to the setting and host community.
- It will not undermine the principles set out in SWDP1 and is supported by other policies within the Plan.

##### **SWDP10: Protection and Promotion of Shopping Choice**

The policy provides a hierarchy of District, Local and Neighbourhood Centres. None are identified within the NPA. The policy seeks to protect village, neighbourhood and corner shops being lost to non-retail uses. It also supports new village and neighbourhood shops providing they are of an appropriate scale and that they would not undermine the vitality or viability of existing centres. The policy also allows, subject to certain criteria, new or expanded farm shops and garden centres.

##### **SWDP12: Rural Employment**

The policy allows, subject to certain criteria, small scale employment development within or adjacent to villages such as Fernhill Heath. It also allows, again subject to criteria, farm diversification for employment, tourism, leisure, recreation uses. In addition it allows the re-use of rural buildings for alternative employment uses subject to criteria. Live-work units may also be acceptable providing they are small scale and appropriate to the character of the area.

#### **Housing**

##### **SWDP13: Effective Use of Land**

The policy seeks to make the most effective and sustainable use of land by focusing on:

- housing density
- re-using previously developed land
- bringing empty properties back into use; and
- making only exceptional use of the best and most versatile agricultural land.

##### **SWDP14: Housing Mix**

All new residential developments over five or more units should contain a viable mix of sizes, housing types and tenures to help meet the locally evidenced housing needs.

##### **SWDP15: Meeting Affordable Housing Needs**

The policy seeks the provision of affordable housing from all new residential development including conversions. The amount, type, tenure and distribution will be subject to negotiation, dependent on recognised need, site and location factors, development viability and a sliding scale approach:

- Sites of 15+ dwellings, 40% provision
- Sites of 10 – 14 dwellings, 30% provision
- Sites of 5 – 9 dwellings, 20% provision

- Sites of less than five dwellings a financial contribution towards provision.

#### **SWDP16: Rural Exception Sites**

Affordable housing development will be permitted on small sites beyond but acceptably adjacent to the development boundaries of villages subject to fulfilling certain criteria.

#### **SWDP18: Replacement Dwellings in the Open Countryside**

The replacement of an existing dwelling in the open countryside with another single dwelling will be permitted subject to certain criteria.

#### **SWDP19: Dwellings for Rural Workers**

Proposals for permanent agricultural, horticultural, forestry and rural enterprise-related dwellings will be permitted subject to certain criteria.

#### **SWDP20: Housing to Meet the Needs of Older People**

All allocated and windfall sites of five units or more will be encouraged to provide housing to meet the needs of older people. Specialist housing for older people will be allowed providing it meets certain criteria.

There are a number of policies under the following sections which are relevant and listed below:

#### **Environmental Enhancement and Protection**

- SWDP21: Design
- SWDP22: Biodiversity and Geodiversity
- SWDP24: Management of the Historic Environment
- SWDP25: Landscape Character

#### **Resource Management**

- SWDP26: Telecommunications and Broadband
- SWDP27: Renewable and Low-Carbon Energy
- SWDP28: Management of Flood Risk
- SWDP29: Sustainable Drainage Systems
- SWDP30: Water Resources, Efficiency and Treatment
- SWDP31: Pollution and Land Instability
- SWDP33: Waste

#### **Tourism and Leisure**

- SWDP35: Visitor Accommodation
- SWDP36: Static and Touring Caravans, Chalets and Camping Sites
- SWDP37: Indoor Leisure and Community Facilities – the provision of new community facilities will be supported where a need exists, particular where the proposals have resulted from neighbourhood planning.
- SWDP38: Local Green Network
- SWDP39: Provision for Outdoor Community Uses in New Development
- SWDP41: Marinas and Moorings

## APPENDIX C

### KEY STATISTICS TABLES

Age	2001		2011		Gain/Loss	
	No	%	No	%	No	%
0 – 4	173	5.6	185	5.3	+12	+6.9
5 – 15	399	12.8	484	13.8	+85	+21.3
16 – 24	235	7.6	262	7.4	+27	+11.5
Children and young adults	807	25.9	931	26.5	+124	+15.4
25 – 44	803	25.8	832	23.6	+29	+3.6
45 – 64	954	30.6	1,031	29.3	+77	+8.1
Working age adults	1,757	56.5	1,863	52.9	+106	+6.0
65 – 74	290	9.3	397	11.3	+107	+36.9
75 and older	255	8.2	330	9.4	+75	+29.4
Pensionable adults	545	17.5	727	20.7	+182	+33.4
North Claines Total	3,109		3,520			
Wychavon Total	112,957		116,944		3,987	3.5
West Midlands Total	5,267,308		5,601,847		334,539	6.4

**Table C1: North Claines Population Profile 2001 and 2011**  
**Census Table Ref. KS102EW**

Ethnic Group	Number	%
White; English, Welsh, Scottish, Northern Irish, British	3,366	95.6
White; Irish	18	0.5
White; Gypsy or Irish Traveller	11	0.3
White; Other	34	1.0
Mixed Race	32	0.9
Asian/Asian British	44	1.3
Black/African/Caribbean/Black British	4	0.1
Other Ethnic Group	11	0.3
Total Residents	3,520	

