

Warndon Parish Neighbourhood Plan Regulation 14 Consultation Draft

October 2020

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1 Introduction

- 1.1 This Consultation Draft of the Warndon Parish Council Neighbourhood Plan has been produced for members of the community, local employers, stakeholders and all those with an interest in the Plan. It is available to comment on for six weeks from 10th May 2021 to 5pm on 21st June 2021.
- 1.2 The Neighbourhood Plan has been developed on behalf of the Parish Council by a dedicated Steering Committee made up of residents and Parish Councillors. They have been guided through the process by independent planning consultants Brodie Planning Associates (BPA), who were appointed by the Parish Council in 2018.
- 1.3 The group have worked over the last four years to turn community concerns and aspirations into planning policies that can be used to inform future development in the parish of Warndon. Once the Plan progresses through all the required stages it will be used by the Local Planning Authority and Planning Inspectors to determine all planning applications in the parish until at least 2030.

How to comment on this document

- 1.4 If you would like to comment on this Consultation Draft of the Warndon Parish Council Neighbourhood Plan then please do one of the following:
 - Fill in the online response form that is available to complete at <https://consultations.rcaregeneration.co.uk/warndon-neighbourhood-plan-21> or
 - Complete the hard copy of the response form delivered to your household and drop it off in one of the collection boxes located at:
 - the Lyppard Hub, at Ankerage Green;
 - or at Tesco, at Millwood Drive.
- 1.5 The draft Plan has been informed by: the results of various public consultations including a residents' questionnaire, a business questionnaire and public meetings. A significant amount of research and evidence gathering has also been undertaken by the Steering Committee and planning consultants BPA. Please do take the time to let us know your thoughts; it is really important the Plan reflects the local community's views.

What is a Neighbourhood Plan?

- 1.6 In 2011 the Localism Act gave parish councils the opportunity to prepare Neighbourhood Plans. Warndon Parish Council applied to designate the whole of the parish as a Neighbourhood Plan Area in 2016 and the designation was secured on the 22 November

2016. The Parish Council subsequently successfully bid for funding from the Government to help prepare the Neighbourhood Plan.

- 1.7 Neighbourhood planning provides an opportunity for local people to influence the planning and development of the area in which they live and work. It gives the community a real say over local decision making, it can help to achieve goals through the planning system and address the challenges and opportunities facing the future vitality of the parish. Our draft Plan is intended to last until 2030 and provides:
- a shared vision for the parish;
 - some broad objectives which we think will help to deliver the vision; and
 - a set of policies which will make the vision a reality.
- 1.8 Our Neighbourhood Plan once adopted will become part of the statutory Local Development Plan alongside the South Worcestershire Development Plan (SWDP) 2016¹, the adopted Worcestershire Waste Core Strategy and the saved policies of the County of Hereford and Worcester Minerals Local Plan². In simple terms this means that any planning decisions in the parish will have to be taken in accordance with policies in our Neighbourhood Plan.
- 1.9 Our draft Neighbourhood Plan contains a wide variety of policies intended to address issues that are important to you the community. The overriding objective is to maintain the principles established through the former Warndon Plan and the concept of protecting important green spaces and landscape features in the parish. The quality of the environment is crucial to the integrity of the parish and the concept of assimilating development into the natural landscape.
- 1.10 The Plan therefore includes detailed policies to preserve the landscape character of the area and a biodiversity policy to ensure valuable habitats are not lost and that opportunities are taken to make appropriate enhancements. The Plan seeks to protect trees and hedgerows that are a vital feature of the parish along with a network of green routes that provide easy access for pedestrians and cyclists; these have both crucial environmental benefits and also contribute to the wellbeing of the community. The Plan has identified important local green spaces that it considers should be maintained for the Plan period and established a local gap to provide separation of the settlement from the motorway and to maintain the historic landscape setting and rural heritage of the area.
- 1.11 Employment policies have been drafted to direct employment uses to the existing and allocated business parks in the parish and to ensure that they are retained for the Plan period as they are critical to the vitality and sustainability of Warndon parish as a place to live and

¹ The SWDP is under review at the time of drafting and a revised version is anticipated to be adopted in 2022; the policies in the updated SWDP will supersede those in the 2016 version once it is adopted.

² Worcestershire County Council is developing a new Minerals Local Plan for Worcestershire. This will supersede the saved policies of the County of Hereford and Worcester Minerals Local Plan once it is adopted.

work. The Plan does not allocate any additional employment sites as these have been identified through the SWDP but a policy has been included to ensure that any new employment development within the employment sites takes full account of the environment, their immediate surroundings and is designed to a high standard.

- 1.12 Community facilities contribute to the quality of life for residents and the overall sustainability of the parish, therefore, policies have been included to ensure that the variety and vitality of the shopping areas is maintained and that hot food takeaways are not able to dominate. Other important built community facilities including meeting places, medical facilities, educational establishments and the pubs are identified and there is a policy to sustain the retention of these vital facilities and where appropriate support their enhancement.
- 1.13 The Plan does not identify any new sites for housing development as all suitable sites have already been identified in the SWDP. There is limited scope for this type of development within the parish without encroaching onto valuable green space and undermining the other policies in the Neighbourhood Plan.
- 1.14 All our policies are designed to protect and enhance our local environment to secure long term benefits to our community.

The Statutory Process

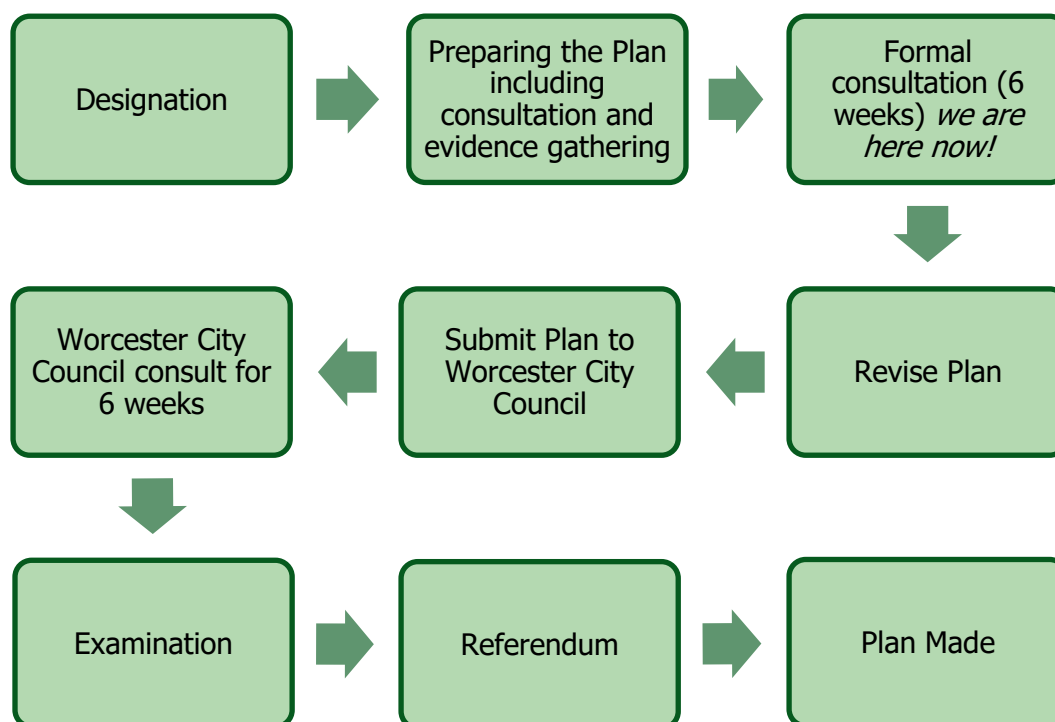
- 1.15 In autumn 2016 the Parish Council initiated the Neighbourhood Plan process as there was concern about the implications of unplanned developments being permitted within the parish following the adoption of the South Worcestershire Development Plan (SWDP) in February 2016. After considering the pros and cons of creating a Neighbourhood Plan, it was decided to seek the views of residents in September 2016 when an [article](#) was published in the Parish's Autumn Newsletter.
- 1.16 The responses to the article and a subsequent meeting firmly established that the Parish Council should proceed with developing a Neighbourhood Plan. The Parish Council sought to formally designate the parish as a Neighbourhood Area in October 2016; this was subsequently approved in November 2016.
- 1.17 In February 2017 a [flyer](#) was sent to all households, to invite residents to a public meeting, to be held on March 1st, 2017. At the meeting, a presentation was given explaining the Neighbourhood Plan process and seeking volunteers to contribute to the production of the Plan. The meeting was attended by over 70 people, many of whom volunteered to help to produce the Neighbourhood Plan
- 1.18 Following the public meeting, the Parish Council contacted the volunteers to form a [Steering Committee](#) which comprised parish councillors and local residents; this group met for the first time in May 2017. Membership of this group has evolved over time, but core members have continued to meet regularly over the past three years to produce the Plan and report back to the Parish Council.
- 1.19 Initially the group focussed on gathering information and evidence to inform the Plan including: historic information about the development of the parish - both ancient and modern; a review of the Warndon Local Plan (1988) which set out the original concept for Warndon Villages a new development set within a rural landscape; and a review of the current policies in the adopted SWDP and its evidence base that are used for decision making in South Worcestershire today.
- 1.20 As well as researching published material it was extremely important to seek the views of the local community and so the group embarked on drafting a residents' survey in late 2017. Over several months the group drafted a survey to try and capture the views of the community on a wide range of planning matters and to gain an understanding of the issues affecting them and any opportunities for development in the parish. Prior to sending the survey out the Parish Council instructed BPA independent planning consultants in August 2018 to assist with finalising and analysing the survey. A comprehensive survey was distributed to every single household in the parish in October 2018 and the results of the survey were presented to the Steering Committee and published on the Neighbourhood Plan website in January 2019. These results provided a clear indication of the areas that the Plan needed to focus on, and

work quickly got underway producing background papers to support the development of policies for the Plan. The Parish Council decided to continue to work with BPA planning consultants and they were kept on to guide the preparation of the Plan and to provide professional planning advice.

1.21 Throughout the Plan preparation process the Steering Committee has engaged with members of our community. Following the residents' questionnaire which was delivered to every household in the parish a business questionnaire was delivered to every known business in the parish in October 2019. The results of this consultation have been published on the Neighbourhood Plan website. Updated information has been shared on the Neighbourhood Plan website at regular intervals <https://warndonpcnp.org.uk/>, through features in the parish newsletter, promoted on the Facebook pages of various societies and community groups in the parish and discussed at public meetings. The group have also maintained a constant and open dialogue with Worcester City Council with regard to the emerging Local Plan review and the potential implications for the Neighbourhood Plan.

1.22 We have used local opinion to shape the content of the Plan and have undertaken extensive research to support our policy development. We are now able to share the draft Plan with you and hope that you take the opportunity to tell us what you think. Any responses we receive from you have to be responded to through a Consultation Report and we will then make any necessary changes to the Plan before submitting it to Worcester City Council as set out in the diagram below.

Figure 1. The Neighbourhood Plan Preparation Process



1.23 Worcester City Council will then carry out a further statutory six week consultation before appointing an independent examiner to consider the plan and any representations made during their consultation stage. The independent examiner's task is limited to considering whether the Plan meets the basic conditions. A Plan must:

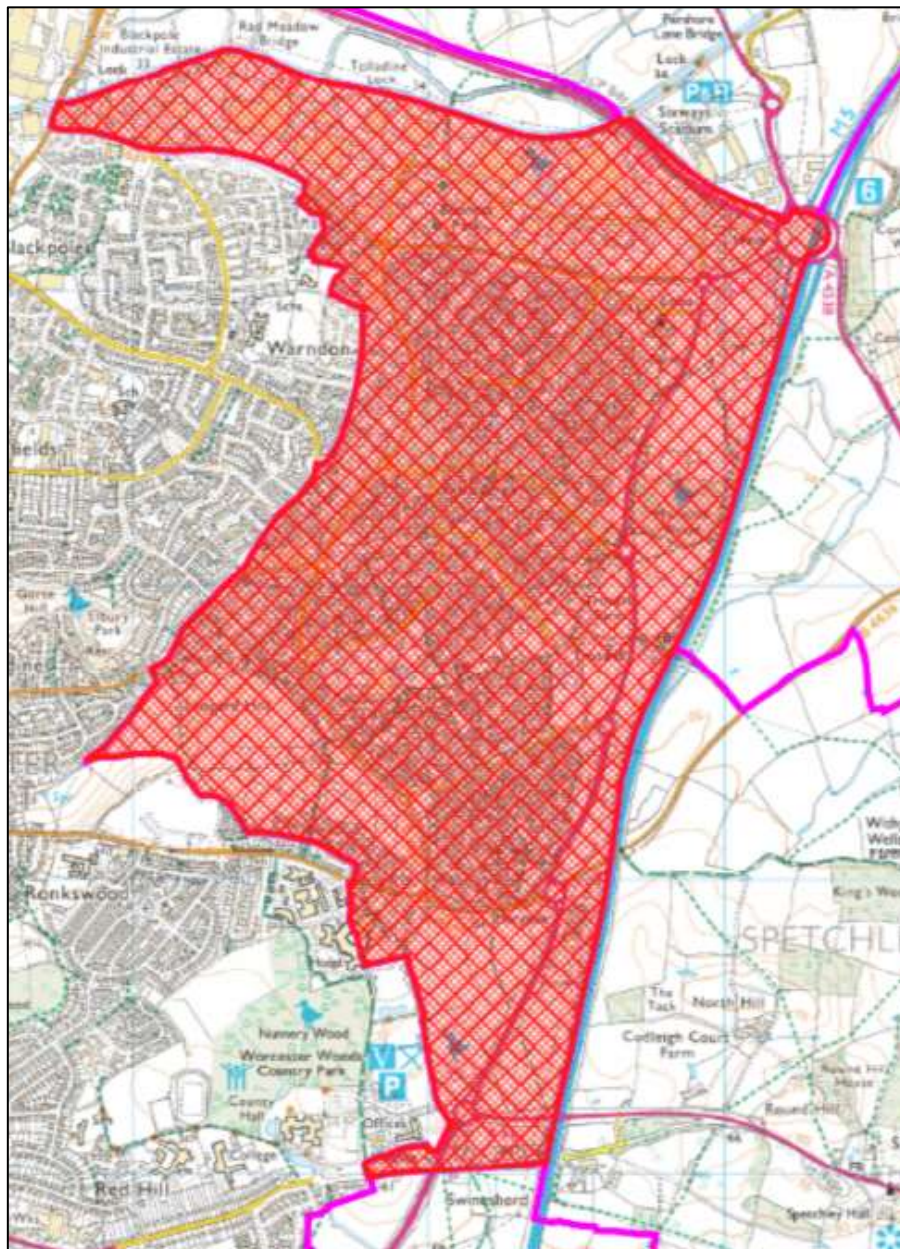
- conform with EU and UK law;
- conform with the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017;
- conform with the National Planning Policy Framework 2019 (NPPF);
- be in general conformity with the strategic policies of the Local Development Plan, the South Worcestershire Development Plan (SWDP); and
- contribute to sustainable development.

1.24 The independent examiner will prepare a report that can recommend that the Plan proceeds to local referendum; proceeds to local referendum with appropriate modifications; or does not meet the basic conditions and should not proceed to referendum. Assuming it proceeds to referendum, Worcester City Council will organise for a parish referendum to take place; this is a public vote where all parishioners on the electoral roll are invited to vote on the Plan. If the referendum vote is in favour of the Plan, then we can go through to the final stages needed for it to become part of Worcester City's statutory Development Plan (the SWDP), which means it must be taken into account when planning applications and appeals are determined in the parish.

2 Warndon Parish Neighbourhood Plan Boundary

- 2.1 The whole of the parish of Warndon (Figure 2) has been formally designated as a Neighbourhood Area through an application made on 12th October 2016 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Worcester City Council on 22 November 2016.
- 2.2 The parish includes the residential areas of Warndon Villages, Trotshill and Swinesherd, a large area to the north of the a parish designated as a business park and a network of integrated green space throughout the parish that connects the area to its rural heritage; overall the parish covers approximately 461 hectares.

Figure 2. Warndon Parish Neighbourhood Plan Area. Source: Worcester City Council, 2016



3 Context

Location

- 3.1 Located in the north-east of Worcester and immediately adjacent to junction 6 of the M5 motorway, Warndon Parish covers an area of 460.69 hectares. It is bound by the M5 motorway to east, the A449 and the Worcester and Birmingham Canal to the north. The A4440 by-pass bisects the parish east west and runs parallel to the M5 with the majority of the built form lying to the west; the land to the east provides a buffer from the residential development and the motorway, although some employment development has been permitted along this buffer.
- 3.2 There are a number of key routes through the parish, Berkeley Way, Woodgreen Drive and Newtown Road – the latter providing direct access to the city centre. The layout and form of the parish is a series of settlements, Warndon Villages, set within interconnected green spaces with multiple opportunities to move around the parish on foot or by bicycle. There are a wealth of green spaces which connect the area to its rural heritage including farming within the heart of the parish, ancient hedgerows and trees, woodland, nature reserves and orchards, as well as open spaces for informal recreation.
- 3.3 The residential areas are home to 10,897 people in 4285 households (2011 Census) the majority of which were built as part of a planned expansion to Worcester City in the late 1980s.
- 3.4 To the north of the parish lies a large business park which is home to a number of employers and is the largest business park in the city of Worcester. There are retail facilities within the parish and a number of community facilities including a primary school, community hub and part of the expansive Worcestershire Royal Hospital site falls within the parish boundary.

Historic Context

- 3.5 The parish of Warndon is steeped in agricultural heritage with a rich ecology and landscape history, despite being home to large scale residential development and employment land.
- 3.6 The area, until the 1980s, was an ancient rural landscape comprising arable land, the historic hamlets of Warndon, Trotshill and Swinesherd, dispersed farmsteads, orchards, large areas of permanent grassland and multiple areas of deciduous woodland connected by a network of ancient hedgerows and tree-lined tracks and lanes.
- 3.7 Having escaped the Enclosure Acts of the 19th century the parish contained field patterns and a network of tracks that were predominantly of medieval origin. It had even successfully avoided any significant change from intensive agricultural practices, resulting in a landscape of high aesthetic and ecological value.

Figure 3: Ordnance Survey Map extracts PSO85NE - A Surveyed / Revised: Pre-1930 to 1954 and SO85SE - A Surveyed / Revised: Pre-1930 to 1954, Source National Library of Scotland.



- 3.8 1962 saw the construction of the M5 motorway, which today runs along the parish's eastern boundary and in the late 1970s approximately 80 homes were constructed at Heron Grange.
- 3.9 Eight hundred acres of the parish was identified and committed for significant development in the Hereford and Worcester County Structure Plan (1985) to accommodate major growth for the City of Worcester. As a result an overarching strategy and masterplan for Warndon Villages was established in the Warndon Local Plan (1988).
- 3.10 The planned expansion took place between 1980 and the early 2000s; creating 4,200 dwellings and 85 hectares of employment land in business parks in the parish. The challenge at the time was how to assimilate growth and built development whilst preserving and enhancing important and significant natural features.

- 3.11 The Planning Authority took the unusual step of involving the Countryside Commission in their master-planning for the area to ensure the landscape would play an important part in the sense of identity of the area for future residents. Their primary focus was to retain as much of the rural character of the area as possible, despite the scale of the development. In fact, the ethos of the Warndon Local Plan (1988) was that *“development must be tamed and assimilated into, not imposed onto, the countryside.”*
- 3.12 The Warndon Local Plan (1988) established the concept of a series of villages and hamlets set amidst an extensive framework of landscaped corridors following important hedgerows and linking old and new woodlands. This important green network was also designed to provide space to accommodate highway and drainage infrastructure, attractive footpaths and cycle ways, formal and informal recreation areas and maintain vital wildlife connections including ancient hedgerows, trees and ponds. The rich history of the area was also portrayed through the naming of each village, hamlet and road, all having a direct association with the heritage of the land and its early occupants.
- 3.13 Throughout the planning process developers financed landscape consultants to produce a Landscape Masterplan that accurately identified landscape corridors, sites of ecological importance and the extensive areas of open space and tree planting, whilst respecting the local topography of ridges and hills and protecting views into and out of the area.
- 3.14 The new development involved the recruitment of a Project Officer to ensure the practical on-site coordination of environmental protection, new planting, environmental education and future management. The whole project involved a joined up approach of specialists and local residents; considered an exemplar of far-sightedness in Town Planning and hailed a great success at the time.
- 3.15 More recently, in the last five years, the parish has started to, once again, feel the pressure of development. There is significant concern that the ethos and premise on which the Warndon Plan was based is at risk of dilution. Key landscape features deemed worthy of protection and importance are becoming the target of planned and unplanned growth of Worcester City.

The Natural Environment

- 3.16 Local residents today have access to a wealth of interconnected open space and opportunities for recreation. There are footpaths and cycle paths provided throughout the parish linking up a series of greens and open areas; often lined by trees and hedgerows providing connectivity not only for humans but also nature. There are areas for informal play as well as equipped play areas but aside from the astro-turf football pitch there is no formal outdoor sports provision in the parish.
- 3.17 The parish provides excellent access to nature with seven nature reserves including ancient woodland, meadow, historic ponds and new younger plantations. It is rich in biodiversity and

provides a range of habitats for a wide variety of species. There are agricultural fields in the parish that are still farmed today despite the parish's development since the late 1980s; this provides a strong connection to its rural heritage and contributes to its unique character.

- 3.18 The parish has a verdant feel and conservation of the natural environment was at the heart of master planning this area for development in the 1980s and remains a key aspiration of this Plan today.