**Table C2: Ethnic Group**  
**ONS Ref: Ethnic Group, 2011 KS201EW**



Household Type	No	%	Wychavon District %	West Midlands %
<b>Family Households</b>				
Married Couple (with our without children)	639	44.6	39.2	33.6
Same sex civil partnership (with our without children)	4	0.3	0.1	0.09
Co-habiting (with or without children)	133	9.3	9.4	9.6
Lone parent	97	6.8	8.0	11.3
All Pensioner (ie. aged 65 and over)	174	12.1	12.2	8.6
<b>One Person Households</b>				
Lone Pensioner	187	13.0	13.7	12.6
One person other	148	10.3	12.4	16.9
<b>Other Households</b>				
Student	0	0	0.01	0.5
Other	52	3.6	5.1	6.8
Total	1,434		49,466	2,294,909

**Table C3: 2011 Household Composition – North Claines, Wychavon DC and the WMR**

ONS Ref: Household Composition – Households, 2011 QS113EW

Category	North Claines	%	Wychavon District %	West Midlands %
All household spaces	1,483	100	-	-
At least 1 resident	1,434	96.7	95.2	96.4
Vacant spaces	49	3.3	4.8	3.6
Detached	810	54.6	41.3	23.7
Semi-detached	418	28.2	29.6	36.8
Terraced	86	5.8	16.9	22.9
Flats – purpose built	127	8.6	8.1	13.3
Flats – conversions	31	2.1	1.5	1.9
Flats in commercial building	6	0.4	1.0	1.0
Caravans, etc.	5	0.3	1.6	0.4

**Table C4: 2011 Household Spaces and Accommodation Type – North Claines, Wychavon and the West Midlands**

ONS Ref: Dwellings, Household Spaces and Accommodation Type, 2011 KS401EW

Occupancy Rating	North Claines	Wychavon District %	West Midlands %
Households with 2 or more spare bedrooms	54	46	36
Households with 1 spare bedroom	32	32	34.5
Households with no spare bedrooms	13	19.5	25
Households in need of 1 bedroom	0.8	2	4
Households in need of 2 or more bedrooms	0.2	0.2	0.7

**Table C5: Occupancy Rating (Bedrooms) – North Claines, Wychavon and the West Midlands**

ONS Ref: Occupancy Rating QS412EW

Category	North Claines	%	Wychavon District %	West Midlands %
All households	1,434	-	-	-
Owned outright	639	44.6	38.7	32.3
Owned mortgage or loan	543	37.9	34.0	32.6
Part loan/part rent	0	0	0.5	0.7
Social rented Council	9	0.6	1.6	10.9
Social rented other	108	7.5	12.9	8.1
Private rented from landlord/agency	108	7.5	9.8	12.8
Private rented other	13	0.9	1.2	1.2
Living rent-free	14	1.0	1.4	1.5

**Table C6: 2011 Housing Tenure – North Claines, Wychavon and the West Midlands**

ONS Ref: Tenure, 2011 KS402EW

Employment Type	North Claines	%	Wychavon District %	West Midlands %
Economically active <sup>1</sup>	1,848	73.3	71.6	68.3
Full time	997	39.5	38.4	37.4
Part time	406	16.1	15.0	14.0
Self employed	306	12.1	12.6	8.5
Full time student <sup>2</sup>	62	2.5	2.5	3.3
Unemployed	77	3.1	3.1	5.1
Economically inactive	674	26.7	28.4	25.7
Retired	448	17.8	17.4	14.4
Student <sup>3</sup>	75	2.9	3.3	5.9
Carer	81	3.2	3.4	4.6
Long term sick/other	70	2.8	4.3	6.8

**Table C7: 2011 Economically Active and Inactive – North Claines, Wychavon and the West Midlands**

ONS Ref: Economic Activity, 2011 KS601EW

<sup>1</sup> Census data collects information on Economic Activity for all people usually resident in the area aged 16 – 74

<sup>2</sup> Full time students who are either in employment or unemployed

<sup>3</sup> Students, including full time students, who were not in employment and did not meet the criteria to be classified as unemployed.

Occupation	North Claines	%	Wychavon District %	West Midlands %
Mangers, Directors and Senior Officials	283	16.0	13.9	10.1
Professionals	392	22.2	16.1	15.8
Associate professionals	232	13.1	11.9	11.1
Administrative and Secretarial	208	11.8	11.1	11.4
Skilled trades	191	10.8	12.9	12.2
Personal service	130	7.4	8.7	9.5
Sales and Customer Service	111	6.3	7.4	8.6
Process, plant and machine operatives	89	5.0	7.6	8.8
Elementary	131	7.4	10.4	12.5