Employment

- 3.19 The parish is a key employment location within the City of Worcester and has a number of established business parks and employment land allocations identified in the SWDP (2016). There is the extensive area to the north of the parish, from Buckholt Drive in the west along Wainwright Road to Junction 6 of the M5 in the east, known as Warndon Business Parks. This series of parks is home to a wide range of businesses benefitting from the parish's transport links and close proximity to the M5.
- 3.20 There is a concentration of non-residential uses and some business (B1 office use) to the south of the parish off Newtown Road (B4636) where the Worcestershire Royal Hospital straddles the parish boundary in an area called Kings Court; this comprises a care home and several office buildings.
- 3.21 There are a further three employment sites identified in the SWDP (2016). Two of these have the benefit of planning permission at the time of writing and are either completely built out or under construction: Nunnery Park Business Park and Sixways Park Business Park. Both sites lie within the Significant Gap between the A4440 and the M5 and have compromised the function of this area as an area of separation between built development to the east and the motorway to the west. Narrow green corridors do remain to the east of these sites to maintain connectivity and ensure there are no isolated pockets of green space.
- 3.22 The third employment site allocated in the SWDP is an 11.37 hectare site adjacent to the hospital which has a care home permitted and built on part of it, however, the majority of the land does not yet have planning permission. It is allocated for B1, B2 employment use, a care home, car/motorbike showroom and hospital expansion. The Parish Council wrote in support of the site being designated for future expansion of the Hospital services and/or parking alongside the employment use at the SWDPR Preferred Options consultation in November 2019 as hospital related parking is a known issue on this side of the parish.
- 3.23 Outside of the allocations and designated business areas the parish has been the target of speculative employment applications most likely due to its excellent transport links and its high-quality environment. In 2016 land to the south of Berkeley Way (B4639) and on the corner of Parsonage Way (A4440) was approved for employment development; this site is not only outside of the identified areas for employment use and adjacent to residential uses, it also impacts on the Conservation Area and green network and erodes the SWDP's significant

gap. It is this unplanned development and erosion of the principles of the Warndon Plan that is of concern to residents.

Built Community Facilities

- 3.24 Warndon Parish is fortunate to have a wealth of facilities and services within the parish. The Warndon Villages development was planned with two neighbourhood shopping areas. The first and largest is located at Ankerage Green known locally as the Lyppard Centre which lies at the heart of the residential area; this is home to a Tesco Superstore and a courtyard of shops including a smaller convenience store with a post office, two hot food takeaways, a dental surgery, hairdressers and estate agents. There are a further three community buildings surrounding the courtyard the largest being the Lyppard Hub a community hall with meeting rooms, a children's day nursery and a highly valued and oversubscribed doctors' surgery.
- 3.25 The second shopping area is at Brindley Court on the edge of the designated employment area. This includes convenience stores, multiple stores providing takeaway food, a veterinary practice and a day nursery. There are a few shops on the edge of the parish on Tolladine Road to the west of the parish and more recently retail and takeaway facilities have appeared on the periphery of the parish to the east of the A4440 at the Nunnery Park development.
- 3.26 As well as the Lyppard Hub as a central meeting point and community venue in the parish there is Woodgreen Evangelical Church and St Nicholas Church and Barn which both provide facilities for groups to meet. There are four public houses and restaurants within the parish: the Lyppard Grange at Ankerage Green in the heart of the residential area, The Barn Owl, Brindley Road on the edge of the employment area, The Bluebell Farm Pub and Carvery at the recently constructed Nunnery Park and Three Pears, Bridgwater Road adjacent to the M5 and the Premier Inn Hotel in the north east of the parish. These not only cater for local residents but they are important for visitors and those employed in the parish.
- 3.27 In terms of education there are: five day nurseries located throughout the parish offering private childcare; Lyppard Grange Primary School, a mainstream two-form entry primary school catering for children from reception to year six; and located within the employment area there is a more recently established specialist school, Aspire Academy, that caters for children in south Worcestershire who are unable to thrive in mainstream education. There is no mainstream secondary school provision for students in Warndon which means that pupils have to travel into and across Worcester for secondary schooling. There are known capacity issues for some schools and further planned housing expansion in and around the city is likely to exacerbate the issue of increased travel times to schools with capacity.
- 3.28 Worcestershire Royal Hospital lies on the edge of the parish with the majority of the large site falling outside the parish. It is a substantial facility and is the county hospital providing a broad range of healthcare services for residents in Worcestershire. With its scale and importance

there are known issues around hospital capacity and parking that have a direct impact on the parish and its residents.

- 3.29 St Richard's Hospice also lies on the edge of the parish; the buildings fall outside the parish boundary whilst some of the grounds lie within it. There is the potential that future development at this site could be within Warndon parish. This is an extremely important facility in the county and provides vital end of life care and facilities and services associated with this to patients and their families.
- 3.30 The retention of local facilities and services is vital to community cohesion, quality of life and sustainable patterns of movement. It is important that these are not lost and that there are a range of services available to meet the everyday needs of the community and to offer choice to local residents.

Housing

- 3.31 The parish is home to 10,897 people in 4285 households (2011 Census) the majority of which were built as part of a planned expansion to Worcester City in the late 1980s. There is a wide range of housing stock from flats and apartments, smaller houses and bungalows through to large family homes in the parish. The majority of the properties have been constructed since the 1980s but there are some historic dwellings including listed buildings in the older parts of Trotshill, Swinesherd and Warndon Court.
- 3.32 The opportunity for new housing development is constrained in the parish by the landscape character of the area, including a number of protected areas. The layout of residential development in the parish was carefully planned to integrate into the landscape to maximise the opportunities for creating a well-balanced series of linking settlements, whilst retaining the area's rural identity and key landscape features. This means that not only are there very few opportunities for identifying new residential site allocations, but that infill development is also very limited.
- 3.33 There are three sites allocated for housing development in the adopted SWDP that are anticipated to deliver approximately 120 new homes by 2030, and the SWDP Review has not set out to increase this number significantly due to the landscape and environmental constraints in the parish; it is only proposing minor tweaks. Therefore, the Neighbourhood Plan does not set out to add any further allocations.

Development Pressures

- 3.34 Due to the parish's location on the edge of the City, with easy access to the M5 motorway the area is desirable to both residents and employers; residents can access a range of employment opportunities and leisure facilities locally and further afield with relative ease whilst businesses benefit from the area's excellent transport links and quality environment. As such, land immediately adjacent to and on the edge of the parish has been identified for employment growth in the South Worcestershire Development Plan (SWDP) 2016, and there

is the potential that land may be identified for further growth in its advancing review. This is cause for concern as the area is a valued buffer, home to important habitats, for example an area of ancient woodland, and the rolling landscape is the surviving remnant of the historic landscape character of the area. It provides both visual and audio separation and is extremely important to the overall setting of the parish.

- 3.35 As already highlighted there is limited scope for housing growth in the parish but the impact of increased housing in and adjacent to the city could have an effect on access to services for example the doctor surgery and dentist and exacerbate known capacity problems at the hospital and the city's secondary schools.
- 3.36 Access to green space in the parish is extremely important to the health and wellbeing of local residents and ensuring that footpath and cycle path connectivity is maintained, and where possible enhanced, can help with reducing congestion on the roads and promote healthier lifestyles. Important landscape features need to be maintained and protected for the enjoyment and benefit of future generations and the environment. Fragmentation of habitats can lead to a demise in native flora and fauna and cause long term harm. Green spaces in the parish have multiple benefits as they provide an attractive outlook for residents, recreation areas for the community, habitats for wildlife, and are important in dealing with surface water drainage and issues arising from climate change. It is important that valued green spaces are not lost to development.
- 3.37 In drafting the policies for this Plan full account has been taken of these development pressures and the character and profile of the area along with community concerns which are set out in more detail within each of the policy sections of the Plan.

4 Vision and Objectives

- 4.1 Early on in the process the Steering Committee drafted a Vision and Objectives for the Plan; this was shared with the community as part of the household survey in October 2018 to seek their support for the overall aims of the Plan. 86 percent of respondents supported the vision and only two percent objected, the remainder were unsure. The vision has remained unchanged.

Vision

Future developments within the parish of Warndon should maintain the balance between the residential, business, environmental and heritage areas of the parish, in keeping with the principles embodied in the Warndon Local Plan (1988) - the blueprint for the layout of the parish.

- 4.2 To help achieve this vision five objectives have been established; these link back to the issues identified in the questionnaires and provide a framework for the policies. Once again public opinion was sought regarding the level of support for each of the objectives of the Plan. All were extremely well supported with between 93 and 97 percent of respondents' agreeing with the objectives. This provided reassurance that the Plan was focusing on matters that were important to the community and policies have been developed to achieve these objectives.
- 4.3 Matters that were raised by the community but that could not be dealt with through planning policy have not been forgotten, they will be captured in the Parish Aspirations and Actions Plan at appendix 10. The Parish Council and relevant community groups will then be able to use this to identify priorities and actions.

Objectives

Green Network

To protect the integrity of the Green Network within the parish, as safeguarded by the principles of the Warndon Local Plan (1988).

Local Green Space

To protect specific areas of Local Green Space, to reflect their value as part of the local environment, as well as the value placed upon them by residents and visitors to the area.

Heritage

To safeguard the remaining rural character of the parish landscape - using the principles set out in the Warndon Local Plan (1988).

Conservation

To protect the Trotshill and Warndon Court Conservation Areas, as envisaged when they were first designated in 1986.

Development

To protect the Warndon Significant Gap from inappropriate development, as set out in the Warndon Local Plan (1988).

5 Policies

- 5.1 This chapter sets out the planning policies and proposals that will be used to help achieve the vision and objectives.
- 5.2 Throughout the development of the policies the group has referred back to the vision and objectives to ensure that the Plan addresses the issues identified through community consultation and that it meets the Plan's overall aims.

Landscape and the Natural Environment

Overview

- 5.3 The parish of Warndon is steeped in agricultural heritage with a rich ecology and landscape history, despite being home to large scale residential development and employment land which was developed between 1980 and the early 2000s.
- 5.4 The Warndon Local Plan (1988) established the concept of a series of villages and hamlets set amidst an extensive framework of landscaped corridors following important hedgerows and linking old and new woodlands. The retention of landscape corridors, sites of ecological importance, extensive areas of open space, tree planting and important views into and out of the area that respond to the local topography play a vital role in the landscape character of the area.
- 5.5 The majority of these interconnected green spaces survive today but in the last five years, the parish has started to feel the pressure of development. There is significant concern that the ethos and premise on which the Warndon Plan was based is at risk of dilution. Key landscape features deemed worthy of protection and importance are becoming the target of planned and unplanned growth of Worcester City.
- 5.6 The Neighbourhood Plan Steering Committee have undertaken extensive surveys to re-assess and fully understand the extent, purpose and importance of the green spaces within the parish. A comprehensive audit of green space is contained within the accompanying Green Space Background Paper.
- 5.7 Many of the key features and greenspaces have been retained and are a tribute to the excellent plan-led development that took place over the 15-year build period. Important habitats have been maintained and residents of the parish benefit from excellent connections with the countryside despite the proximity to the motorway and the City of Worcester. This is of great benefit to the community and its importance has been highlighted through the high level of use during the lockdown restrictions due to the COVID-19 crisis in 2020. This was evident through the amount of activity posted on social media relating to the excellent green spaces in the parish and encouraging people to get out and explore.

Policy Background

- 5.8 Planning policy and designations, both national and local, have to date played an important part in conserving and enhancing the majority of the green spaces as they were envisaged in the Warndon Plan (1988). However, some policies have not been as effective as hoped, particularly as the demand for development land has increased. It is therefore important that the role and importance of green spaces within the parish is re-assessed to ensure policies are fit for purpose and that future development is planned and successfully 'assimilated' into the landscape and that important landscape and ecological features are not lost.
- 5.9 The advent of the Localism Act and the introduction of Neighbourhood Planning provides an excellent opportunity for the parish to influence planning policies and development in the Neighbourhood Area. The parish has a unique character and landscape that will benefit from locally distinctive policies that bolster and strengthen national and Local Plan policies. These will ensure that the individual traits of the parish are conserved and where possible enhanced, with any new development successfully incorporated into the landscape.
- 5.10 Today the parish has various conservation tools in place:
- listed historic farm buildings, half-timbered cottages and a Grade I listed parish church;
 - several Archaeologically Sensitive Areas (ASA) across the parish;
 - three conservation areas at Trotshill, Warndon Court and the Canal;
 - extensive Tree Preservation Orders;
 - seven Local Nature Reserves (LNR) at:
 - Hillwood Meadow and New Plantation LNR,
 - Hornhill Meadows LNR,
 - Lyppard Grange LNR,
 - Offerton Lane LNR,
 - Ronkswood Hill Meadows LNR (part),
 - Tolladine Wood LNR, and
 - Warndon Wood LNR;
 - a designated site of Special Scientific Interest (SSSI) at Lyppard Grange Ponds;
 - a designated Special Area of Conservation (SAC) at Lyppard Grange Ponds;
 - numerous areas identified as priority habitats including:
 - ancient woodlands at Warndon Wood and Tolladine Wood,
 - several areas of deciduous woodland throughout the parish,
 - three areas of traditional orchard,
 - two areas of lowland meadow,
 - one area of good quality semi improved grassland, and
 - one area of reed beds;
 - various protected species are evident throughout the parish, for example great crested newts in the numerous historic ponds; and
 - areas of Grade 2, Grade 3a and Grade 3b agricultural land in arable and pastoral use.

5.11 These conservation tools provide differing levels of protection; they highlight the importance of these areas but do not necessarily rule out development. Nationally and European designated sites are afforded the highest levels of protection for example SSSIs and SACs; whilst other designations established at a local level, for example Local Nature Reserves, are protected through policies in the Local Plan where a balancing exercise is carried out to determine whether the need for and benefits of any development would outweigh any loss of a site, and whether any effects can be successfully mitigated. Other designations that are established through the planning system include Conservation Areas and Tree Preservation Orders where any works or alterations to buildings or trees must first seek approval from the local planning authority.

Natural Environment Policies in the SWDP

5.12 The South Worcestershire Development Plan contains several overarching policies that deal with landscape and the environment although at the time of writing the SWDP is undergoing review so could be subject to change:

- SWDP2: Development Strategy and Settlement Hierarchy
- SWDP5: Green Infrastructure
- SWDP6: Historic Environment
- SWDP22: Biodiversity and Geodiversity
- SWDP24: Management of the Historic Environment
- SWDP25: Landscape Character
- SWDP38: Green Space

Figure 3: Significant Gap as defined by SWDP (2016)

Policy SWDP2 Development Strategy and Settlement Hierarchy

5.13 SWDP2 provides the overarching development strategy for South Worcestershire and includes areas identified as Significant Gaps; the policy requirement is that any development proposals should ensure the retention of their open character.

5.14 There is a large area of land protected as a Significant Gap within the parish of Warndon; it is referred to as the M5 protection corridor. The Significant Gap runs the entire length of the parish from north to south providing a buffer between M5 and A4440, and the A4440 and the settlement edge.



Policy SWDP5: Green Infrastructure

- 5.15 This policy requires new development to contribute towards the provision, maintenance, improvement and connectivity of Green Infrastructure across South Worcestershire establishing a number of thresholds and requirements depending on the size and type of development site, for example whether it is a greenfield or brownfield site.

SWDP6: Historic Environment

- 5.16 SWDP6 establishes the importance of preserving and enhancing the significance of heritage assets, including their setting. In the case of Warndon this includes: listed buildings, conservation areas and undesignated heritage assets; the historic landscape including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads and smallholdings; archaeological remains of all periods; historic transportation networks and infrastructure including roads and trackways; as well as designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, and urban open spaces.

SWDP22: Biodiversity and Geodiversity

- 5.17 This policy establishes the importance of conserving and enhancing the natural environment in particular existing identified assets, for example sites of special scientific interest, special areas of conservation, and nature reserves, although it does not rule out development where appropriate mitigation can be achieved.

SWDP24: Management of the Historic Environment

- 5.18 This policy establishes the requirements for conserving heritage assets and the impact any development may have on them and their setting, for example listed buildings.

SWDP25: Landscape Character

- 5.19 Requires development to have taken account of the Landscape Character Assessment guidelines for the area and ensure that any proposed development is appropriate and integrates into the landscape setting, conserving the primary characteristics of the landscape parcel and where appropriate taking opportunities to enhance it.
- 5.20 Warndon parish falls into two landscape types: Urban and Principal Timbered Farmlands as defined by the Worcestershire Landscape Assessment. The area covered by the landscape character type Principal Timbered Farmlands is primarily the area washed over by the Significant Gap in the SWDP. This landscape type is characterised by hedgerow boundaries to fields with a significant number of veteran trees, predominantly oaks and ancient woodland. The main concern for this landscape character type is the loss of its scale and structure due to the decline and fragmentation of elements of tree cover, most notably of hedgerow trees. The area is also covered by Natural England's Severn and Avon Vales Character Area.

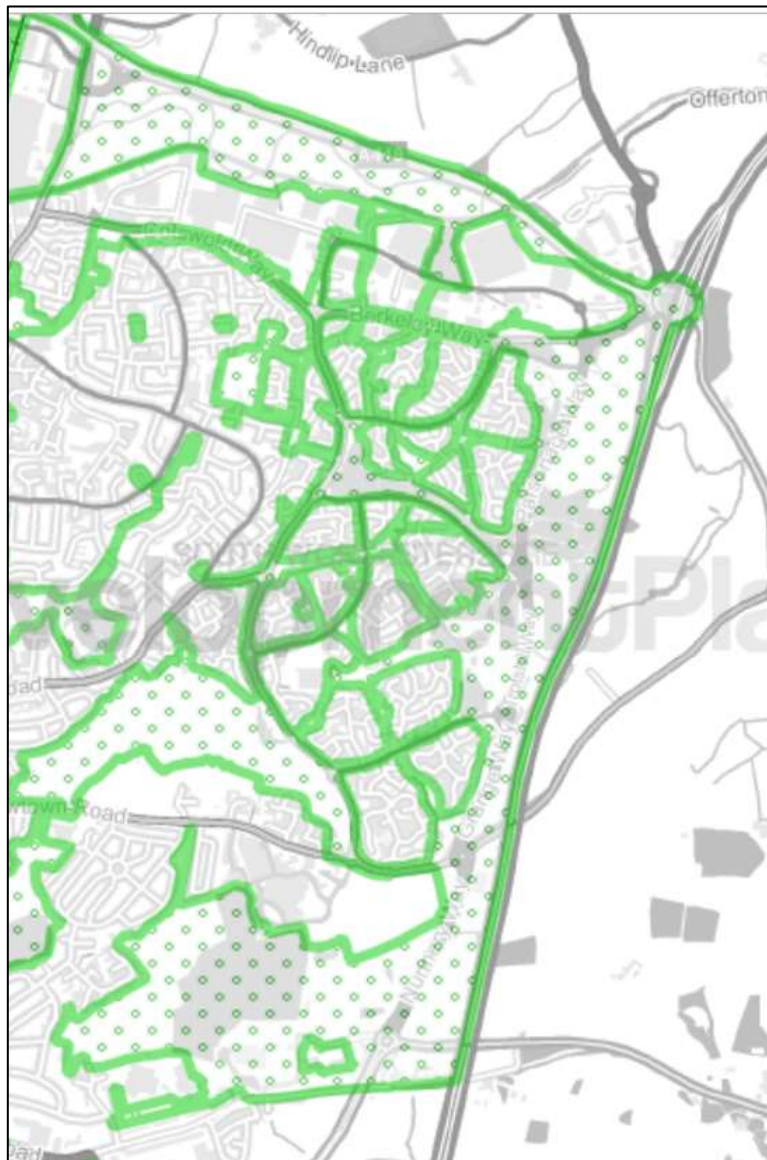
SWDP38: Green Space

- 5.21 SWDP38 identifies important green space in South Worcestershire. The policy supports the

retention of these green spaces except in exceptional circumstances; for example where there is no compromise to the essential quality and character of the green space, or where it can be demonstrated that it is surplus to requirements, or that alternatives or replacements can be provided for elsewhere.

- 5.22 The Green Network as identified by the former Worcester City Local Plan is included within this policy and covers many of the green areas and connections within the parish

*Figure 4: SWDP38 Green Network as defined by SWDP (2016)
source: SWDP Interactive Mapping*



Feedback from community engagement

- 5.23 The resident questionnaire identified that the natural environment is particularly important to Warndon residents. They considered that it plays an important role in the character and

setting of the parish, provides the community with a valuable recreational resource, and is also a valuable habitat to wildlife.

- 5.24 The questionnaire demonstrated that the green spaces in the parish including nature reserves, play areas, open spaces in the SWDP's Significant Gap, the footpaths and incidental areas are all well regarded, and many of them are well used. The survey results provided the justification for the Steering Committee to undertake research into all the types of green space in the parish and produce a comprehensive Green Space Background Paper including a green space audit and site assessments. Full results of community opinion associated with the natural environment is published within the Green Space Background Paper and relevant results are provided as part of policy justification in the Plan.

Landscape Character

- 5.25 Warndon, despite being extensively developed in the last part of the 20th century, still has a strong link with its rural heritage; this is most evident in the landscape character of the area, and through retention and enhancement of key features and attributes.
- 5.26 The Conservation Areas, the land to the east of the A4440 (within the Local Gap) and Aconbury Orchard/ fields are examples of where traditional landscape features are clearly visible within the parish, often on higher ground; here the area's connection with its agricultural heritage is most strongly felt. They include areas of ancient woodland, traditional orchard, grasslands and meadows, ancient hedgerows and ponds.
- 5.27 The undeveloped part of the parish to the east is identified as falling within the landscape character area Principal Timbered Farmlands. This landscape type is characterised by hedgerow boundaries to fields, ancient wooded character and a preponderance of hedgerow trees, predominantly oak. The main concern for this landscape character type is the loss of its scale and structure due to the decline and fragmentation of elements of tree cover. Conservation is critical to the future management of tree cover, with new planting of native species to restock ancient woodlands and the restoration of tree cover through new woodland planting. For the conservation of hedgerows restoration of the pattern and composition of the hedgerow structure through ongoing management and planting is the priority.
- 5.28 Throughout the Warndon Villages development, through careful planning and consideration, key historic landscape features have been integrated and where possible enhanced. The settlement is established around the concept of a series of villages and hamlets set amidst an extensive framework of landscaped corridors following important hedgerows, linking old and new woodlands, retaining historic ponds, and conserving natural landscapes through local nature reserves.

- 5.29 Although the development has inevitably seen the loss of some archaeological and landscape features, most notably a significant amount of ridge and furrow, conservation and ecological enhancements have been at the heart of the plan-led development.
- 5.30 Respecting the landscape character has resulted in achieving harmony between the built and natural environment. Not only does it make it an attractive place to live, it provides important ecosystems and habitats for wildlife, recreational facilities, encourages more active lifestyles and helps to alleviate flood risk and provide important areas of shade. However, balancing the area's landscape heritage and natural environment against the continued need for new development can be very challenging; and there is local evidence that some of the areas identified for protection on the Warndon Plan are beginning to be eroded. Therefore, the Neighbourhood Plan wishes to ensure that development takes account of the landscape character and takes opportunities to enhance it where possible.

Policy W1 Landscape Character

A. Measures to maintain and reinforce Warndon Parish's natural environment and landscape character will be promoted wherever possible.

B. To be supported new development must:

- i. have regard to conserving and enhancing the landscape character of the parish, including its beauty, biodiversity and amenity value;**
- ii. respect the setting, character, appearance and cultural heritage of the parish;**
- iii. be in keeping with existing settlement pattern, maintaining the concept of the villages and hamlets set within a framework of green corridors;**
- iv. protect key landscape features and biodiversity as established through the Warndon Plan (1988) including hedgerows, trees, woodlands, orchards and ponds, adding to the natural assets of the parish where opportunities are available;**
- v. safeguard open countryside and cherished public views from inside and outside of the parish as identified in the Green Space Assessments, the Important Views Background Paper and published in Appendix 2; and**
- vi. retain the public open space, fields and farmland to east of the parish that serve as a genuine gap between the settlement edge and the M5 motorway.**

Reasoned Justification

1. Despite being extensively developed in the last part of the 20th century the parish of Warndon still maintains a strong link with its rural heritage. It has a locally distinctive landscape character that is evident through both the preserved historic landscapes in the parish and the retention of key features and attributes throughout the Warndon Villages development.

2. It is important that new development does not erode the achievements of the Warndon Plan (1988) in successfully integrating development into a high quality ecological and historic landscape (see Warndon Plan Proposals Map at appendix 1). New development

must continue to ensure it has sufficient regard to the importance of retaining and improving key landscape and biodiversity features within the parish. Important landscape features such as hedged fields, ancient hedgerows, ancient woodland, orchards, trees and ponds all contribute to the character of the area and provide excellent habitats for a range of wildlife; opportunities for enhancing these should be made.

3. Green corridors linking up a series of green open spaces providing wildlife corridors and recreational opportunities conserves the settlement pattern and maintains the integrity of the concept of the Warndon Villages development.

4. There are a number of key viewpoints on elevated ground in the parish; these not only provide views out of the parish into the wider countryside and across Worcester City, for example to the Cathedral, but are visible landmarks within the parish itself. These serve to connect the parish with its rural and cultural heritage and include: views from the ridge line on the fields adjacent to the M5, high ground within Warndon Court Conservation Area; rising land within Aconbury Orchard / Field and on Leopard Hill within the former Tolladine Gold Course (see Appendix 2 for the assessments, images and maps).

5. Any development must take account of the built and rich cultural heritage within the parish. Due consideration should be given to the impact development may have on the setting of listed buildings, Conservation Areas and Archaeologically Sensitive Areas; these play an important role in the cultural history of the area and any development should contribute to their preservation.

6. Land in the east of the parish falls within the landscape character area Principal Timbered Farmlands. This landscape type is characterised by hedgerow boundaries to fields, ancient wooded character and a preponderance of hedgerow trees, predominantly oak. Development should have regard to the Landscape Character Area Advice and Management Principals published on the [Worcestershire County Council website](#).

7. The wider landscape delivers multiple benefits for both people and wildlife, including opportunities for recreation, biodiversity enhancements and access to nature and contributes to the overall identity of the parish. Maintaining a well-planned landscape can help provide a robust and resilient place to live, work and visit as well as mitigate the impacts of climate change.

Biodiversity

- 5.31 The parish is rich in ecology and has a number of high quality habitats. There are seven Local Nature Reserves (LNRs) in the parish containing a wide range of species, including protected species. One site, Lyppard Grange Ponds LNR, is also a designated site of Special Scientific Interest (SSSI) and designated Special Area of Conservation (SAC).
- 5.32 There are a number of areas identified as priority habitats including: ancient woodlands at Warndon Wood and Tolladine Wood; several areas of deciduous woodland throughout the parish; three areas of traditional orchard; two areas of lowland meadow; one area of good quality semi improved grassland; and one area of reed beds.
- 5.33 In addition to this there is a vital network of green corridors and open spaces with hedgerows, trees, scrub, grassland and wildflower meadows that all contribute to the wider biodiversity in the parish and provide valuable connections for wildlife to forage and nest, and for seedlings to transfer.
- 5.34 Significant work has been undertaken by the City Council, Parish Council and volunteers to protect, develop and manage this integrated green network over the last 30 years. It is vital that it is conserved and where possible enhanced in the longer term.

Policy W2 Biodiversity

A. Proposals which result in a net loss of biodiversity will not be permitted.

B. All proposals for new development must protect and enhance biodiversity by:

- i. Protecting nationally and locally designated sites, protected species and ancient or species-rich hedgerows, grasslands, woodlands, trees and ponds;
- ii. Preserving local ecological green networks, and the migration and transit of flora and fauna (both nocturnal and diurnal) (see ecological/green network map at Appendix 3);
- iii. Extending existing and creating new ecological green networks where opportunities exist;
- iv. Promoting the preservation, restoration and enhancement of wildlife habitats, and the protection and recovery of priority species;
- v. Providing mitigation measures and the re-provision of habitats for species lost through development;
- vi. Providing a measurable net gain in flora and fauna; and
- vii. Adopting best practice in Sustainable Urban Drainage techniques where appropriate.

C. Opportunities for the formation of new Local Nature Reserves will be supported to protect valued habitats including:

- i. Rad Meadow.

Reasoned Justification

1. Protecting and enhancing our natural environment and helping to improve biodiversity is one of the core objectives of achieving sustainable development. The parish of Warndon has, through strong investment in maintaining and conserving habitats from various bodies, developed an important network of green spaces that are rich in biodiversity. It is vital that this network is maintained into the future.

2. The parish is home to protected and valuable species of both flora and fauna, some of these are located within the seven Local Nature Reserves (LNR) in the parish: Hillwood Meadow and New Plantation LNR, Hornhill Meadows LNR, Lyppard Grange LNR (also designated as a SSSI and SAC), Offerton Lane LNR, Ronkswood Hill Meadows LNR (partly falls within the parish), Tolladine Wood LNR, and Warndon Wood LNR. These provide important longer term protection and management programmes for these areas as well as managed access for the community with information boards and dedicated footpaths and trails through the sites. It is important that these environmental and social assets are not compromised and are conserved and where possible enhanced for the future. Development other than that associated with maintaining access to and in direct association with managing these valued LNRs will not be supported.

3. Where there are opportunities for additional habitats to be identified and designated as LNRs these will be supported. The green space assessments in the Green Space Background Paper identified that Rad Meadow is a valuable habitat that could benefit from future management and designation as a LNR. Where it is considered appropriate and worthwhile designations of this kind will be supported.

4. Key to the parish's success in maintaining important ecological green networks are the planned links and connections that the built development has been integrated into. These were established through comprehensive master planning involving the former Countryside Commission (now Natural England) to ensure the conservation of important biodiversity and landscape features. The retention and enhancement of these green corridors linking important habitats has meant that wildlife has been able to thrive as well as creating an attractive place to live, work and travel through. It is vital that connections are not lost and habitats do not become fragmented. Loss of land to development that forms part of the ecological network will not be supported where habitats become isolated. A map of the ecological green network is included at appendix 3. Flight corridors for nocturnal species such as bats are also an important consideration and where external lighting is required this should meet or exceed the Institution of Lighting Professional's latest guidance on artificial lighting

for bats³ to avoid disruption to established feeding and migration corridors as has already been used in the parish.

5. All new development must take opportunities to incorporate a measurable net gain in biodiversity. There are multiple ways this can be achieved including planting pollinators, improving habitat connectivity by building on the existing ecological networks in the area, providing biodiversity mitigation and enhancement schemes, restoring existing and creating new habitats and by integrating sustainable drainage systems.

³ Institution of Lighting Professional Guidance Note 8 Bats and artificial lighting in the UK, 2018
<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Trees and Hedgerows

- 5.35 Particularly characteristic of the area are woodlands and hedgerows both old and new.
- 5.36 Veteran trees, ancient woodland, hedgerows and orchards were identified in the Warndon Plan for retention and remain a key characteristic of the landscape character of the area. Today ancient woodland and veteran trees remain remnant indicators of the ancient landscape of the Forest of Feckenham. Significant new planting has taken place during the development of Warndon Villages to enhance these features and provide important green links and connections between fragmented ancient woodland. Trees and hedgerows are evident in almost all green spaces in the parish.
- 5.37 As such it is important that any development in the parish takes account of this important feature therefore a specific policy has been developed.

Policy W3 Trees and Hedgerows

- A. Existing trees and hedgerows are an integral part of the character of the Neighbourhood Plan area. Ancient trees and hedgerows, or trees of arboricultural and amenity value should be retained; development that damages or results in their loss will not normally be permitted.**
- B. Proposals must be accompanied by a tree survey that establishes the health and longevity of any affected trees, an arboricultural implications assessment and a tree protection plan. Where trees are close to development suitable root protection areas must be defined to prevent loss or damage.**
- C. Where the removal of a tree is justified and cannot be retained it must be replaced at a ratio of at least 2:1. Any replacement trees planted must be locally occurring native species (see list in Reasoned Justification).**
- D. Additional, new trees shall be planted at a minimum of:**
- i. three trees for each dwelling for residential development.**
 - ii. for non-residential development, whichever is the greater of one tree for each parking space, or one tree per 50m² of gross floorspace.**
- E. Where it can be demonstrated that is not possible to secure new or replacement tree planting within the application site, a contribution will be collected to plant the trees at a suitable location, to be agreed with the Parish Council, outside the site.**
- F. Where removal of hedgerows is proposed due consideration shall be made of the Hedgerows Regulations, and in particular the hedges historic potential; isolated pockets of hedgerow should not be left unconnected as linkages are vital to habitat connectivity. Where removal is justified the impact of removal shall be mitigated by the provision of additional appropriate native planting.**

G. Planning conditions or legal agreements will be used to secure planting schemes for the replacement or provision of trees and hedgerows. Where necessary, maintenance payments for new planting may be sought via planning obligation.

Reasoned Justification

1. The parish is characterised by ancient hedgerows interspersed with trees, areas of traditional orchard, ancient woodland and more recently planted woodland. The retention of these key features was integral to the original Plan for Warndon villages as they provide an important link to the parish's rural heritage. Many of the trees are protected by Tree Preservation Orders.

2. Land to the east of the parish falls within the landscape character area Principal Timbered Farmlands. This landscape type is characterised by hedgerow boundaries to fields, ancient wooded character and a preponderance of hedgerow trees, predominantly oak. The main concern for this landscape character type is the loss of its scale and structure due to the decline and fragmentation of elements of tree cover, most notably of hedgerow trees. Therefore, it is important that any new opportunities for enhancement and restoration are taken. Off-site planting will be directed to areas identified within the parish for further enhancement or where replacement trees are required.

3. Ancient woodland, veteran trees and hedgerows are irreplaceable and their removal should always be avoided where possible; any development would need to demonstrate wholly exceptional reasons to justify public benefits.

4. It is important that native species for both hedgerows and trees are planted to preserve the integrity of the landscape character and to maintain established habitats for wildlife as they are important for foraging and nesting. Locally occurring native species include but are not limited to:

English Oak	<i>Quercus robur</i>	Common Ash	<i>Fraxinus excelsior</i>
Common Alder	<i>Alnus glutinosa</i>	Silver Birch	<i>Betula pendula</i>
Wild Cherry	<i>Prunus avium</i>	Hornbeam	<i>Carpinus betulus</i>
Common Hazel	<i>Corylus avellana</i>	Wild Service Tree	<i>Sorbus torminalis</i>
Field Maple	<i>Acer campestre</i>	Whitebeam	<i>Sorbus aria</i>
"Warndon" Pear	<i>Pyrus sp. "Warndon"</i>	Midland Hawthorn	<i>Crataegus laevigata</i>

Green Routes

- 5.38 The parish has numerous interconnected routes with footpaths that are either shared surfaces for pedestrians and cyclists or separate paths dedicated to each user; all of which benefit from separation from road users. The level of use of the footpaths and cycle routes in the community is high with 84 percent of respondents to the household survey using the footpaths either daily or weekly and a further 9 percent using them fortnightly. Cycle paths were also well used with 29 percent of households using them daily or weekly, 15 percent using them fortnightly and a further 17 percent using them monthly although it should be noted that these levels of usage were prior to Covid-19 pandemic and anecdotal evidence from observations in the parish and social media posts online suggest that the usage became significantly higher during 2020.
- 5.39 These routes not only provide opportunities for recreation and leisure for residents improving their quality of life and promoting active lifestyles, but they also provide environmental benefits. They provide a more sustainable alternative to moving around the parish by private motor vehicle thereby reducing the number of vehicles on the road; and they are important to biodiversity as they provide interconnectivity between different areas of open space and are a habitat for flora and fauna.

Policy W4 Green Routes for Active Travel – Footpaths and Cycle Paths

- A. Support will be given to proposals that improve and extend the existing green routes (footpaths and cycle paths) and encourage active travel.**
- B. All new development must demonstrate how walking and cycling opportunities have been prioritised and connections made to existing routes.**
- C. Where appropriate, the use of Neighbourhood Community Infrastructure Levy (CIL) funds, section 106 agreements and commuted sums will be used to enhance and expand these routes.**
- D. Access to footpaths and cycle paths should be unobstructed with appropriate signage to encourage use and clearly define which user it is for.**
- E. Native planting should be retained and where possible enhanced to retain wildlife corridors, support local biodiversity and maintain the traditional landscape character.**
- F. Proposals which either adversely affect existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.**

Reasoned Justification

1. Warndon benefits from an important network of green routes throughout the parish. These provide opportunities to move around the parish on foot and by bicycle. There are a range of separate and combined footpath and cycle paths, including some shared surfaces; all of which benefit from separation from road users.

2. These routes provide a safe and sustainable way to move around the parish without relying upon motor vehicles. They are important for commuting and recreation, including dog walking, cycling and running and help to encourage local residents to have more active lifestyles. They contribute to the health and well-being of the community and reduce carbon emissions. They provide access to housing, local facilities, employment sites, a range of green spaces in the parish and connect on to other parts of the City.
3. The Green routes are extremely well used and highly regarded by locals: 98 percent of respondents to the residents' questionnaire stated that the footpaths in the parish were very important / important to them and 66 percent of residents stated that the cycle routes were very important / important to them. 84 percent of respondents used the footpaths on a frequent daily/ weekly basis with 29 percent using the cycle paths on a frequent daily/ weekly basis.
4. They are also essential wildlife corridors providing important biodiversity connections for flora and fauna, providing habitats for foraging and nesting. They are home to important features within the landscape such as ancient hedgerows, trees and ponds, all key assets identified within the Warndon Plan (1988) that are worthy of protection and part of the areas landscape heritage. Any new development should ensure that these assets are preserved and where possible enhanced with native planting. Development resulting in a loss of connectivity could have a detrimental effect on wildlife within the parish.

Warndon Local Gap

5.40 The corridor of land to the east of the parish that runs between the M5 and the eastern boundary of the city has been designated in both the City of Worcester Local Plan (1996-2011) and the South Worcestershire Development Plan (2016). In the former it was known as the M5 protection corridor recognised for the important visual, landscape, ecological and recreational role it played. This was carried forward into the SWDP where it has been identified as a 'Significant Gap' to ensure that its openness is retained. There are a number of important ecological sites and designated sites within the gap and these are described in more detail below.



*SWDP2 Significant Gap as defined by SWDP (2016)
source: SWDP Interactive Mapping*

5.41 Over time the area of land within the gap has been under continued threat from the expansion of Worcester City, and in recent years employment and out of town leisure development has started to encroach upon it. Some of this has been planned despite its designation within the 'Significant Gap'.

5.42 The SWDP (2016) states that "the gap west of the A4440 should remain undeveloped, so that it can continue to provide a buffer protecting the character of existing development at Warndon" (SWDP43 Reasoned Justification, para 12). Whilst on land to the east of the A4440 it allocates two development sites. One for mixed use development, referred to as Land at Nunnery Way (Worcester City) SWDP43/20, and one for employment use known as land to the south of Warndon Wood, SWDP43/23.

5.43 Site SWDP43/20 has now been completed and contains a mix of B1, B2, B8 employment use, vehicles showrooms, a public house, fast food outlets and a petrol station. It no longer represents the characteristics of the Significant Gap and fails to retain the open character; instead appearing very urban in form with little or no recognition or reference to the historic landscape character of the area aside from a small buffer of land adjacent to the motorway. Site SWDP43/23 is also under construction at the time of drafting with large warehouses interrupting former views into the open countryside and the site retaining little recognition or reference to the historic landscape character of the area.

5.44 Planning permission was also granted in 2016 for employment use on an unallocated part of the Significant Gap, on land adjacent to the roundabout at Berkeley way and Parsonage way (A4440), immediately adjoining Warndon Court Conservation Area. This site, despite not being included within the Conservation Area, was considered to perform an important function as a landscape buffer separating the Conservation Area from the employment development to the north of Berkeley Way. Its contribution continues to be recognised in the

recent review of the Warndon Court Conservation Area Appraisal (2018) which states, *“Today the conservation area no longer sits in rural isolation, however the survival and retention of the land which forms the immediate setting of the conservation area is considered to be an important factor in preserving these former rural qualities.”* The site is also considered to fall within an archaeologically sensitive area and provides woodland and scrub habitat for protected species including bats and great crested newts. Its designation as a Significant Gap failed to prevent the loss of this important landscape buffer.

- 5.45 There is significant local concern identified through public meetings and the level of objections to planning applications⁴ that this type of development could spread further into the Significant Gap and that this would not only be to the detriment of the role and function of the gap, but also to important landscape character features, wildlife and irreplaceable habitats. Loss of green space to development was identified as being the greatest concern within the parish in the residents’ survey. The survey also highlighted the importance of the Significant Gap to local residents with 87 percent considering it to be very important to maintaining the character and setting of the parish and a further nine percent considering it to be important.
- 5.46 Access to the open countryside and green space was the best supported statement to describe what residents most like about living in the parish; with pleasant physical environment also scoring very highly. The majority of the Significant Gap is accessible to pedestrians with a comprehensive network of public footpaths linking areas of public open space, including nature reserves and allotments. Four of the public open spaces that lie within the Significant Gap: Stock Coppice Field, Racefield Meadow, Mabs Allotment Field and Hillwood Meadow were identified in the residents’ survey and were considered to be important to, or very important to at least 63 percent of households that responded.
- 5.47 The land within the Significant Gap forms an effective corridor north-south which links back into the development of Warndon Villages via designated wedges of woodland leading to open space. It contains a series of linked habitats with hedgerows, trees, grassland and green space offering some relief from the built environment nearby and provides an important green approach to the city. This visual buffer between the built development and the motorway helps to identify Worcester as a county town set within its rural hinterland. The landscapes heritage is also evident not only with the ancient hedgerows and woodland but with ancient field patterns and two Conservation Areas.
- 5.48 The Parish Council consider that policy SWDP2 does not sufficiently protect or describe the local attributes and important function of this corridor of land. The SWDP policy’s effectiveness has been undermined by recent development permitted within the gap. Therefore, the Parish Council has developed a policy that reflects the local importance of

⁴ Approximately seven hundred neighbour objections were lodged against the Planning Application P15P0013 Land at the junction of Berkeley Way and Parsonage Way

maintaining the gap, to ensure its longevity and to direct development to more appropriate locations; the boundaries have been redefined to reflect recent development that would not meet the requirements of including it within a Local Gap.

- 5.49 During the evidence gathering process consultation on the SWDPR Preferred Options in November and December 2019 has also revealed the SWDPR's intention to revise and amend policies that relate to green space. Of particular relevance to the Warndon Parish Neighbourhood Plan is the proposed removal of the Significant Gap from the parish from policy SWDPR 2: The Spatial Development Strategy and Associated Settlement Hierarchy. This is substantial change in policy direction, as a gap or protection corridor policy has been long established and carried through from preceding Plans. Therefore, it is considered vital that the Neighbourhood Plan identifies and allocates a Local Gap to prevent further loss and erosion of this important landscape buffer.

Policy W5 Warndon Local Gap

- A. Warndon Local Gap as defined on the map, between the edge of the settlement on the west of the A4440 and the M5 motorway on the east, will be maintained.**
- B. This corridor of land performs an important role in maintaining the historic landscape setting and rural heritage of the area. It is a valuable habitat for a range of flora and fauna and provides an important recreation resource.**
- C. Development that would detract from the open character of this area or reduce the visual separation will not be supported unless it is appropriate to a rural area, has no adverse effect on the open and essentially undeveloped character of the area and protects the setting of Warndon and the City of Worcester.**
- D. Proposals for the re-use of rural buildings, agricultural and forestry-related development, recreational use such as Community Woodland, Country Park or informal public open space, and minor extensions to existing dwellings will be supported where they do not detract from the open and undeveloped character of the area.**



Reasoned Justification

1. The Warndon Local Gap comprises several parcels of land. It contains significant landscape features and habitats that should be conserved and where possible enhanced to ensure their retention and to improve, where necessary, their quality.
2. The areas are interconnected by a series of footpaths and public rights of way and provide important habitats and wildlife corridors for a large number of species. They play a vital part in providing recreational opportunities for locals and visitors and provide an essential visual and noise buffer between the built form and the M5 motorway. They perform a significant function in maintaining the setting and character of Warndon, and the City of Worcester within a rural landscape, providing a clear connection to the area's rich rural heritage.
3. Development is not supported within the gap unless it is appropriate for a rural area and has no adverse effect on the open and essentially undeveloped character of the land. Public use of the land is important and it is accepted that with that there may be opportunities for open uses such as informal open space and nature reserves. It is accepted that essential facilities such as stables or small visitor facilities or extensions to existing dwellings may be accommodated within the context of maintaining the rural character of the area.
4. It is important that the landscape continues to be managed in the interests of wildlife and recreation and remains true to its rural heritage and open character. The gap plays a vital role in separating the built development from the motorway.

Areas within the Warndon Local Gap

5.50 Each of the areas within Warndon Local Gap is described in detail below to help understand the important features within each parcel of land.