**Table C8: 2011 Occupation Type – North Claines, Wychavon and the West Midlands**

ONS Ref: Occupation, 2011 KS608EW

Sector	North Claines	%	Wychavon District %	West Midlands %
Retail	262	14.8	17.5	17.1
Health and Social Work	225	12.7	10.8	12.9
Education	194	11.0	9.0	10.2
Manufacturing	183	10.4	12.5	12.3
Construction and Real Estate	163	9.2	9.5	8.9
Public Administration and Defence	139	7.9	5.6	5.3
Professional, Scientific and Technical	128	7.2	6.8	5.1
Administrative and Support Services	86	4.9	4.9	4.7
Accommodation and Food	71	4.0	5.0	5.2
Information and Communications	70	4.0	3.1	2.9
Transport and Storage	69	3.9	4.0	5.2
Finance and Insurance	66	3.7	2.8	3.1
Agriculture	16	0.9	2.6	0.9
Others	95	5.4	6.1	6.1

**Table C9: 2011 Employment Sector – North Claines, Wychavon and the West Midlands**

ONS Ref: Industry, 2011 KS605EW

Distance	North Claines	%	Wychavon District %	West Midlands %
Work from home or mainly from home	243	13.7	14.9	9.8
Less than 10km	852	47.9	40.5	55.1
10km to <30km	303	17.0	25.8	20.4
30km and over	254	14.3	10.9	7.1
Other	127	7.1	7.9	7.5

**Table C10: 2011 Travel Distance to Work – North Claines, Wychavon and the West Midlands**

ONS Ref: Distance Travelled to Work by Age, LC7102EW

Method of Travel	North Claines %	Wychavon District %	West Midlands %
Work mainly from home	7.5	8.1	4.8
Car/van (driver and passenger)	79.8	76.2	71.1
Bus	2.8	1.6	7.8
Train	1.8	1.6	2.6
Bicycle	2.3	1.9	1.9
On foot	4.4	9.2	9.9
Underground, Metro, Light Rail, Train	0.2	0.1	0.3
Motorcycle	0.9	0.7	0.7
Taxi	0.05	0.2	0.5
Other	0.3	0.6	0.5

**Table C11: 2011 Method of Travel to Work – North Claines, Wychavon and the West Midlands**

ONS Ref: Method of Travel to Work, 2011 QS701EW

Car or Van Availability	North Claines %	Wychavon District %	West Midlands %
None in household	8.6	12.9	24.7
One in household	34.6	38.4	41.5
Two in household	42.3	35.0	25.8
Three in household	10.2	9.6	5.9
Four or more in household	4.3	4.2	2.1

**Table C12: 2011 Car or Van Availability – North Claines, Wychavon and the West Midlands**

ONS Ref: Car or Van Availability, 2011 QS416EW

Household Deprivation Dimensions	North Claines %	Wychavon District %	West Midlands %
Not deprived in any dimension	55.0	47.3	42.5
Deprived in 1 dimension	29.2	32.5	32.7
Deprived in 2 dimensions	13.4	16.8	19.1
Deprived in 3 dimensions	2.2	3.1	5.2
Deprived in 4 dimensions	0.2	0.3	0.5

**Table C13: Household Deprivation Dimensions – North Claines, Wychavon and the West Midlands**

ONS Ref: Households by Deprivation Dimensions, 2011 QS119EW



# Appendix D: Listed Buildings

	Grade
<b>Bevere</b>	
Bevere House	II*
Bevere Manor	II
Barn, north east of cottage, Bevere Manor	II
Bevere Lodge	II
Bevere Knoll	II
White Lodge	II
Bevere Island Bridge	II
Oak Farmhouse	II
Beechwood House including railings and flanking walls to front of house	II
<b>Fernhill Heath</b>	
Tappenhill Farmhouse, Dilmore Lane	II
Thatch Cottage, Danes Green Road	II
Upper Tappenhall, Dilmore Lane	II
Oakfield	II
Fernhill Heath House and wall and gate piers	II
Lodge to Hindlip Hall	II
Gate and Gate Piers to Hindlip Hall	II
<b>Hawford</b>	
Hawford House	II
Hawford Lodge School	II
Linacre Bridge, Droitwich Canal	II
<b>Lower Town</b>	
Oak Cottage	II
<b>Rural</b>	
Mildenhall Mill	II
Mildenhall Mill House	II
Mildenhall Bridge	II
Mildenhall Lock No. 6	II
Mill Hall	II*
Outbuilding north west of Mill Hall	II
Garden wall adjoining north east corner of Mill Hall	II

## Appendix E: Local Green Spaces

The Brum, Droitwich Road

## Appendix F: Amenity Green Spaces

Teasel Way Greenspace

Agatha Gardens Greenspace

Allotments to the rear of Fernhill Heath War Memorial, Droitwich Road

Cemetery to South of Droitwich Road

Claines C of E Primary School playing fields, School Bank

Royal Grammar School playing fields, Grange Lane

River School playing fields and woods, Droitwich Road

Kings Hawford School, Hawford Lock Lane

Dilmore Lane/Droitwich Road Greenspace

# Appendix G: Local Nature Conservation Sites

River School Woods, Droitwich Road

Dilmore Lane/Droitwich Road Greenspace

Woodland adjacent Porter's Mill Farm, Jacob's Ladder

Woodland adjacent Hawford House, Hawford Locks Lane

Bevere Green

Royal Grammar School woods, Grange Lane

Woodland adjacent to Martin Brook

The Old Drive to Hindlip House

High Wood off the Roman Road, Hindlip



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