5.51 Immediately to the south of the M5 junction 6 roundabout is an area of land that is well screened with established trees and hedgerow providing a substantial buffer from the motorway and the roundabout with the A4440 and also provides a large drainage pond. This land forms part of the former M5 Protection Corridor; its key purpose is to act as a buffer between the M5 and residential areas of the parish. Some of the land has recently been in use for storage by Highways England during the M5 Junction 6 improvement works (2018-2020) with some planting removed to gain access but this is expected to be returned to its former use.



5.52 Immediately to the south of this is an area known as The Old Parsonage. Here historic smaller field patterns are evident with field boundaries dominated by ancient hedgerows

interspersed with trees and woodland buffers planted along the boundary with the motorway and the A4440. A single track provides access to the Grade II listed farmhouse and barn and The Old Parsonage.



5.53 To the east of Hillwood Meadow on the opposite side of the A4440 is Stock Coppice Field, a traditional rural landscape used for grazing characterised by established hedgerows interspersed with trees. To the south there is a designated Local Wildlife Site covering an area of younger trees planted on land adjacent to Warndon Woods. Public Rights of Way cross through the site including trails that form part of the Warndon Wood LNR.



5.54 Warndon Wood LNR lies immediately to the south, an area of ancient deciduous woodland bounded by hedgerows with original ditch and bank boundaries. The area has a rich and varied flora and fauna with notable species including the great spotted woodpecker, jay, bluebells, buzzard, sparrow hawk and muntjac deer. There are circular nature trails around the edge of the woodland and several paths crossing through it.



5.55 To the south of the woodland Sixways Park, a 6.95 hectare site of former farmland is at the time of drafting under construction as an employment site allocated in the SWDP (2016). The site comprises 5 hectares of employment development including warehousing and offices and an area of 1.95 hectares to be retained as Significant Gap in the SWPD (2016) and to be carried forward as a Local Gap in this plan. The retention of a gap between the new development and the motorway is not only of significance to the those working at the new employment site as it will provide a noise and landscape buffer and a footpath for recreational purposes, it is also vital as a wildlife corridor to maintain connectivity between the woodland to the north and the open countryside to the south.



5.56 To the east of the A4440 from the allocated employment site to the north down to the roundabout with the B4636 are a series of fields used for drainage and grazing, known as Withybeds. The first field to the north has a large drainage pond, with marshland with some more densely wooded areas. Field boundaries are clearly marked by hedgerows and trees. The two fields to the south are more open to the A4440 and are used for grazing; they provide a more open

rural outlook linking the parish to its rural past and there is a strong landscape buffer to the boundary with the M5.



5.57 To the south of the B4636 is an area of open countryside within which the Worcester Livestock Market is located. The building sits down in the lower lying part of the site and is surrounded by a large area of grassland; the site is bound by well-established hedgerows and trees that provide important habitats and connectivity as well as screening the majority of the site.



5.58 To the south of the Livestock Market is the recently completed Nunnery Park employment site (allocated in the SWDP 2016). As with the other employment site in the gap a landscape buffer has been provided between the site and the motorway to maintain habitat connectivity and to provide a buffer for occupants of the business park. The site has a footpath/bridleway running through it, there are benches and interpretation boards erected at various points, some areas of new tree planting and two balancing ponds. Apart from the side facing Nunnery Way, the site is surrounded by mature trees and hedgerow.



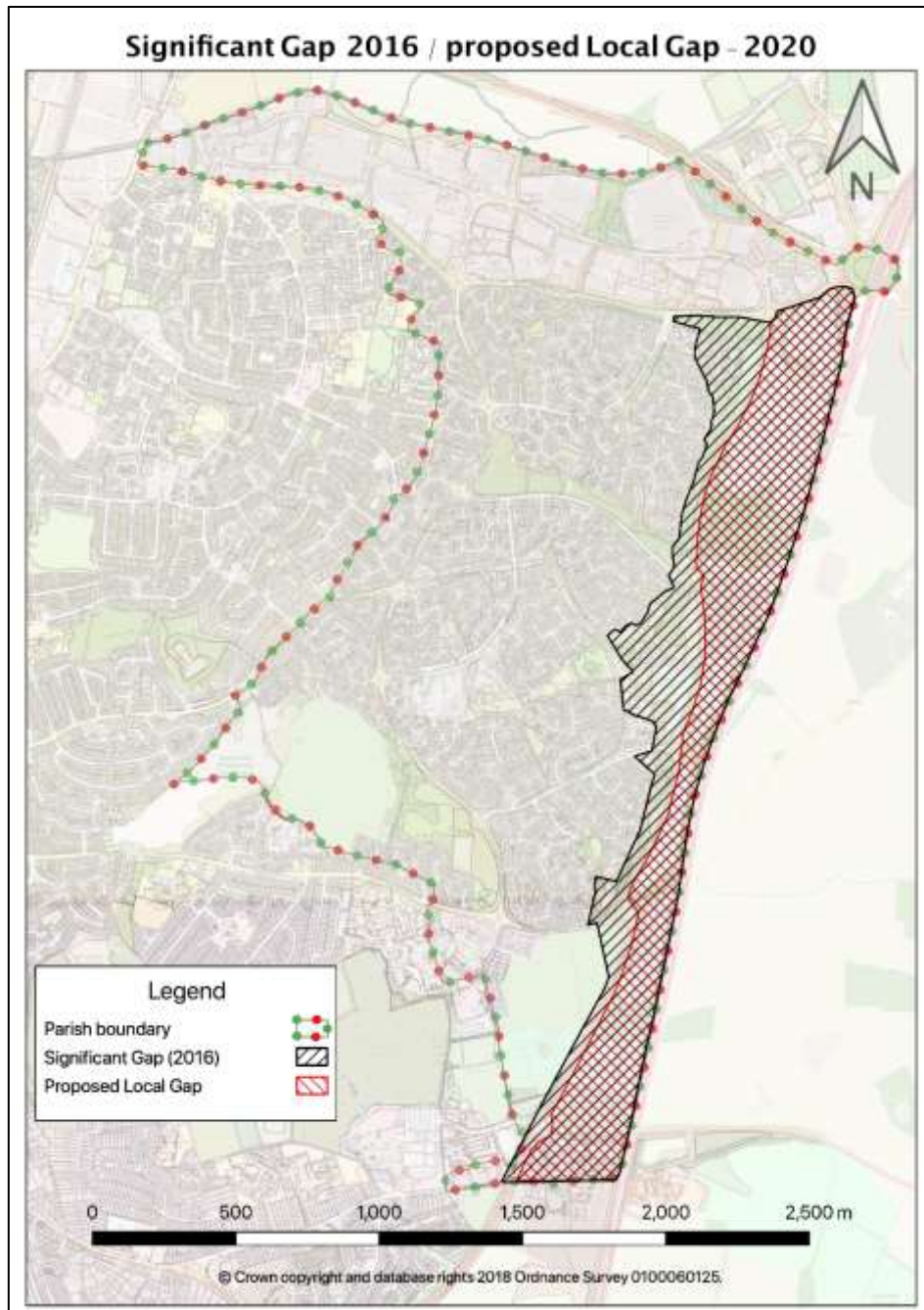
5.59 The most southerly point of the Local Gap washes over the Brethren Meeting Room and the adjacent area of open space comprising grassland surrounded by mature trees and hedgerow and a public right of way along the eastern side of the site. This field provides an important landscape and noise buffer between the M5 and A442 and for the established houses and the Meeting Room.

5.60 More detailed assessments of all of the green spaces contained within it can be found within the Green Space Background Paper.

5.61 It should be noted that there are several parcels of land to the west of the A4440 that fall within the adopted Significant Gap in the SWDP (2016) that have not been included within the Warndon Neighbourhood Plan Local Gap as they are protected by other policy mechanisms for example they are within a Conservation Area, they are nature reserves or have been proposed to be designated as Local Green Space. This does not mean that they do not perform the same important function as land to the east of the A4440 and they should remain open, but that it is not considered necessary to add a further layer of local policy



protection. The Neighbourhood Plan would be supportive of all sites that are in the adopted SWDP Significant Gap remaining within a Significant Gap to be carried forward in the SWDP Review.



5.62 The land that lies west of the A4440 includes land to the north-west of the Significant Gap that falls within the Warndon Court Conservation Area; this is a small area of land with a strong rural heritage. Set on elevated ground the Conservation Area is an important feature visible within the landscape and provides a good location for viewpoints out into the wider



landscape. Although surrounded by development to the north and west the area has retained its rural character enhanced by areas of green space and mature trees, particularly to the grounds of Warndon Court. The Churchyard also forms a key area of open green space at the heart of the settlement and the remains of a moat which originally enclosed the church, churchyard and Court is a significant landscape feature.

- 5.63 Adjoining the Conservation Area is an area known as Hillwood Meadow, an archaeologically sensitive area that connects to New Plantation; these both lie within the Warndon Woodlands LNR. New Plantation comprises a linear stretch of deciduous woodland planted around 25 years ago providing an important wildlife corridor between two areas of ancient woodland, Tolladine Wood and Warndon Wood. Hillwood Meadow is an area of unimproved grassland, containing valuable habitats of scrub, bramble and wildflower. Notable wildlife includes kestrel, slow worm, field vole, and marbled white butterfly. Footpaths and cycle routes throughout the area are well used.



- 5.64 Trotshill Copse Meadow lies to the west of the A4440 and the south of Plantation Drive. It consists of areas of wildflower meadow and grassland, and a large area of woodland including a community orchard with young and veteran fruit trees. Other important habitats include scrub, hedgerows, a pond and veteran trees. Notable species are black knapweed, tufted vetch, the great spotted woodpecker and field rose. The area is well used as a forest school for local children and there are surfaced and mown paths throughout the site and a play area providing facilities for younger and older children. The site borders the Trotshill Conservation Area.



- 5.65 The majority of Trotshill Conservation Area falls within the gap. The area still has the appearance of a historic Worcestershire village and benefits from a strong sense of enclosure with ancient hedgerows lining the lanes interspersed with trees as well as more significant wooded areas. In contrast there are several areas of open green space within the conservation area, most of which are private gardens. Historic ponds are also a characteristic feature of the area. Land in this area is considered to be archeologically sensitive with evidence of Roman remains of either a settlement or farmstead being found close to the Conservation Area.



5.66 Mabs Allotments Field lies to the west of the A4440 and as the name suggests contains two large areas of land dedicated to community allotments. The area is also an important habitat for newts and is home to three newt hibernacula within an area of marshland. The remainder is primarily grassland bordered with hedgerows and trees with a series of walkways for pedestrians. The site adjoins the Trotshill Conservation Area to the north and west. The northern part of the site is of archaeological interest and is known to have been part of a Roman Farmstead. A community archaeological dig carried out in November 2017 revealed Roman earthworks and pottery.



5.67 Racefield Meadow is a linear expanse of meadowland with young and mature trees and hedgerows stretching from a northern boundary with Dugdale Drive to a southern boundary with Newtown Road. A natural watercourse runs the length of the area meeting with two watercourses at the northern end with inflow into a large underground drainage system. The northern and southern section both widen out to comprise significant copses and open mown meadow. The site is well used by pedestrians and cyclists for leisure and gaining access to the Hospital.



5.68 A triangular parcel of land to the west of the A4440 that falls within the gap will in time form an important area of separation and screening from the employment allocation at Worcester Wood Business Park (SWDP43/15). At the time of writing its boundaries to Nunnery Way and Newtown Road are established hedgerow interspersed with trees and there is a pond on site, it is likely that further planting will be required to provide screening. The parcel of land then extends in a long linear form alongside the A4440 with a strong landscape buffer of trees and hedgerow adjacent to the main road.



Local Green Space

- 5.69 Within the parish green open space plays an integral part assimilating the development into the landscape and preserving historic landscape features. There are numerous greens, recreation areas and interconnected green spaces that provide multiple benefits to the community and valuable habitats for flora and fauna.
- 5.70 Green space is fundamental to the concept of Warndon Villages with a series of 19 hamlets and 5 villages set within a framework of green corridors opening to 'village' greens for each settlement. They provide an attractive outlook for residents, recreation areas for the community, habitats for wildlife, and are important in dealing with surface water drainage.
- 5.71 The Conservation Area Appraisals for Trotshill and Warndon Court also identify that open spaces are integral to each area's history, for example around Warndon Court and St Nicholas' Church.
- 5.72 Green spaces are known to be of value to the local community as the residents questionnaire identified that 69 percent of respondents were in favour of trying to allocate areas of Local Green Space. Many of the individual green spaces identified within the residents questionnaire scored extremely highly for their importance to local people.
- 5.73 The importance of access to local green space has been even more apparent during the recent COVID-19 crisis, where open spaces throughout the parish have been extremely well used and have played an important part in maintaining the communities health and wellbeing. There have been high levels of use recorded throughout the parish not just through anecdotal evidence but through the postings of pictures of the natural environment on social media, the creation of family friendly trails and videos posted on You Tube to celebrate the green spaces in the parish.
- 5.74 All of the research including a Green Space Audit and site assessments are contained within a Green Space Background Paper that supports the Plan. Each site was tested against the government's criteria for designating Local Green Space.

Policy W6 Local Green Space

A. The local green spaces, shown on map W6 overleaf and at appendix 5, are protected from development other than in very special circumstances. Identified protected green spaces are:

- | | |
|---------------------------------------|--|
| 1. Aconbury Orchard and Fields | 6. Bolton Avenue/ Auckland Close |
| 2. Ankerage Green | 7. Bolton Avenue/ Pembroke Place |
| 3. Barass Avenue | 8. Brecon Avenue / Hastings Drive |
| 4. Bearcroft Rockery | 9. Caister Avenue |
| 5. Bodiam Close | 10. Chepstow Avenue |

- | | |
|--------------------------------------|--|
| 11. Debdale Avenue / Millhams Avenue | 23. Pirie Avenue |
| 12. Dover Avenue / Deal Crescent | 24. Racefield Meadow |
| 13. Fallow Field | 25. Sudeley Gardens |
| 14. Gawtree Way | 26. Tattersall Park |
| 15. Great Oaty Gardens | 27. Threshfield Drive |
| 16. Homestead Avenue | 28. Tolladine (former) Golf Course / Leopard Hill |
| 17. Howcroft Green | 29. Trevithick Park |
| 18. Mabs Allotments Field | 30. Trotshill Copse, Meadow, Orchard and Play Area |
| 19. Middleton Gardens | 31. Trotshill Field including Swallowfields |
| 20. Newark Green | 32. Wood Leason Avenue |
| 21. Nightingale Avenue | |
| 22. Nine Acres Green | |

Reasoned Justification

1. Green open spaces are a vital characteristic of the identity and setting of the parish and were a fundamental part of the original concept for Warndon Villages. The settlement was established around the concept of 19 hamlets and 5 villages set within a framework of green corridors opening to village greens for each settlement. Many of them have historic significance and provide a valuable habitat to flora and fauna and are important in dealing with surface water drainage. They contribute to the vibrancy and health of the local community by providing a valuable recreation resource, visual amenity and areas of peace and tranquillity. Uncontrolled changes to green spaces can irrevocably alter their special character or intrinsic value.

2. The NPPF enables the NDP to designate areas of 'Local Green Space' for special protection, thereby ruling out new development on these sites other than in very special circumstances. Development which is permissible under very special circumstances might include the creation of playing fields, or other open land uses. However, it would exclude residential buildings, employment development, caravan parks, equine development or traveller sites.

3. Local Green Space does not need to be publicly accessible although all of those included in the policy are either directly accessible to the public and are well used by local people for a range of purposes or provide important amenity value as they are visible from footpaths, highways and public rights of way.

4. All thirty-two of the sites are contained, local in scale and located in or immediately adjacent to the settlement of Warndon Villages. They are demonstrably special to the local community and hold a particular local significance as demonstrated in the Green Space Background Paper.

Map W6: Local Green Spaces (to be read in conjunction with policy W6)



Employment

Warndon Parish Employment Profile

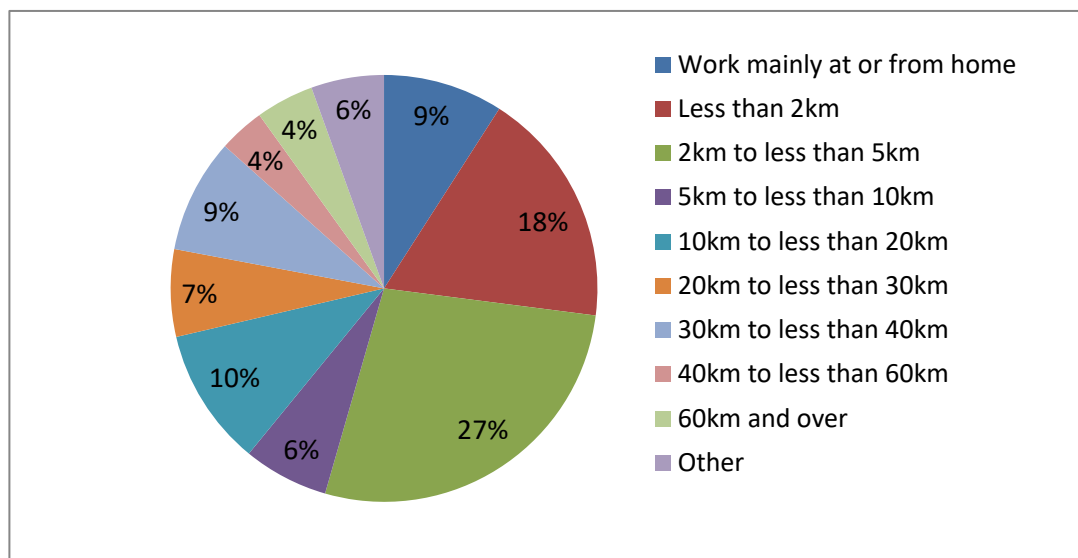
- 5.75 The parish of Warndon has a large working population. 84 percent of 16-74 year olds were economically active in the parish of Warndon when asked in the Census 2011, which is considerably higher than the national level of 70 percent and higher than in Worcester city when considered as a whole (74 percent). However, the percentage of the population within Warndon within the 16-74 age range (74 percent) is in line with the city of Worcester (74 percent) and the rest of England (73 percent).
- 5.76 The key sectors that residents were identified as working in in the 2011 Census were in the wholesale and retail trade including the repair of motor vehicles and motor cycles with 16 percent of working adults working in that sector; human health and social work activities accounted for almost 15 percent; manufacturing accounted for 12 percent (with the greatest number of these being within the high-tech manufacturing subsector); and education accounted for 10 percent. The table below shows the full breakdown by sector.

Table 1: All usual residents of Warndon Parish aged 16 to 74 in employment the week before the Census by industry sector. Census 2011.

Industry	Census 2011	%
All categories: Industry	6,519	
A Agriculture, forestry and fishing	13	0.20%
B Mining and quarrying	4	0.06%
C Manufacturing	797	12.23%
D Electricity, gas, steam and air conditioning supply	104	1.60%
E Water supply, sewerage, waste management and remediation activities	50	0.77%
F Construction	367	5.63%
G Wholesale and retail trade; repair of motor vehicles and motor cycles	1,056	16.20%
H Transport and storage	246	3.77%
I Accommodation and food service activities	208	3.19%
J Information and communication	275	4.22%
K Financial and insurance activities	219	3.36%
L Real estate activities	112	1.72%
M Professional, scientific and technical activities	426	6.53%
N Administrative and support service activities	252	3.87%
O Public administration and defence; compulsory social security	515	7.90%
P Education	671	10.29%
Q Human health and social work activities	963	14.77%
R,S Arts, entertainment and recreation; other service activities	240	3.68%
T Activities of households as employers; undifferentiated goods - and services - producing activities of households for own use	1	0.02%

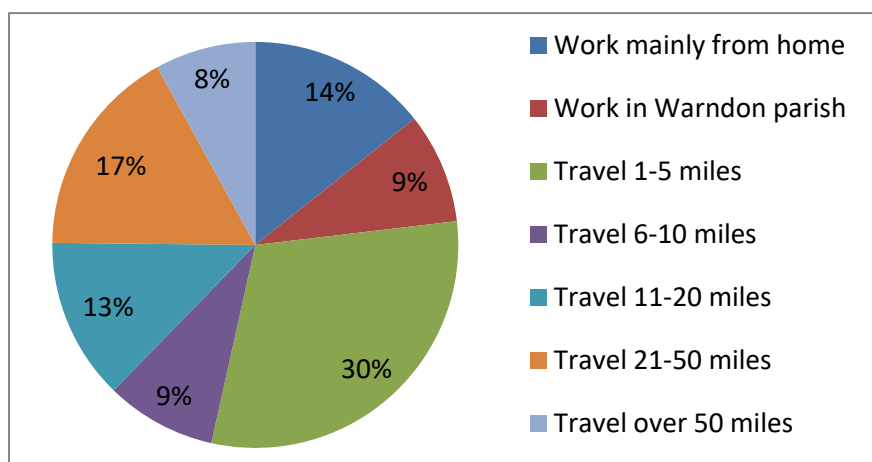
5.77 The 2011 Census data demonstrates that over half of Warndon residents work either within Warndon or most likely within the city of Worcester travelling distances of less than five kilometres to work. Perhaps surprisingly, given the parish's location adjacent to the M5, less than a quarter of working adults are travelling more than 30 kilometres to work, this distance would allow people to reach Birmingham and larger conurbations in the West Midlands and south west.

Figure 5: All usual residents of Warndon Parish aged 16 to 74 in employment the week before the Census distance travelled to work. Census 2011.



5.78 The residents' survey for the Neighbourhood Plan identifies similar trends, although it is important to note that the census collected the data in kilometres and the resident survey in miles. Therefore, there appears to be an increase in the number of people travelling greater distances whilst at the same time an increase in homeworking although this could just be representative of those that took the time to respond to the survey. It should also be noted that these responses do not take account of any changes in commuting due to the Covid-19 pandemic in 2020 as they were collected in 2018.

Figure 6: Distance adults in the household travel to work. Warndon Parish Residents Survey 2018 - based on 419 respondents.



- 5.79 It is vital that local employment opportunities are maintained to allow for sustainable patterns of commuting.

Employment Sites in the Parish

- 5.80 The parish of Warndon is a key employment location within the City of Worcester and has a number of established business parks and employment land allocations identified in the SWDP. The parish is home to the city's more modern commercial property, it does not have the manufacturing history that other areas of the city has, nor does it have the same issues of contamination associated with previously developed land given the area's rural heritage.
- 5.81 The Warndon Plan established the Warndon Business Parks to the north of Cotswold Way which has a high occupancy rate and extends across the entire northern part of the parish, from Buckholt Drive in the west along Wainwright Road to Junction 6 of the M5 in the east (see figure 7). For the purposes of this Plan the area is referred to as the Warndon Business Parks as it comprises a number of smaller parks including Shire Business Park and Berkeley Business Park. It is home to a variety of businesses including: large international firms Worcester Bosch and Mazak; national firms including Npower, GTech and Sainsbury's; a raft of regional companies; and some smaller local enterprises. The area is considered to be a successful technological centre of local and national significance providing a location for the British 5G live factory trials.
- 5.82 The uses within the business park are primarily a mix of B1 office use, B2 general industry, and B8 storage and distribution, along with some sui generis uses that don't fit into the business use classifications, for example car showrooms. There is a hotel, restaurant and a specialist school located at the eastern edge of the business park. Toward the centre at Berkeley Way/ Brindley Road there is a neighbourhood shopping area that provides facilities for employees on the business park, local residents and passing trade. Within this area there are shops, takeaways, a day nursery and a public house and restaurant (see retail and facilities section for more information).
- 5.83 The Warndon Plan was keen to establish and zone the northern part of the parish as the industrial area with clear delineation between the residential area to the south provided by the B4639 (Cotswold Way / Berkeley Way). Not only does the road provide a physical separation, well-established trees, hedgerows and green infrastructure provide visual and noise screening of the employment zone from the residential area of the parish. A combined footpath / cycle path runs parallel but separate to the B4639 providing access into the main routes into the business park and crossing points back into the residential area of the parish and its network of footpaths and cycle routes.
- 5.84 The Warndon Plan sought to maximise the location of the employment area along the canal to the north encouraging development to face the canal and incorporate landscaping to soften the visual impact of development from the north and provide a pleasant working

environment for occupants. Development was also required to provide screening of the industrial development from the traveller site located on the northern boundary of the parish.

- 5.85 A more recent approval of a site in 2016 to the south of Berkeley Way (B4639) and on the corner of Parsonage Way (A4440) does not comply with the initial intentions of the Warndon Plan and its approval has concerned local residents. Not only is it outside of the identified area for employment use and adjacent to residential uses, it also impacts on the Conservation Area and green network and erodes the SWDP's significant gap (these matters are addressed in more detail within the Natural Environment section of the Plan).

Figure 7: Business Parks in the parish.



- 5.86 There is a concentration of non-residential uses and some business (B1 office use) to the south of the parish off Newtown Road (B4636) where the Worcestershire Royal Hospital straddles the parish boundary in an area called Kings Court. This comprises a care home and several office buildings.
- 5.87 More recently new employment development has taken place and further sites have been identified by the adopted SWDP (2016); two of these are to the east of the parish between the A4440 and the M5 motorway within an area identified as a Significant Gap.

SWDP43/20 Land at Nunnery Way (Nunnery Park)

- 5.88 This 8.26 hectare site was previously identified as a potential site for Worcester City Football Club (Application reference P08Q0652), however it has since been allocated for mixed use development and is virtually built out. There are primarily B8 storage and distribution uses (warehouses and wholesalers) on the site, a public house and restaurant, a showroom, a fast food outlet and petrol filling station and convenience store. To date the site has not attracted B1 or B2 uses for which it was also allocated.

SWDP43/2 Land south of Warndon Wood (Sixways Park)

- 5.89 This 6.95 hectare site has been allocated for B1 office use with its development phased to post 2019. At the time of writing (2020) construction of the site had commenced for a smaller B1 office building and two larger B2 (general industrial) / B8 (storage and distribution) warehouses. It is understood that 80,000 square feet of the space has already been sub-let as a distribution warehouse, the occupants for the remainder of the site are unknown.

SWDP43/15 Worcester Woods Business Park

- 5.90 Immediately adjacent to the Worcestershire Royal Hospital to the west of the A4440 is the SWDP allocated site SWDP43/15, Worcester Woods Business Park. The site was the subject of a refused planning application for large scale out of town retail development in 2016 (Application reference P14Q0562). This 11.37 hectare site has a care home permitted and built on part of it, however, the majority of the land does not yet have planning permission. It is allocated for B1, B2 employment use, a care home, car/motorbike showroom and hospital expansion.

Recent Changes to National Use Class Order

- 5.91 As of 1 September 2020, changes to the Use Class Order undermine the intentions of some of the SWDP employment land allocation policies that restrict uses on allocated employment sites to business uses B1, B2 and B8. The introduction of a new E use class that combines several former use classes means that a change of use can now take place without the need for planning permission between office use (former B1 use) and retail shops, restaurants and cafes, financial and professional services, indoor sport, recreation or fitness e.g. gyms, medical or health clinics, crèches, day nurseries or day centres. Changing use between these types of use is no longer classed as development and can therefore go ahead unchecked unless there

are other matters, for example planning conditions or planning obligations affecting a site which restricts its use. There may also be use restrictions in the lease or restrictive covenants which limit the practical application of Class E. Use classes B2 and B8 remain unchanged. At the time of writing the SWDP are still considering a response to the changes to the Use Class Order and how this affects adopted (and emerging) policies.

Feedback from community engagement

- 5.92 The Neighbourhood Plan Steering Committee sought opinion about potential additional employment allocations and to identify any locally specific need through both the residents' survey and an employment survey. 83 percent of residents stated that the Neighbourhood Plan should not identify any further land for employment use, and only 13 households went on to say they may require additional workspace in the parish with some selecting more than one option. Seven stated they required flexible shared office space, four required café/restaurant space, two required workshops, one required private office space, one required a retail unit and four stated other and went on to specify small to medium business units, training space and one provided no information. This is a low level of need within a parish with a wide variety of business premises.
- 5.93 In the business survey, to which there was a response rate of 40% with 50 businesses responding, businesses were asked whether they expected to grow in the next five years; firstly in terms of workforce and then specifically asking about workspace requirements. 26% of businesses that responded anticipate their workforce will grow in the next five years, only one business expects to decline, and the majority 72% expect the staff levels to remain the same; indicating that Warndon Parish is home to a number of successful and stable businesses.
- 5.94 Although 13 businesses had stated that they intend to increase their workforce only three of these confirmed that they would require increased workspace within the parish. A further two businesses stated they have requirements for new or additional workspace in the parish but do not expect to increase their workforce.
- 5.95 Of the companies that wish to expand three wished to retain their existing premises but get a new separate workspace nearby. These were a company in the construction sector employing 11-25 staff, a nursery employing 26-30 staff; and a company in the finance and business sector employing 300+ staff who requires an additional workspace within 12 months.
- 5.96 One company in manufacturing employing 11-25 staff stated that they wish to extend their existing premises and increase employees. Whilst one company in the agricultural/horticultural sector with 1-3 staff indicated that they wish to relocate to new premises in the parish without increasing their workforce.
- 5.97 In addition to companies wishing to expand their premises four companies indicated that they intend to move out of the parish. These were two businesses employing 11-25 staff, one in

manufacturing, who stated they wished to move due to traffic problems and lack of skilled labour and one in the finance and business sector who gave no explanation. The other two businesses were one employing 26-30 staff in the transport and distribution sector and one business employing 31-50 staff in the communications sector, neither of which gave an explanation of their intentions to move.

- 5.98 Those wishing to leave the parish roughly tallies with those wishing to expand and grow suggesting that any identified need may be met by natural turnover in premises and also through opportunities arising from the development of allocated sites in the SWDP. Recent press coverage has also highlighted that a further two larger premises, N-Power and Wolseley, one in office use and at least one in warehouse/ distribution use will also be vacating their premises within the next 2 years. Therefore, the Neighbourhood Plan does not include any further employment allocations as there was no justification for these from either the residents' or the local business survey.
- 5.99 However, retaining and enhancing existing employment opportunities and employment sites is extremely important to the long-term sustainability of the parish, therefore the Neighbourhood Plan has developed a policy to address this. The aim of the policy is to protect local sources of employment from unnecessary loss and to enable businesses to improve and adapt their premises to help them remain viable for the long term.
- 5.100 The parish was identified through the business survey as having several strengths and weaknesses as a business location and it is important that future development, alterations and enhancements that require planning permission take account of these.
- 5.101 74% of employers considered the parish's greatest strength to be its road and transport networks which is unsurprising given the well planned road network within Warndon itself, the proximity to junction 6 of the M5 and easy access to other major routes within the county. 66% considered the local facilities to be a strength; 62% considered the local environment to be a strength; 60% considered the 'quality' of the local environment to be a strength; and 56% considered broadband connectivity and speed to be a strength.
- 5.102 Warndon has a range of facilities and is relatively self-contained with accessible shops and services located in the north and centre of the parish, and more recently to the east at Nunnery Way; all of which are accessible by private transport and on foot and by bicycle, some are accessible by public transport. The original aspirations and policies of the Warndon Plan have meant that the employment areas to the north of the parish within the identified employment zone have generally been developed with green infrastructure incorporated into them which is now well established and provides access to footpaths, cycle paths, the canal and areas for recreation for staff to take breaks and to commute to work. This has no doubt influenced the level of response for the local environment and quality of environment being held in such high regard and it is essential that this is not lost through future development.

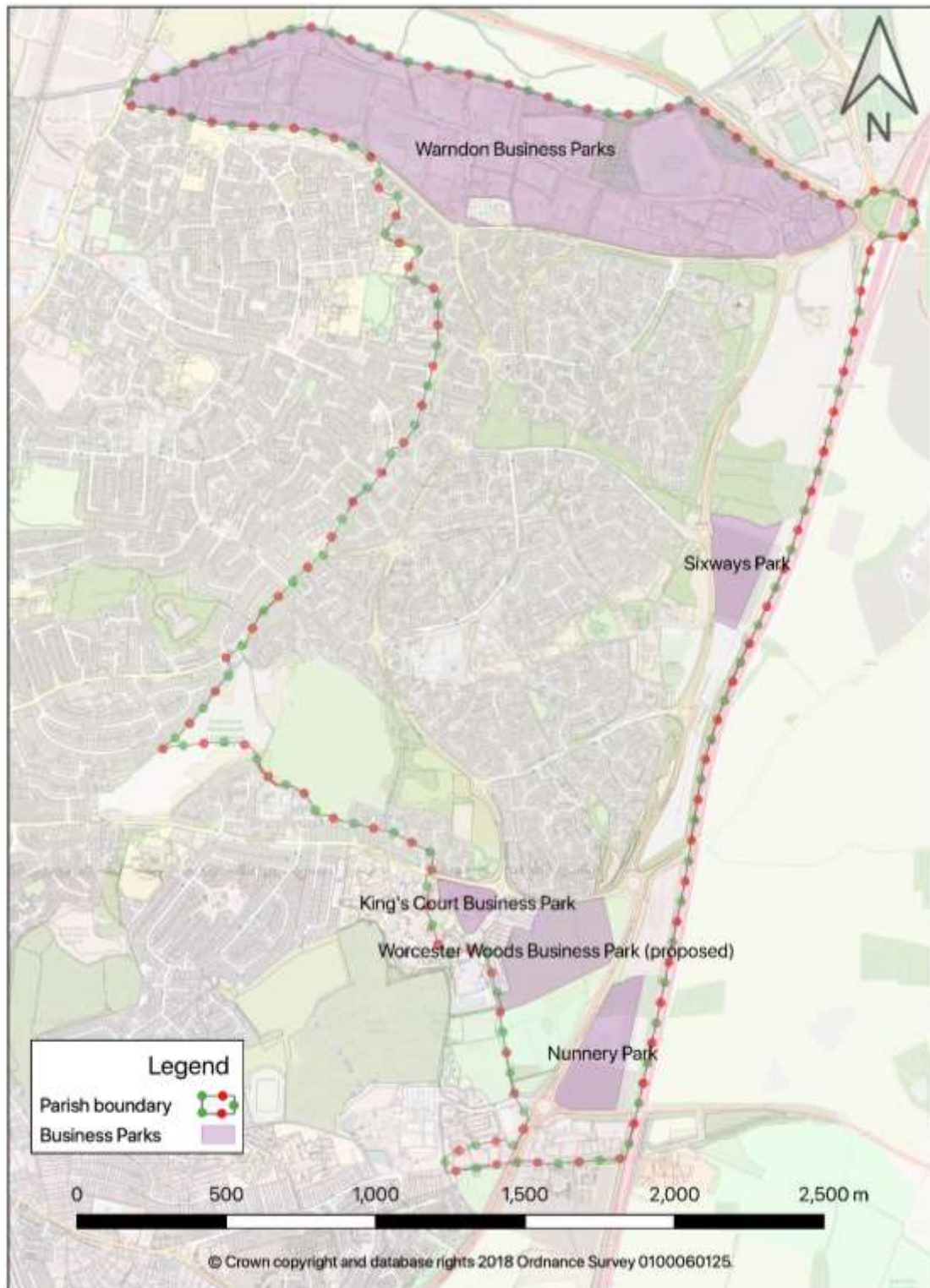
- 5.103 Local traffic volume was highlighted as the greatest weakness in the parish with 58% of employers stating it was weakness. This is likely to have been somewhat influenced by roadworks at the Junction 6 roundabout as these were in progress at the time of the survey and several respondents raised them as an issue. Public transport was the next highest scoring weakness with 38% of businesses identifying it as a weakness and only 11% seeing it as a strength of the area. In addition to this, individual responses stated that they would like to see better public transport for staff and referred specifically to better bus connections into Worcester city.
- 5.104 Parking issues were the next greatest concern raised by employers and more detailed questioning on this identified that there are parking issues for businesses located in the north of the parish within the employment zone. It is important that any new development allows sufficient space for parking for staff and visitors but that access to public transport is improved where possible and footpath and cycle connections are provided to encourage people to reduce their reliance on motor vehicles and make sustainable transport a more viable option.
- 5.105 Based on the evidence collated and the changes to the Use Class Order in September 2020 the following policies have been developed.

Policy W7 Retention of Existing (and allocated) Employment Sites

- A. To ensure the retention of existing and allocated employment sites in Warndon Parish, the following sites that are currently used and or allocated for former B1, B2, and B8 purposes will be safeguarded for employment-generating uses during the plan period (see map W7)**
- 1. Warndon Business Parks (as defined by map W7 and at appendix 7)**
 - 2. Kings Court, Newtown Road**
 - 3. Nunnery Park Business Park;**
 - 4. Sixways Park Business Park; and**
 - 5. Worcester Woods Business Park.**
- B. Applications for a change of use to an activity that does not provide use class E(g), B2 and B8 employment opportunities on the above named sites will only be supported if it can be demonstrated that:**
- i. There is no market demand for employment purposes through active and continued marketing for at least a period of 12 months; or**
 - ii. The change is necessary to meet a clear need for community facilities; or**
 - iii. The site is unsuitable to continue as business use due to environmental considerations; or**
 - iv. They would be considered an ancillary, complementary and supporting use to the principal employment uses within the Industrial Estate or Business Park in which it is located.**

- C. A change of use must not limit the range and quality of employment land available to meet future employment needs.

Map W7 Employment Sites in Warndon Parish



Reasoned Justification

1. It is vital that employment land is protected for the duration of the Plan period in order to maintain the vitality and sustainability of Warndon parish as a place to live and

work. Proposals for the change of use of redundant land or buildings in employment use to non-employment uses will only be permitted if the existing use is no longer economically viable and the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses.

2. Any change of use must not undermine the ability for the employment sites to operate successfully or limit the range and quality of employment land available to meet future employment needs in the parish.
3. Where there is a clearly evidenced need for a community facility to be located within an employment site these will be supported. Where a proposal is for an ancillary, complementary or supporting employment generating use (outside the B and E(g) use classes), it must be clearly demonstrated that it would not undermine the ability of existing employment uses to continue to operate. Any change must be compatible with the employment allocation of the land and comply with other relevant policies in the Neighbourhood Plan.

Policy W8 Location of New Employment Development

- A. New employment generating development proposals for Class E(g), B2, and B8 uses will be supported in principle on the following existing and or allocated employment sites (see maps W7 and Appendix 7) subject to policies in the Neighbourhood Plan:**
1. Warndon Business Parks;
 2. Kings Court, Newtown Road;
 3. Nunnery Park Business Park;
 4. Sixways Park Business Park; and
 5. Worcester Woods Business Park.
- B. A restrictive planning condition or legal agreement will be used to remove permitted development rights on these sites to ensure that business uses are prioritised at these locations.**
- C. Development proposals for business uses outside the identified business parks will not be supported.**

Reasoned Justification

1. All new employment generating business use class development must be directed toward the identified business parks in the parish. There are five business park locations within the parish covering some 108 hectares, these are clearly defined and separated from the residential and recreation areas of the parish by road infrastructure and an established network of green infrastructure. These Business Parks are of varying size, quality, stage of development and occupation and offer opportunities for differing scales of development and types of business operation. Business uses are encouraged to locate within these designated sites.

2. Proposals for new employment development within the B and E(g) Use Classes will be supported in principle on existing employment sites subject to the proposal satisfying the criteria in Policy W9: Employment Development.
3. It is important that the areas designated for employment remain in that use therefore permitted development rights that have been introduced to enable a change of use from, for example, office use to residential use (Class O), or light industrial use to residential (Class PA) are not permitted at these locations and instead any change of use would require a planning application to be submitted.
4. Development proposals for business uses outside the identified business parks will not be supported.

Policy W9 Employment Development

A. All development for employment use including new builds, enhancements and change of use must demonstrate that:

- i. They generate local employment opportunities and do not undermine the primary purpose of the employment allocation to meet the needs of businesses within South Worcestershire, the City and the parish.
- ii. They do not have a significant adverse impact on landscape character and quality, or on biodiversity and have taken full account of the Neighbourhood Plan's Landscape Character, Biodiversity and Trees and Hedgerow policies;
- iii. There is no significant detrimental impact on the amenities of adjoining business premises and residential areas in terms of visual appearance, light pollution, noise, effluent or fumes it would emit;
- iv. New buildings or alterations are of high quality sustainable design;
- v. New buildings or roof alterations incorporate gull control measures that reduce the gull population and their impact on the building and general environment;
- vi. The safety and security of users of the employment site and neighbouring users will not be compromised;
- vii. Safe access arrangements can be achieved and any development demonstrates that sufficient parking is provided on site and that it will not result in additional on-street car parking or on-street deliveries;
- viii. They include a traffic impact analysis or transport assessment which is proportionate to the development; and
- ix. They include a Travel Plan demonstrating provision for travel by non-car modes (bus, cycle and walking) for visitors and employees.

Reasoned Justification

1. Any new employment buildings or development to upgrade existing buildings or changes of use must not undermine the ability for the employment sites to operate successfully; consideration should be given to access, impact on the highway, existing

parking issues and the safety and security of other Employment Site users. It is important that any proposed development demonstrates that there will be sufficient provision for parking and that opportunities to increase access by non-car modes (bus, cycle and walking) and connect into the existing network are incorporated into the scheme.

2. All proposed development must take account of the impact on neighbouring properties and should not have a detrimental effect on neighbouring employment premises and residential amenity through any change in its visual appearance, light pollution, noise, effluent or fumes a proposed use would emit.

3. It is important that any new buildings are of high quality and sustainable design. They should be designed to counteract climatic variations over the lifetime of a new building or development through the choice of location, design and materials and through addressing ecological integrity. Reducing the demand for energy and improving energy efficiency is also an important starting point for achieving sustainable design. Designs should include energy-efficient methods of heating, lighting and ventilation and, where viable, incorporate the generation of energy from renewable or low carbon sources in accordance the latest adopted standards.

4. There is a known issue across the employment sites in the parish and the City of Worcester with gulls nesting and becoming a nuisance to a building's occupants and local residents. It is therefore important that in the design of any new building or alteration to a roof that consideration is given to minimising the likelihood of creating suitable nesting areas for gulls to attempt to reduce the gull population in the parish and their associated problems.

5. It is important that the quality of the natural environment is not compromised as this is integral to the success of Warndon parish as a place to live and work. Not only does it provide an attractive setting for employees to work in, it provides opportunities for recreation during breaks, screening from local residents, connectivity via footpaths and cycle paths and it is an important habitat for wildlife. Proposals must be in compliance with other policies in the Neighbourhood Plan.

Local Retail and Community Facilities

5.106 Community facilities are physical facilities for different individuals and communities; they can be provided by a range of organisations (public, private and voluntary). They provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community, and play an important role in the development of vibrant neighbourhoods by creating a sense of place and providing opportunities for people to meet and interact socially.

Shopping in Warndon Parish - Existing Facilities

5.107 Warndon Parish is fortunate to have a wealth of facilities and services within the parish. The Warndon Villages development was planned with two neighbourhood shopping areas. The first and largest is located at Ankerage Green at the heart of the residential area and the second is at Brindley Court on the edge of the designated employment area. There is small cluster of shops on the edge of the parish on Tolladine Road to the west of the parish and more recently a few facilities have appeared on the periphery of the parish to the east of the A4440 at the Nunnery Park development.

5.108 Lyppard Grange Shopping Centre, formerly known as the Ankerage Green Shopping Centre has a number of smaller retail units and a range of community facilities (see appendix x for full list of occupants at time of writing). Adjoining the Lyppard Grange Shopping Centre is Tesco Superstore; within the Tesco site there is: a Costa Coffee café which can be accessed from inside the superstore; a separate 24 hour petrol station with associated smaller retail unit within the curtilage of the store; and two separate modular buildings in the car park containing Timpsons shoe repairs and Waves car wash.

Figure 8. Lyppard Grange Shopping Centre



5.109 Around the courtyard car park at the Lyppard Grange Shopping Centre there are a further six retail units; one of which is in use as a dental surgery. Two of the retail units at in the Lyppard Centre are in use as hot food takeaways. There are a further three community buildings surrounding the courtyard the largest being the Lyppard Hub a community hall with meeting rooms, a children's day nursery and a doctors' surgery.

Table 2. Number and percentage of units by planning use class within Lyppard Grange Shopping Centre

Lyppard Grange Shopping Centre (including the Lyppard Centre, Tesco and Public House)		
<i>Use (September 2020)</i>	<i>Units</i>	<i>%</i>
Commercial, Business and Service Use (Class E) including: Shops/ Finance/ Professional Services / medical or health services / creche	9	64%
Sui Generis (in a class of its own) This includes the pub, 2 hot food takeaway outlets and the car wash	4	29%
Local Community Halls or meeting places (Class F2)	1	7%
Total Units	14	

5.110 Adjacent to the shopping facilities is a public house and restaurant, the Lyppard Grange, and Lyppard Grange Primary School catering for children from reception to year six. A summary of the school is provided later in this section.

5.111 The Lyppard Grange Shopping Centre is accessible by private motor vehicle, is on a bus route and is well connected by footpath and cycle paths that provide a comprehensive network through the parish. It is an extremely well-used facility and home to a number of facilities that are considered to be very important to local residents as highlighted in the household survey. There are car parking spaces available at Tesco, the Lyppard Grange and within the courtyard area at the Lyppard Centre; there can be capacity issues at the latter at peak times of the day including school drop off and pick up.

5.112 Located on the edge of the employment zone to the north of the parish is the neighbourhood shopping area known as the Brindley Road Shopping Area on the corner of Brindley Road and Berkeley Road; here there are eight retail units and a number of community facilities again set around a courtyard car park. Three of the eight retail units are occupied by shops classified as hot food takeaways with a further two units classified as retail but offering takeaway food as part of their service. There is also a veterinary centre, a children's day nursery and a public house and restaurant, The Barn Owl, within the site.

Figure 9. Brindley Road Shopping Area



Table 3. Number and percentage of units by planning use class within Brindley Road Neighbourhood Shopping Area

Brindley Road Shopping Area		
Commercial, Business and Service Use (Class E) including: Shops/ Finance/ Professional Services / medical or health services / creche	7	64%
Sui Generis pub, hot food takeaways	4	36%
Total Units	11	

5.113 Brindley Road shopping area is accessible by private motor vehicle, is on a bus route and is well connected by footpath and cycle paths that provide a comprehensive network through the parish. There are car parking spaces within the courtyard intended for the use of patrons; these have recently become time restricted with the installation of automatic number plate recognition cameras to prevent their misuse and to increase their availability. The outlets within Brindley Road shopping area are well-used and although it is not considered to be the most important facility to residents in the parish it is still rated highly with 66 percent of respondents to the residents' survey considering it to be important or very important to their household. Due to its location on the edge of the employment zone it is particularly well used by employees from the business park and this is perhaps reflected in the level of takeaway outlets.

5.114 To the west of the parish on the boundary along Tolladine Road there are a few neighbourhood retail units serving those within Warndon Parish and the adjacent parish. There are three units that fall within the parish: a hairdresser/ barbers, an estate agent and a petrol filling station and its associated shop. These are all within a residential area and are

easily accessible by private vehicle, on foot and by cycle and have a bus stop immediately adjacent to them.

Figure 10. Tolladine Road Shops



5.115 The fourth and more recently constructed area where there is a retail offering is at Nunnery Park. This land was allocated for mixed use for B1, B2, B8 employment uses, vehicle showrooms and a public house and restaurant. At the time of writing alongside employment uses the following facilities have been built on the site: a petrol filling station with an associated Budgens retail store, the Bluebell Farm public house and restaurant and a KFC drive through and restaurant.

Figure 11. Nunnery Park retail units



5.116 This site is primarily accessible by private motor vehicle, there is no bus service from within the parish to this area although there is a bus stop within the neighbouring parish in Warndon Woods/ County Hall 600 metres away providing access for people from further afield. There is a pedestrian and cycle toucan crossing across the dual carriage way by the roundabout on the A4440 which provides a connection up to Worcester Woods/ County Hall. Approximately 600 metres to the south within Wychavon District there is a newly constructed footbridge across the dual carriageway connecting new housing development that straddles both sides of Swinesherd Way.

Retail Policy in the SWDP

5.117 Within the SWDP Ankerage Green (Lyppard Grange Shopping Centre) is identified as a 'Local Shopping Area' and Brindley Road is identified as a 'Neighbourhood Centre'. Both of these areas are addressed by policy SWDP 10: Protection and Promotion of Centres and Local Shops. The policy is intended to prevent the conversion of retail floor space in the identified areas to alternative uses that do not provide retail or commercial services.

5.118 Under part G the policy sets out to preserve the variety and vitality of local shopping opportunities in 'Local Shopping Areas' (i.e. Ankerage Green), by not permitting the change of use of premises from A1 (shops) to A2 (financial and professional services), A3 (food and drink), A5 (hot food takeaways) and D1 (non-residential institutions) or D2 (assembly and leisure) where it would result in two or more non-A1 retail units in a row or where it would result in less than 50 percent of all units within the centre being in A1 use. This particular policy requirement is not applicable to Brindley Road which is identified as a 'Neighbourhood Centre' in the SWDP and therefore a different part of the policy, part I, is applicable. This sets out that the change of use of village, neighbourhood and corner shops to non-retailing uses will only be permitted if there is an alternative equivalent facility within safe walking distance or evidence is presented that the premises are no longer viable for any retail or community use.

5.119 This policy is no longer up to-date in its current form as the government introduced changes to the Use Class Order on 1 September 2020 which undermine the intention of this policy. The introduction of a new E use class that combines several former use classes means that a change of use can now take place without the need for planning permission between retail shops, restaurants and cafes, financial and professional services, indoor sport, recreation or fitness e.g. gyms, medical or health clinics, crèches, day nurseries or day centres and office use. Changing use between these types of use is no longer classed as development and can therefore go ahead unchecked unless there are other matters, for example planning conditions or planning obligations affecting a site which restricts its use. There may also be use restrictions in the lease or restrictive covenants which limit the practical application of Class E. At the time of writing the SWDP are still considering a response to the changes to the Use Class Order and how this affects adopted (and emerging) policies.

Figure 12: Ankerage Green Local Shopping Area. Extract from SWDP 2016



Figure 13: Brindley Road Neighbourhood Shopping Area. Extract from SWDP 2016



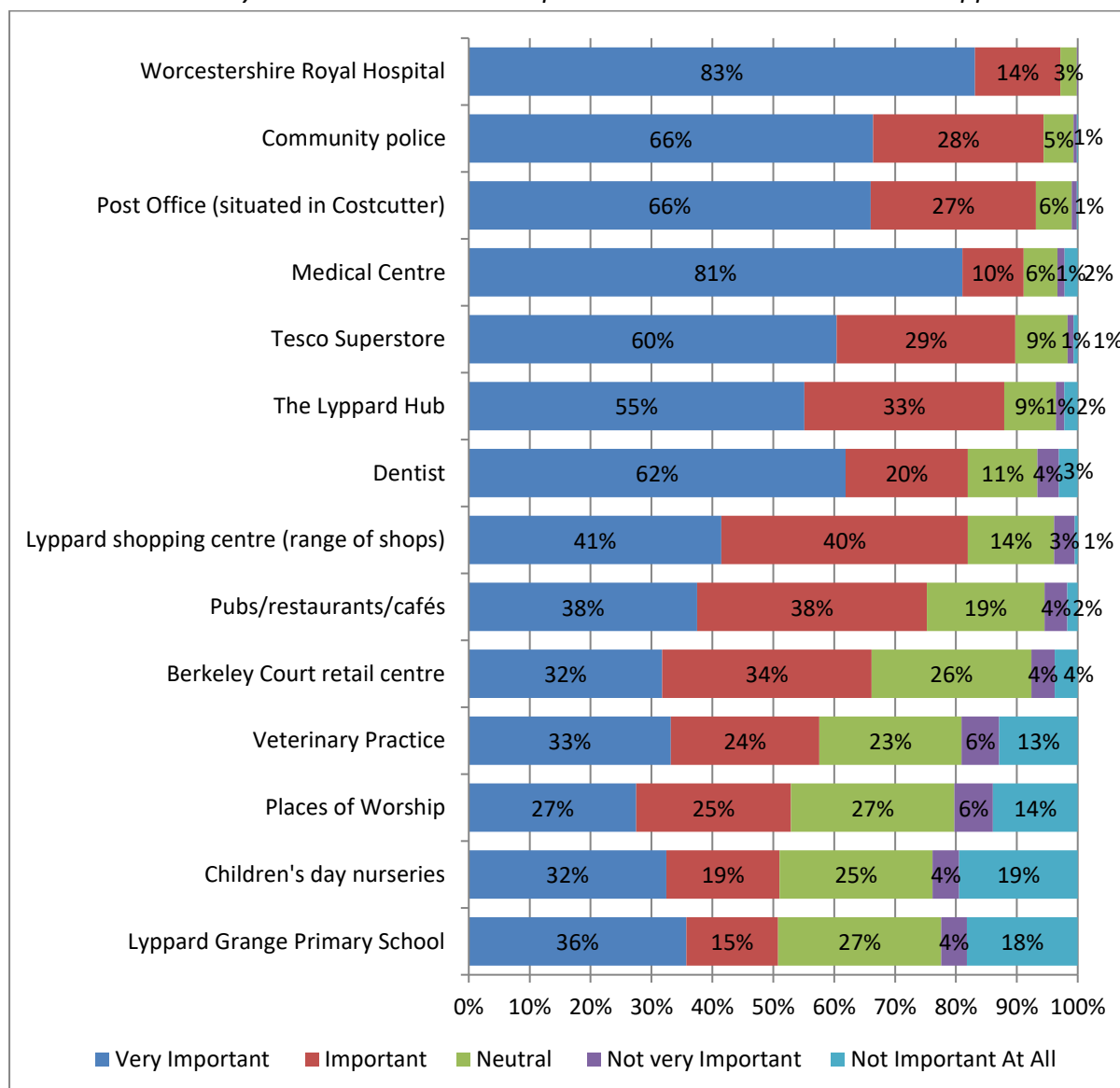
5.120 From analysis prior to the change in the Use Class Order both Ankerage Green and Brindley Road shopping areas have less than 50 percent of all units in A1 use when assessing them against the SWDP retail centre boundaries; and although there are some very important community facilities provided for within these areas for example, the Lyppard Hub, doctors' surgery and dentist, there is concern, particularly within Brindley Road, of the high number of takeaway uses. Despite the government changes to the Use Class Order it is important that a balanced retail offering is maintained and not depleted any further, and that suitable options to promote healthier lifestyles are encouraged.

5.121 Warndon Parish has a large resident and working population and sustainable patterns of shopping need to be encouraged to reduce the reliance on motor vehicles and to promote healthier lifestyles. These retail facilities are important to the vitality of the community.

Feedback from community engagement

5.122 Results from the residents' survey identified that all the facilities were considered to be important to the majority of households that responded. The primary school and nursery were ranked the least important but still had over 50 percent of respondents considering them important or very important to their household despite only 18 percent (109 households) of the total number of households that responded (612) having children under the age of 12.

Figure 14. Importance of existing local facilities to local residents. Warndon Neighbourhood Plan Survey 2018. Based on 612 respondents 602 answered and 10 skipped.



5.123 The community was also asked whether they thought there are the sufficient services and facilities in the parish and whether they meet their needs and are in the right location. The majority (59 percent of those that answered the question) were very positive and felt there were enough services and facilities and that they were in accessible locations, but there were some recurring suggestions.

- 5.124 In terms of retail there was some support for an improvement in the choice of shops available in the parish with independent shops suggested by 19 households (six percent of respondents to the question) e.g. butchers, bakers and greengrocers. An overall improved array of shops stocking a greater range of goods was also suggested by nine respondents (three percent). There were 16 respondents that identified specific shops they would like to see, four were in support of a chemist, three were in support of a bank and three were in support of a farm shop; a further six individual shop types were suggested by six separate households.
- 5.125 A café or coffee shop was the most frequently suggested addition to local facilities with 30 households (nine percent of respondents to the question) in support of a new café. There was also support for a new pub or bar (15 respondents, four percent) and restaurant (16 respondents, five percent). Concern was raised as to the number of fast-food outlets in the parish often referring to the litter problem that is associated with them (13 respondents, four percent) yet there were four suggestions for an Indian takeaway.
- 5.126 In terms of new leisure facilities there were five suggestions for an indoor play option for children including soft play, four respondents would like a library service and two would like a youth centre. There were some individual suggestions for improved leisure facilities, sports pitches, tennis courts and a new or improved countryside centre; it should be noted that the existing countryside centre sits just outside the parish boundary.
- 5.127 16 households (five percent of respondents) would like to see an additional medical centre or expressed concern at the existing facility's ability to take on new patients; and ten households (three percent of respondents) felt there should be another dentist in the parish. Hospital capacity and its parking provision was also raised by a number of households, 15 (four percent) and 11 (three percent) respectively.
- 5.128 Comments were made about school capacity and the need for a new primary and secondary school in the parish. 15 households (four percent of respondents) support a new primary school. There are no known capacity issues in the primary school according to published data⁵. Ten households (three percent of respondents) support a secondary school in the parish as children currently have to travel out of the parish to access secondary education. Secondary education is an issue that is understood by Worcestershire County Council and funds have been committed to increasing capacity at the existing secondary schools in the City until 2021⁶. These schools are now reaching their limits in terms of their ability to grow on their existing sites. There is, however, no known intention to build a new secondary school in the parish; but it is recognised that housing growth in and around Worcester City including the urban expansions will result in longer term capacity constraints and could exacerbate the issue of children from Warndon Parish having to travel increased distances to school. The County Council will have to work closely with the Local Planning Authorities to ensure that

⁵ http://www.worcestershire.gov.uk/info/20062/schools/133/school_forecast_data

⁶ http://www.worcestershire.gov.uk/downloads/file/10056/2017_mainstream_education_sufficiency_report

there are sufficient places to meet demand from housing growth and existing residents in the City.

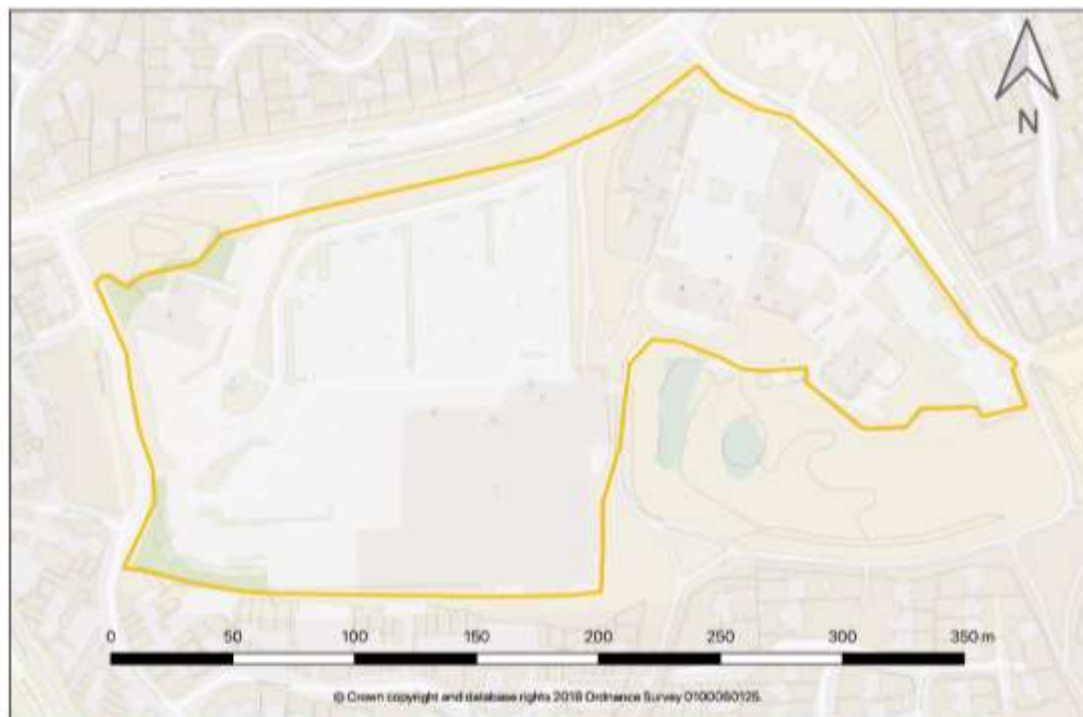
5.129 Ten households (three percent of respondents) suggest improvements are required to the frequency of buses including improved services into Worcester and the hospital. Other suggestions were made by one or two households to increase community policing and to develop a community project to tackle loneliness; these have been added to the community aspirations section for further consideration.

5.130 Based on the evidence collated the following policy has been developed.

Policy W10 Local Retail Policy

- A. In order to avoid an over concentration of hot food takeaways (Sui Generis) at Lyppard Grange Shopping Centre and Brindley Road Shopping Area as defined on maps W10a and W10b no more than 50% of units shall consist of hot food takeaways.**
- B. Retail uses (Class Ea) are the preferred use for the local shopping areas and will be actively supported and encouraged in the retail units in the local shopping areas of Lyppard Grange Shopping Centre and Brindley Road Shopping Area as defined on maps W10a and W10b.**

Map W10a: Lyppard Grange Shopping Centre



Map W10b: Brindley Road Shopping Area



Reasoned Justification

1. The shopping areas within Warndon Parish are vital to maintaining a sustainable community and need to be protected to ensure that they retain their retail function and that the limited retail offering is not depleted further.
2. Before the use class changes were introduced in September 2020 both Lyppard Grange Shopping Centre and Brindley Road Shopping Area would have been described as having fewer than 50 percent of all units in A1 (retail shops) use; this is despite the SWDP having a policy to prevent this happening at Lyppard Grange Shopping Centre. The Neighbourhood Plan has established locally specific boundaries to cover the retail units within these shopping areas (see maps W10a and W10b); these maps identify the core retail units.
3. The local community raised concerns about the number of takeaways and the need for more shopping choice in the parish to prevent people travelling further afield; therefore the policy seeks to prevent changes of use that would further dilute the retail offering within the limitations of the amended Use Class Order (September 2020). It is the intention that the policy helps to maintain the variety and vitality of shopping areas in the parish and encourages healthy lifestyles.

Built Community Facilities

5.131 Beyond the shopping facilities there are other facilities within the parish that are important to the health, well-being and vitality of the community and provide a range of services and opportunities for mixing with others. As demonstrated by the residents' survey they are all of importance to the community.

The Lyppard Hub

5.132 The Lyppard Hub is a community centre that is home to over 60 different groups, clubs and activities. It is a key facility in the heart of the parish that is vital to the health and well-being of the community providing an important meeting place with a range of rooms and facilities available for individuals and groups.

Woodgreen Evangelical Church

5.133 This community building is not only in use as a place of worship but provides a home to a number of community organisations, a play group, youth club and is used for community meetings and events.

St Nicholas Church and Barn

5.134 St. Nicholas Church is a place of worship and it also has a neighbouring hall known as 'The Barn'. The Barn is a community building in use by community groups for fitness classes, meetings and community gatherings.

Brethren's Meeting Room

5.135 Brethren's Meeting Room is a place of worship on the southern edge of the parish; it is exclusively used by members of the Plymouth Brethren.

Public Houses and Restaurants

5.136 There are four public houses and restaurants within the parish. The Lyppard Grange at Ankerage Green in the heart of the residential area, The Barn Owl, Brindley Road on the edge of the employment area, The Bluebell Farm Pub and Carvery at the recently constructed Nunnery Park and Three Pears, Bridgwater Road adjacent to the M5 and the Premier Inn Hotel in the north east of the parish. These not only cater for local residents but they are important for visitors and those employed in the parish.

Lyppard Grange Primary School

5.137 The parish is home to a two-form entry primary school catering for children from reception to year six. There were 404 children registered on the school roll at January 2019 as published by Worcestershire County Council.⁷ The school is not known to have capacity constraints and the County Council's published Known Children Data 2019 demonstrates that there are fewer

⁷ Spring School Census 2019 17th January 2019 School Number on Roll Summary,
http://www.worcestershire.gov.uk/downloads/file/11518/january_2019

known children in the parish than available spaces at the school for the next four years suggesting there is no capacity issue in the school.

Table 4. Extract from Known Children Data 2019, Worcestershire County Council

	Published Admission Number Sept 2020	Sept 2020	Sept 2021	Sept 2022	Sept 2023
Lyppard Grange Primary School	60	36	41	41	33

5.138 Future housing growth outside the parish will include the delivery of new primary schools as part of Worcester City's urban expansions, and the County Council are continuing to assess options for increasing secondary school places in the City. The parish of Warndon does not have a secondary school.

Aspire Academy

5.139 On the edge of the parish within the north eastern part of the employment area there is an academy that provides alternative provision for children in south Worcestershire who are unable to thrive in mainstream education; it is not solely a parish facility.

Day Nurseries

5.140 There are five day nurseries within the parish: Lyppard Nursery offering 27 places per session for two to five years olds based at Lyppard Hub; and Happylands Nursery at Ankerage Green, Busy Bees at Brindley Road, Woodgreen Day Nursery at Trotshill Lane East and Little Lodge Nursery School based in Swinesherd all offering private childcare from three months to preschool age. These are a vital community facility that enable parents and carers to return to work, and for children to access preschool education within the parish.

Medical Centre

5.141 Lyppard Grange Medical Centre is located at Ankerage Green and is part of the larger Severn Valley Medical Practice which has a second site in St John's, Worcester outside the parish. It is the only GP practice in the parish and provides a number of clinics and services. There are over 20,000 registered patients⁸ although it is known from responses to the surveys and anecdotal evidence that not all residents in the parish are able to register with this practice and have to travel outside the parish for their medical needs.

Dentist

5.142 There is one dental practice in the parish located at the Lyppard Centre, Ankerage Green. This provides both NHS and private services but at the time of writing is at capacity and is not accepting further patients.

⁸ <https://www.nhs.uk/Services/GP/Overview/DefaultView.aspx?id=37416>

Worcester Royal Hospital

5.143 The hospital lies on the edge of the parish with the majority of the large site falling outside the parish. It is a substantial facility and is the county hospital providing a broad range of healthcare services for residents in Worcestershire. With its scale and importance there are known issues around hospital capacity and parking that have a direct impact on the parish and its residents.

5.144 It is acknowledged in the South Worcestershire Infrastructure Study Update (2019) that *“both Emergency Departments in Worcestershire are operating near or at capacity, daily, despite the expansion of capacity in Worcestershire Royal Hospital’s department in 2016. Demand for in-patient treatment in Worcestershire is also increasing, evidenced by growing waiting lists and high bed occupancy (frequently occupancy rates exceed 100%). The bed increase scheme completed in 2019 has yet to become fully operational and its benefits are expected to improve current operating constraints rather than to provide “growing room”.*”

5.145 It is highly likely that further housing growth in South Worcestershire will continue to put pressure on hospital services and their parking facilities. Part of the Worcestershire Royal Hospital site is located within Warndon Parish; and overspill parking associated with the hospital is already of great concern. The Parish Council consider that part of the Worcester City Site allocation at Worcester Woods Business Park, Newtown Road (SWDP REALLOCATE 17/ SWDP 43/15) should be designated for future expansion of the Hospital services and/or parking alongside the employment use; and that any proposed development must ensure improvements are made to existing public transport links with the hospital in the first instance.

Vets

5.146 There is one veterinary practice located in the parish, Severn Veterinary Centre, which provides a full range of care for the community’s pets. The site includes an operating theatre and scanning suite.

St Richard’s Hospice

5.147 St Richard’s Hospice lies on the edge of the parish; the buildings fall outside the parish boundary whilst some of the grounds lie within it. There is the potential that future development at this site could be within Warndon parish. This is an extremely important facility in the county and provides vital end of life care and facilities and services associated with this to patients and their families.

5.148 It is important that parish facilities are maintained as they make a difference to residents’ quality of life. Therefore, the following policy has been developed.

Policy W11 Community Facilities Policy

In order to retain essential and highly valued community facilities, the redevelopment of the following community facilities will not be supported.

Identified facilities are:

- | | |
|---|--|
| 1) The Lyppard Hub | 12) Happylands Nursery, Ankerage Green |
| 2) Woodgreen Evangelical Church | 13) Busy Bees Day Nursery, Brindley Road |
| 3) St Nicholas Church and Barn | 14) Woodgreen Day Nursery, Trotshell Lane East |
| 4) Brethren's Meeting Room | 15) Little Lodge Nursery School, Swinesherd |
| 5) The Lyppard Grange Public House | 16) Medical Centre, Lyppard Centre |
| 6) The Barn Owl Public House | 17) Dentist, Lyppard Centre |
| 7) The Bluebell Farm Public House and Carvery | 18) Worcestershire Royal Hospital |
| 8) Three Pears Public House | 19) Severn Veterinary Centre |
| 9) Lyppard Grange Primary School | 20) St Richard's Hospice |
| 10) Aspire Academy | |
| 11) Lyppard Nursery, Lyppard Hub | |

A. Development proposals, including changes of use that will result in loss of all or part of a community facility identified above will be resisted unless it can be demonstrated that:

- i. Equivalent or better provision of the facility to be lost will be available in an equally or more accessible location within the parish; or
- ii. It can be clearly demonstrated that the operation of the asset or its ongoing delivery is no longer of value to the community; or
- iii. The existing use is no longer economically viable and it can be demonstrated that the building has been marketed at an independently agreed price by a property professional for at least a year as a community use and it is verified that no interest in acquisition has been expressed.

B. The provision of new community and leisure facilities, or the enhancement of existing facilities above will be supported where it is demonstrated that:

- iv. There is no significant detrimental impact on the amenities of adjoining residential areas in terms of scale and visual appearance, light pollution, noise, effluent or fumes it would emit;
- v. They are of high quality sustainable design;
- vi. They do not have significant adverse impact on landscape character and quality, or on biodiversity and have taken full account of the Neighbourhood Plan's Landscape Character, Biodiversity and Trees and Hedgerow policies;
- vii. They include safe access arrangements and will not result in additional on-street car parking or additional on-street deliveries;

- viii. They include a traffic impact analysis or transport assessment which is proportionate to the development accurately forecasting the volume of traffic generated; and
- ix. They demonstrate provision for travel by non-car modes ensuring connectivity to established cycle and walking routes and bus, for visitors and employees.

Reasoned Justification

1. The buildings and facilities listed in this policy are considered to be of significant value to the community. The policy protects the popular valued community facilities in the parish from harmful development but encourages proposals that are intended to sustain, extend or improve those facilities. In evaluation of any proposal relevant user groups, clubs and associations should be consulted.
2. Where for example the expansion of an existing valued facility is required but cannot be achieved due to locational constraints, the Neighbourhood Plan would support the community facility in identifying suitable alternative premises within the parish that are in an equally or more accessible location to ensure that a valued facility is not lost. Community facilities are vital to the cohesion and vitality of communities and reducing the scale of these facilities and or changing them to alternative uses, including but not limited to employment and residential, should only be permitted where criteria i, ii or iii can be demonstrated.
3. The development of new community facilities will be welcomed where they comply with criteria iv to ix and there is no harm caused.
4. This policy responds to NPPF paragraph 83 which states that neighbourhood plans should promote the retention and development of local services and community facilities in the parish, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. It also refines policy SWDP37 (Built community facilities) by identifying the specific facilities in Warndon Parish to protect.

Housing Overview

5.149 As has been highlighted in earlier chapters the parish of Warndon comprises a significant area dedicated to residential development and is home to 10,897 people in 4285 households (Census 2011). Worcester City Council have recorded a further 26 completions in the parish between 1 April 2011 and 31 March 2019. Taking the total number of households in the parish to approximately 4311. A further 61 are permitted on land off Newtown Road that are under construction at the time of writing.

Table 5. Completions recorded in Worcester City's Housing Land Monitors 2012 to 2019

Year	Number of dwellings completed	Location/ Ward
2011-12	21	1 in Warndon North and 20 in Warndon South (Dugdale)
2013-14	5	All in Warndon South

5.150 The residential areas of the parish apart from the more historic areas of Trotshill, Swinesherd and Warndon Court have been developed in accordance with the Warndon Local Plan (1988). The layout of the streets and housing takes account of important landscape features and has been informed by the ethos of assimilating development into the countryside to create a series of linked hamlets and villages, known as Warndon Villages, that are set within interconnected green space designed to promote sustainable patterns of movement, as such there is very limited scope for additional housing development within the parish.

Housing Policy in the SWDP

5.151 There are three sites identified and allocated for housing development in the SWDP. These are expected to deliver approximately 116 dwellings by 2030 and one has commenced on site. The sites are:

- SWDP43/1 Land south of Leopard Hill for approximately 100 dwellings (commenced);
- SWDP43m Former Club House, Tolladine Golf Course for approximately 9 dwellings; and
- SWDP43t Commandery Coach Depot, Tolladine Road for approximately 7 dwellings.

5.152 The principle of infill development is also acceptable within the City as long as it accords with policies in the adopted Plan; but given the nature of the parish and plot sizes there are limited opportunities to achieve this.

5.153 During the process of drafting the Neighbourhood Plan the SWDP have been progressing with their Plan Review. In November 2019 they published their Preferred Options which extended

the plan period to 2042 and included some potential new housing allocations in the parish. These were:

- SWDP NEW 7 Land at Darwin Avenue for approximately 43 dwellings; and
- SWDP NEW 8 Land formerly associated with Tolladine Golf Course for approximately 15 dwellings.

In proposing these additional allocations, the SWDP Review also proposed to deallocate and make amends to existing allocations in the adopted local plan:

- DEALLOCATE 1 SWDP43/1 Land south of Leopard Hill for approximately 100 dwellings. Part of the site is under construction (P18Q0226 - 61 dwellings) and the rest of the site has been re-allocated under SWDP NEW 7. The two combined sites will total approximately 104 dwellings rather than the 100 currently allocated;
- DEALLOCATE 4 SWDP43t Commandery Coach Depot, Tolladine Road for approximately 7 dwellings. This site is no longer considered to be deliverable as the coach depot cannot find alternative premises; and
- DEALLOCATE 8 SWDP43m Land formerly associated with Tolladine Golf Course, Worcester approximately 9 dwellings. This site to be reallocated and extended with the 'Fairway' land parcel under SWDP NEW 8. The site would deliver a total of approximately 15 dwellings.

Overall, the proposed new allocations and deallocations mean that the number of dwellings that are allocated in Warndon Parish would increase from approximately 116 dwellings by 2030 in the adopted Local Plan to approximately 119 dwellings by 2042. It should be noted that these new allocations and deallocations are still subject to examination and have not been confirmed at the time of writing.

5.154 The Neighbourhood Plan Steering Committee in accordance with national planning policy have maintained an open dialogue with the City Council throughout the plan making process and there is no published requirement in the SWDP for the Neighbourhood Plan to identify any additional housing sites. Given the physical constraints within the parish and the advice from Worcester City Council the Steering Committee have not developed housing allocations policies in the Plan and have left this matter to be addressed in the Local Plan.

Feedback from community engagement

5.155 This approach was further supported by the response to the household survey conducted in 2018 where 86 percent of respondents (503 households) were against the Neighbourhood Plan allocating further housing sites.

5.156 There was a relatively small immediate need for housing identified in the parish though the household survey; 31 households, approximately 0.7 percent of total households in the parish, stated that a member of the household wanted or needed to move out immediately.

21 of these were single people of which only one classified themselves as an older adult. The results of the survey highlighted that the main reason for wanting or needing to move out was a desire to live independently, suggesting that the greatest need was among younger adults. It is likely that some of this need may have already been met in the time elapsed from the survey being undertaken in 2018 and that any remaining need can be met through the allocations in the SWDP both within the parish and within the City of Worcester. There is not considered to be an immediate need to allocate a further housing site in the parish.

- 5.157 When asked if there was a need or want to move home within the next 1 to 5 years the number of respondents increased to a potential 123 households; 71 percent of these were once again single households with the vast majority of these single younger adults, although there was also some need for downsizing from older adults. Again, it is anticipated that some of this need will be met through the allocated sites and some through people moving within the city. The sizes and types of properties that were identified as being most wanted or needed were smaller homes, mostly 2 bedrooms or less, with bungalows, apartments and smaller houses being preferred which corresponded with the size and types of household members wanting or needing to move out.
- 5.158 The SWDP has identified through its latest and previous version of the Strategic Housing Market Assessment (SHMA) that there is a need for smaller home across south Worcestershire and has an adopted housing mix policy that requires the latest SHMA and evidence collected as part of the Neighbourhood Plan to be taken into account. Therefore, the Neighbourhood Plan Steering Group have taken the decision not to draft a duplicate policy.
- 5.159 It is anticipated that future housing in the parish will be delivered through the allocated sites in the SWDP and limited windfall development on appropriate infill sites within the existing development boundary.

6 Implementation

- 6.1 The Neighbourhood Plan once adopted forms part of the statutory Development Plan and will be used by decision takers to determine the outcome of planning applications and appeals within the parish. It will also be used to steer development-related investment towards potential infrastructure projects.
- 6.2 An adopted Neighbourhood Plan means that the Parish Council are eligible to receive 25% of the Community Infrastructure Levy (CIL) collected by the 'charging authority' (Worcester City Council) from qualifying development that takes place in the parish.
- 6.3 Currently the amount of CIL required for different types of development is set by local planning authorities known as the 'charging authority'. The levels that they set are based on evidence of viability and need and are subject to a robust consultation process and independent examination in public. Once examined and any necessary adjustments are made the charging authority adopts the charging schedule. Worcester City adopted its charging schedule in May 2017 and began implementing it in September 2017.
- 6.4 At the time of drafting, the only development within Warndon Parish that is required to pay CIL on commencement of construction is student accommodation at £100 per square metre and food retail development and retail warehouses at £60 per square metre. Other types of development are currently exempt from CIL but may be required to make other contributions through Section 106 agreements to contribute toward site specific infrastructure and existing infrastructure that will be impacted by development.
- 6.5 During consultation on the proposed content of the Neighbourhood Plan the community were not asked directly where they would like to see funding spent should it become available, but they were asked a number of open-ended questions. These asked whether residents felt there was anything that can be done to improve access to or the condition of play areas, green spaces and the footpath and cycle network in the parish. An open question was also asked about whether residents consider there to be the right amount of services and facilities in the parish and whether they are in the right locations. The business questionnaire also asked for suggestions about any improvements that could be made to the parish that would benefit local businesses. All of the responses to these questions have been reviewed to gain an understanding of some of the issues and potential future requirements for those living and working in the parish.
- 6.6 Given the uncertainty of when CIL receipts will become available, and the potential value of these, the Parish Council have compiled a list of potential projects that were identified as being of importance to the community at the time of evidence gathering for the Plan (see appendix x for a more detailed summary). These are not listed in order of importance to the community and should be seen as a non-binding indication of local priorities at the time of drafting.

- 6.7 Should funds become available the priority for each of these projects and level of support will be determined on an ad-hoc basis by the Parish Council in consultation with the local community.

Infrastructure Projects:

1. Maintenance of footpaths and pedways
2. Maintenance of foliage - hedges, trees and open space
3. Lighting improvements
4. Enhancements to children's play areas – older children provision, teen provision, outdoor gym equipment
5. Programme of improvements to existing play equipment
6. Provision of new street furniture: litter bins, dog bins, benches
7. Improved signage for footpaths, cycle ways, open spaces, play areas, including information boards and online content

Explore opportunities for, and implement where possible, appropriate pedestrian crossing points on A4440, Plantation Drive, Woodgreen Drive and on Berkeley Way (B4639)

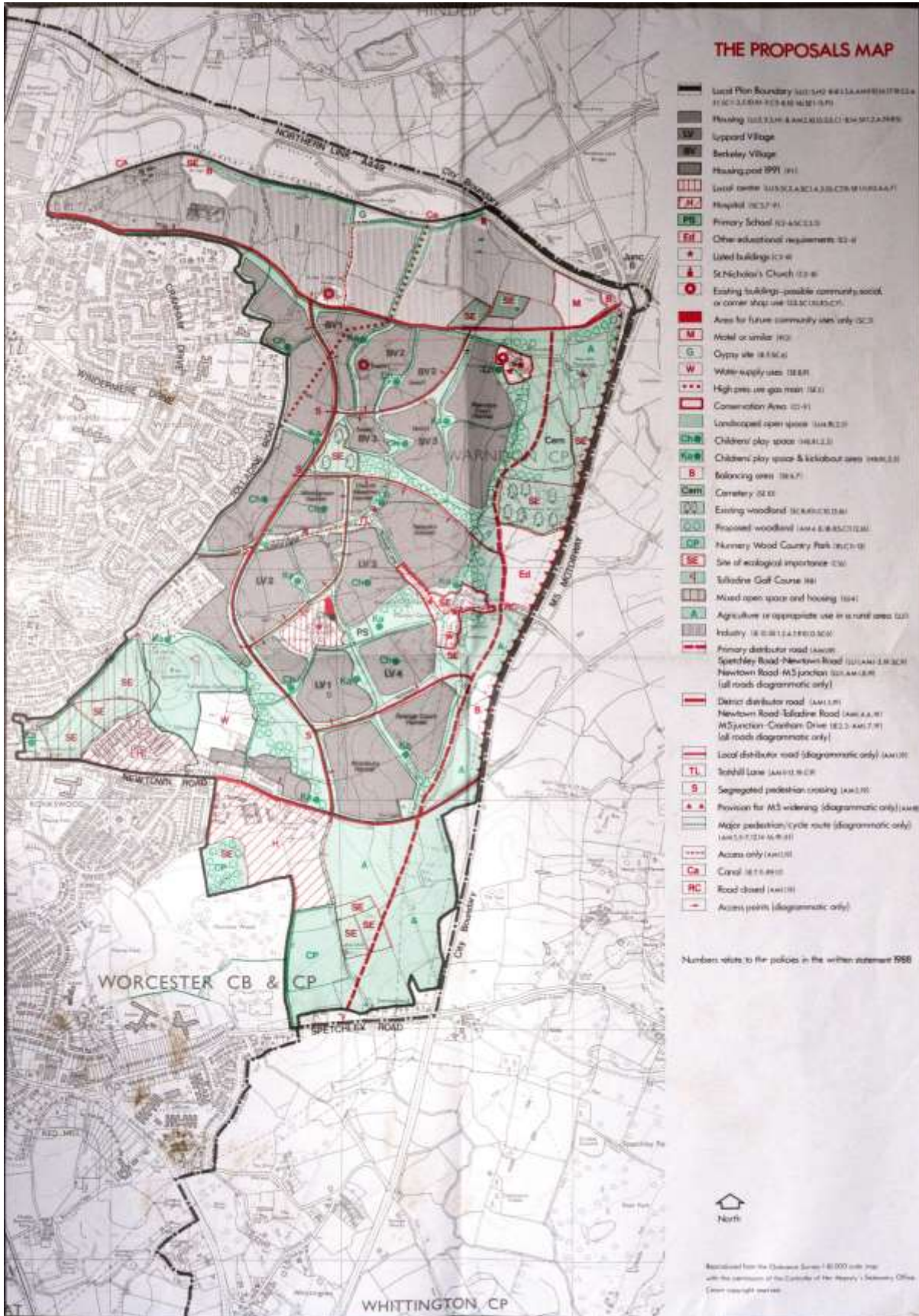
- 6.8 This series of local infrastructure projects will be prioritised for investment should development in the parish result in the availability of New Homes Bonus, Section 106 and neighbourhood proportion of the Community Infrastructure Levy (CIL) in the future. This will finance and deliver specific infrastructure projects relating to the development, to make the scheme satisfactory in line with paragraphs 54 to 57 of the Revised NPPF (2019).

7 Monitoring and Review

- 7.1 The Warndon Parish Council Neighbourhood Plan covers the period 2020 to 2030 and will be monitored and where necessary reviewed. In the first instance the Plan will be reviewed within 12 months of the adoption of the SWDPR which is expected in 2023.
- 7.2 Development is proposed within and adjacent to the parish boundary and the impact of this on the community and its facilities and services is yet to be fully understood. It is therefore essential that the Plan is reviewed regularly to ensure it is meeting the objectives and to understand whether any new issues have arisen. As a minimum the Plan will be reviewed every three years to ensure it is meeting the objectives and to understand whether any new issues have arisen.
- 7.3 Where new issues are identified changes may be required; for example when policies are not working as intended, or are no longer relevant, or may have been superseded by new national planning policy, or a further review of the South Worcestershire Development Plan. In these cases the Parish Council will seek to amend the Neighbourhood Plan and embark on the process of revising and adopting an up to date Plan.

8 Appendices

Appendix 1 Warndon Local Plan 1988 Proposals Map



Appendix 2 Important Views in the Parish

Assessments of views considered to be Locally Important Views N.B. These are not ranked, the map reference is simply the order in which the assessments were undertaken. For further details see Views Background Paper.

Map ref. of view point	Location of viewpoint(s)	Designation / landscape type of viewpoint(s) (e.g. Nature Reserve, Ancient Woodland)	Type of viewpoint(s) (historic, cultural / movement corridor / recreational)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance		
								View point	View	Over all
1	Leopard Hill (former Tolladine golf course)	Undulating grassland, part of green network, incorporating the highest point in the city of Worcester	Recreational	Many pedestrians using for recreation and dog walking	An almost unbroken 180° panorama from south east to north west, as well as north and north east	The highest point in Worcester offers panoramic elevated views – particularly to the south and west, including: south east to Bredon Hill; south west to the Malvern Hills; west across the city of Worcester, taking in the Cathedral and St Andrew's Spire, as well as the Suckley Hills on the horizon. Further views are also available to the north and east, but these depend on seasonal factors, particularly leaf cover on the trees and bushes.	A broad cityscape including listed Cathedral and St Andrew's Spire. Iconic view of the Malvern Hills along the skyline. Suckley and Abberley Hills in the distance connecting the city with its rural hinterland.	S	S	S

S = Special and R = Representative (See chapter 4 of Views Background Paper for detailed explanations)

Map ref. of view point	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint(s)	Number / type of viewpoint users	Direction of view	Description of view	Key components of view	Importance		
								View point	View	Over all
2	Ronkswood Hill Meadows Local Nature Reserve adjacent to the two wooden seats	Local Nature Reserve (LNR)	Recreational	Many pedestrians using for recreation and dog walking	Between south west and north west	Panoramic elevated views over the rural landscape of the LNR and across the city to the Malvern Hills. Views of the cityscape including Worcester Cathedral and St Andrew's Spire, and to the north west to the Abberley Hills.	A broad open view down over the LNR to the city below including the Cathedral and St Andrew's Spire in the skyline. To the south west an iconic view across to the Malvern Hills on the skyline across the LNR creating a sense of a rural landscape.	S	S	S
3	Aconbury Orchard	Part of the green network	Historic and recreational	Many pedestrians using for recreation and dog walking	A range of views from north to east	Panoramic elevated views over the orchard and wildflower meadow in the foreground to the wide expanse of rolling open countryside spreading east to Warwickshire. Considered to be the best viewpoint to appreciate long distance views to the east of the parish.	An open expansive view over the orchard and meadow representative of the traditional rural heritage of the area, to a distant horizon of the higher land in Warwickshire.	S	S	S

S = Special and R = Representative (See chapter 4 of Views Background Paper for detailed explanations)

S

Map ref. of view point	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint(s)	Number / type of viewpoint users	Direction of view	Description of view	Key components of view	Importance		
								View point	View	Over all
5	The section of Woodgreen Drive between Mill Wood Drive and Newtown Road offers a range of viewpoints of the green spaces to the west and south west	Part of the green network	Movement corridor	Public road with many vehicle, pedestrian and cycle users	To the west of Woodgreen Drive	Open views from the roadway and pathways to orchards, hay and wildflower meadows and wooded areas. Providing a connection to the rural and traditional landscape representing the area's rural heritage. This landscape is not typical of a suburban area and is locally distinctive to this parish.	A stretch of orchards, hay and wildflower meadows and wooded areas immediately adjacent to the parish's main arterial road.	S	S	S
7	On the pedway in Lyppard Grange LNR (leading up from the Lyppard Grange Primary School, near the junction with the pedway to Trotshill Lane East)	Lyppard Grange Local Nature Reserve and part of the green network	Historic and recreational	Moderate number of pedestrians and cyclists	Slightly north west	An open view ahead but contained at the sides by trees and hedgerow. The rough grass meadow in the middle ground is part of the LNR. In the distance are the remains of the formal Victorian garden to Lyppard Grange, which includes a large Wellingtonia and a Cedar of Lebanon. It looks more rural in the summer months. In the winter when no leaves on trees you can see the roof and clock tower on the Tesco supermarket.	The Wellingtonia and Cedar of Lebanon and in the winter the Tesco clock tower are key features of the distant view. The meadow in the middle ground is an attractive feature in the summer months. In the summer you would think you were in a rural area apart from the distant traffic noise.	S	S	S

S = Special and R = Representative (See chapter 4 of Views Background Paper for detailed explanations)

Map ref. of view point	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint(s)	Number / type of viewpoint users	Direction of view	Description of view	Key components of view	Importance		
								View point	View	Over all
9	Views along Plantation Drive, both the road and footpaths (see map)	Tolladine Wood (Ancient Woodland), New Plantation LNR and part of the green network	Historic, recreational and movement corridor	Public road with many vehicle, pedestrian and cycle users	The road runs (broadly) from east to west	This series of viewpoints along Plantation Drive are contained by the trees and hedgerow along either side of the road. This could best be described as a green urban area, where vegetation dominates but houses can be glimpsed on the south side of the road. Due to the predominance of deciduous trees it is much less green in the winter. This is an excellent example of the Principal Timbered Farmlands landscape type and is locally distinctive to the setting of Warndon Villages.	The main feature of this series of views is the 'wall' of trees along the northern side of the road, made up of the ancient oak trees in Tolladine Wood at the western end and the mix of native deciduous trees which were planted 25+ years ago and make up New Plantation. The amount of traffic, mobile phone masts and green telecoms boxes detract from the scene.	S	S	S

S = Special and R = Representative (See chapter 4 of Views Background Paper for detailed explanations)

Map ref. of viewpoint	Location of viewpoint(s)	Designation / landscape type of viewpoint(s)	Type of viewpoint(s)	Number / type of viewpoint users	Direction of view	Description of view	Key components of view	Importance		
								View point	View	Overall
10	Stretch of Worcester /Birmingham Canal between the A449 in the east to the B4550 in the west (see map)	The canal is a Conservation Area (appraised in 2011) and the towpath lies on the northern edge of Offerton Lane Nature Reserve and is part of the green network	Historic, recreational and movement corridor	Few to moderate pedestrians and cyclists	The canal runs (broadly) from east to west with some additional open views to the north	Continually changing view in both directions. Partly contained/partly open. An almost continuous line of trees, hedgerow and some fencing along the southern side of the canal. Parts of the northern side are more open with views across fields. Has both an urban and rural feel depending on where you are. The scene is less 'green' in winter due to number of deciduous trees.	Distinctive features are the canal, the tow path, grass verges, native trees and hedgerow, reeds, brick arched bridges and locks. Feel like you are moving along a green watery corridor. Features which detract from the scene are the large pylons and the noise levels at either end from the traffic crossing and from the industrial units at the western end.	S	S	S
11	Looking up into Stock Coppice from the north east corner of Warndon Wood	Warndon Wood (Ancient Woodland), LNR, Significant Gap, Stock Coppice is a Local Wildlife Site, and excellent example of Principal Timbered Farmland landscape type	Historic and recreational	Few to moderate pedestrians using for recreation and dog walking	North	Contained (by trees and hedgerow to either side) view of grassland rising up from Warndon Wood. Predominantly a rural view. Some seasonal change due to presence of deciduous trees and hedgerow.	A classic example of Principal Timbered Farmland as defined in the 'Landscapes of Worcestershire'. 'A mosaic of agricultural land cleared directly from woodland on a piecemeal basis.' How the rest of the parish looked before being developed. The noise from the M5 detracts from the rural feel.	S	S	S

S = Special and R = Representative (See chapter 4 of Views Background Paper for detailed explanations)

Photos of Locally Important Views

1. Top of Leopard Hill (former Tolladine golf course). A significant viewpoint being the highest point in Worcester City offering panoramic elevated views, particularly to the south and west, including: south east to Bredon Hill (photo 1a); south west to the Malvern Hills (1b.); west across the city of Worcester, taking in the Cathedral and St Andrew's Spire, as well as the Suckley Hills on the horizon (1c). Further views are also available to the north and east including views of the Clent Hills (1d), but these are affected by seasonal leaf cover.

a.



b.



c.



d.



2. Top of Ronkswood Hill Local Nature Reserve adjacent to the two wooden seats. Panoramic, elevated, expansive views over the rural landscape of the LNR and across the city to the Malvern Hills. Views of the cityscape including Worcester Cathedral and St Andrew's Spire, and to the north west to the Abberley Hills.



3. Top of Aconbury Orchard. Panoramic, elevated, views over the orchard and wildflower meadow in the foreground to the wide expanse of rolling open countryside spreading east to Warwickshire.

a.



b.



5. The section of Woodgreen Drive between Mill Wood Drive and Newtown Road offers a range of viewpoints of the green spaces to the west and south west. The photo shows a view from close to Hoskyns Avenue. Open views from the roadway and pathways to orchards, hay and wildflower meadows and wooded areas. Providing a connection to the rural and traditional landscape representing the area's rural heritage. This landscape is not typical of a suburban area and is locally distinctive to this parish.



7. On the pedestrian/cycleway (pedway) in Lyppard Grange LNR (leading up from the Lyppard Grange Primary School, near the junction with the pedway to Trotshill Lane East). A wide yet contained view of grass meadow in the Nature Reserve, the remains of the formal Victorian garden to Lyppard Grange in middle distance including a large Wellingtonia and a Cedar of Lebanon. In the winter the clock tower from Tesco can be seen in the distance.



9. Contained views of woodland from multiple viewpoints along Plantation Drive, a key movement corridor and gateway to Warndon Villages. A wall of green made up of the ancient oak trees in Tolladine Wood at the western end and the mix of native deciduous trees which form New Plantation; an excellent example of the historic landscape character of the area (Principal Timbered Farmlands) locally distinctive to this parish.

a.



b.



c.



d.



10. Canal Corridor Worcester/Birmingham Canal from where A449 crosses it in the east to where the B4550 crosses it in the west. Continually changing view in both directions. Partly contained/partly open. An almost continuous line of trees, hedgerow and some fencing along the southern side of the canal. Parts of the northern side are more open with views across fields.

a.



b.



c.



d.



e.

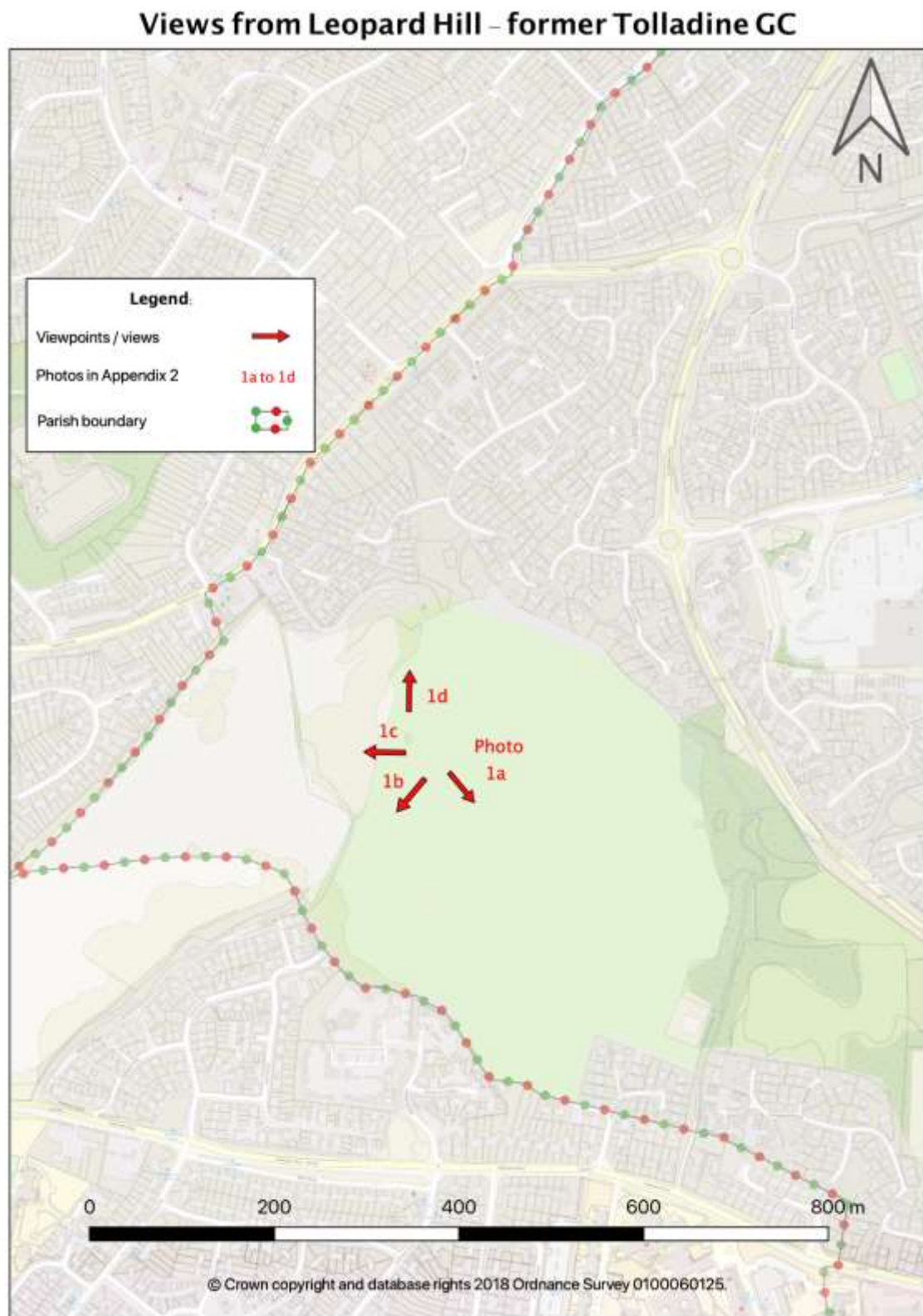


11. Views up into Stock Coppice from the north east corner of Warndon Wood. Contained (by trees and hedgerow to either side) view of grassland rising up from Warndon Wood. An excellent example of the Principal Timbered Farmland landscape character type. A rural view.

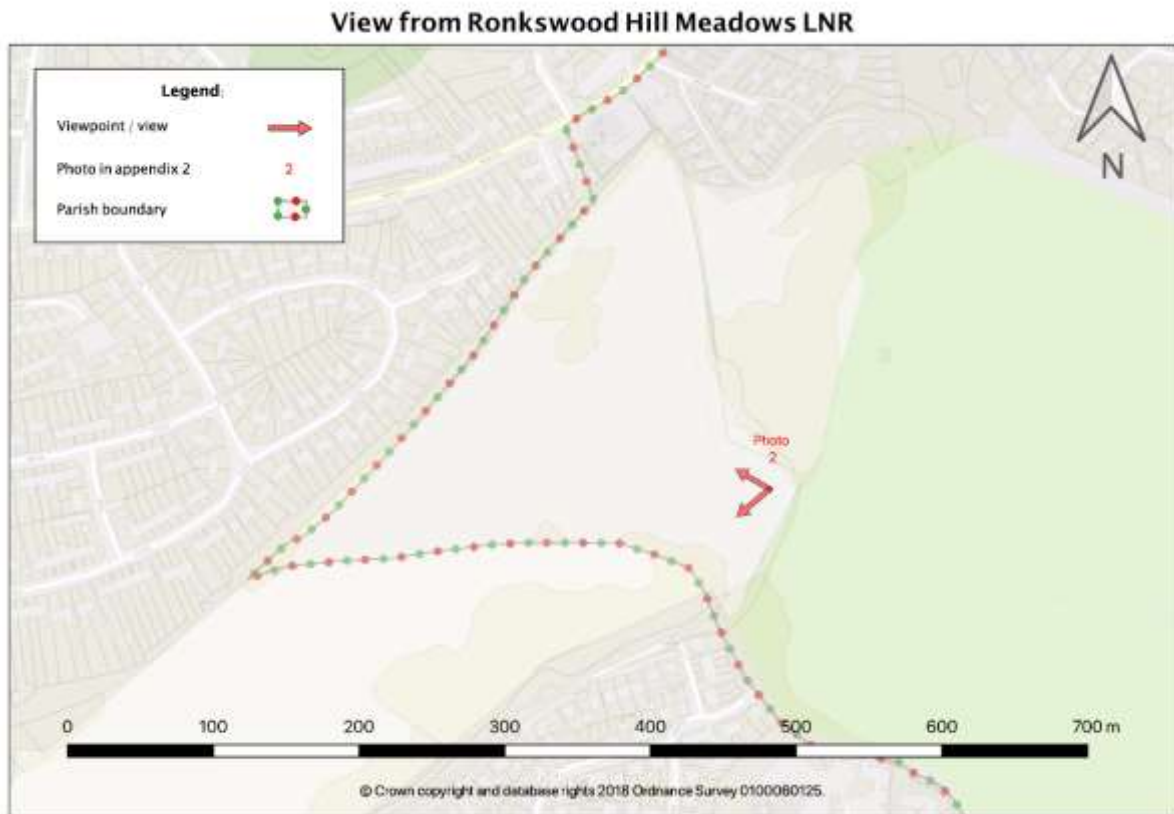


Maps of Locally Important Viewpoints demonstrating directions of views

Viewpoint 1



Viewpoint 2



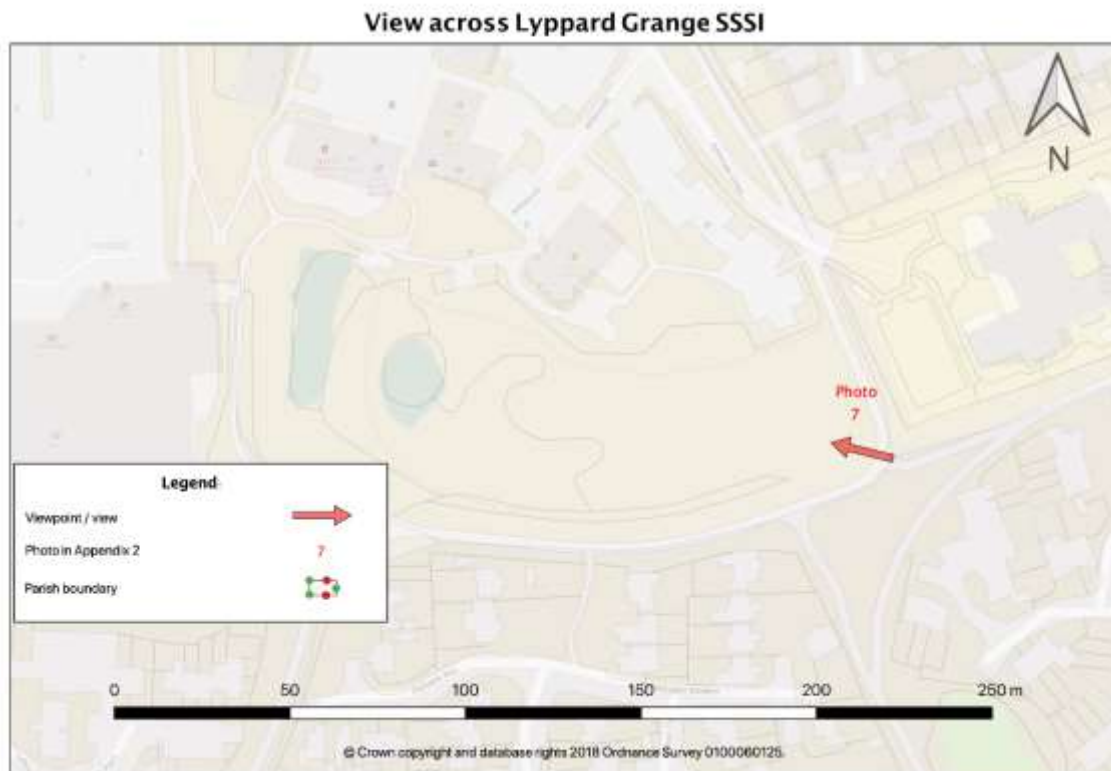
Viewpoint 3



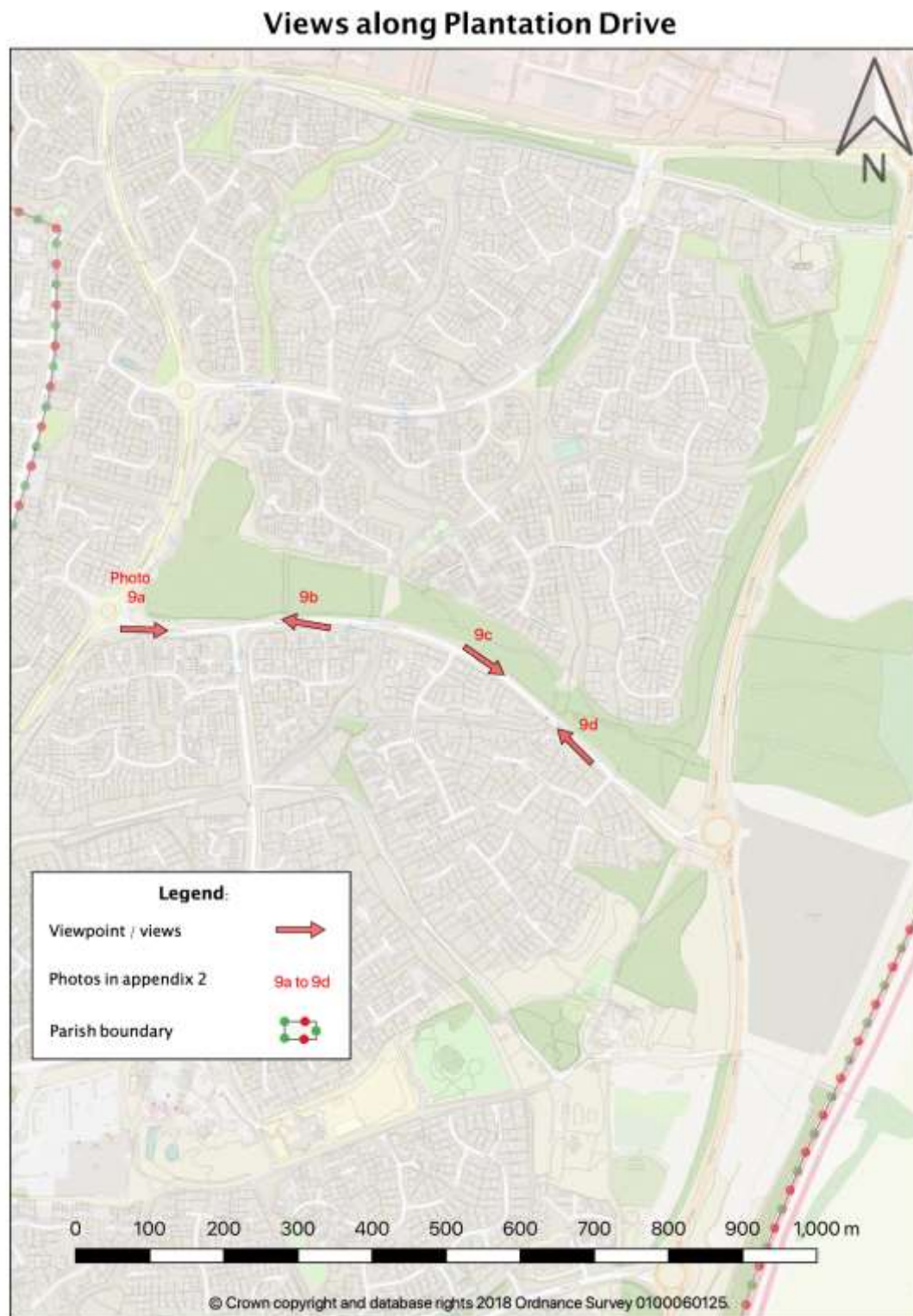
Viewpoint 5



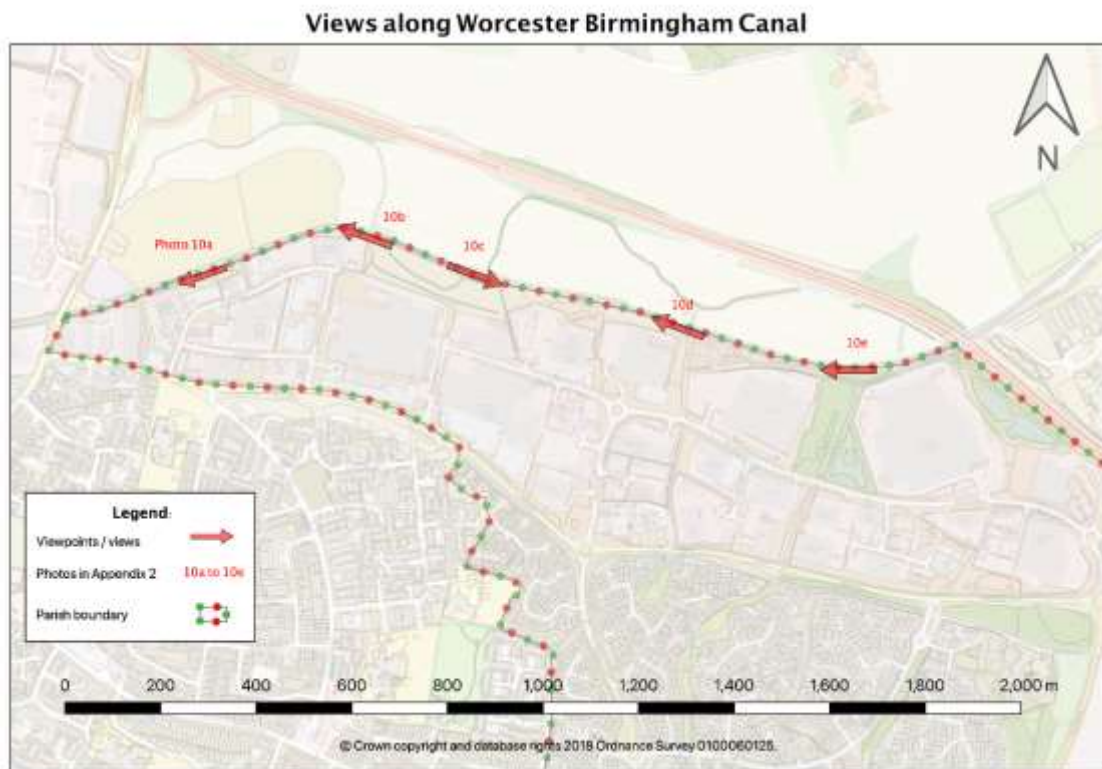
Viewpoint 7



Viewpoint 9



Viewpoint 10

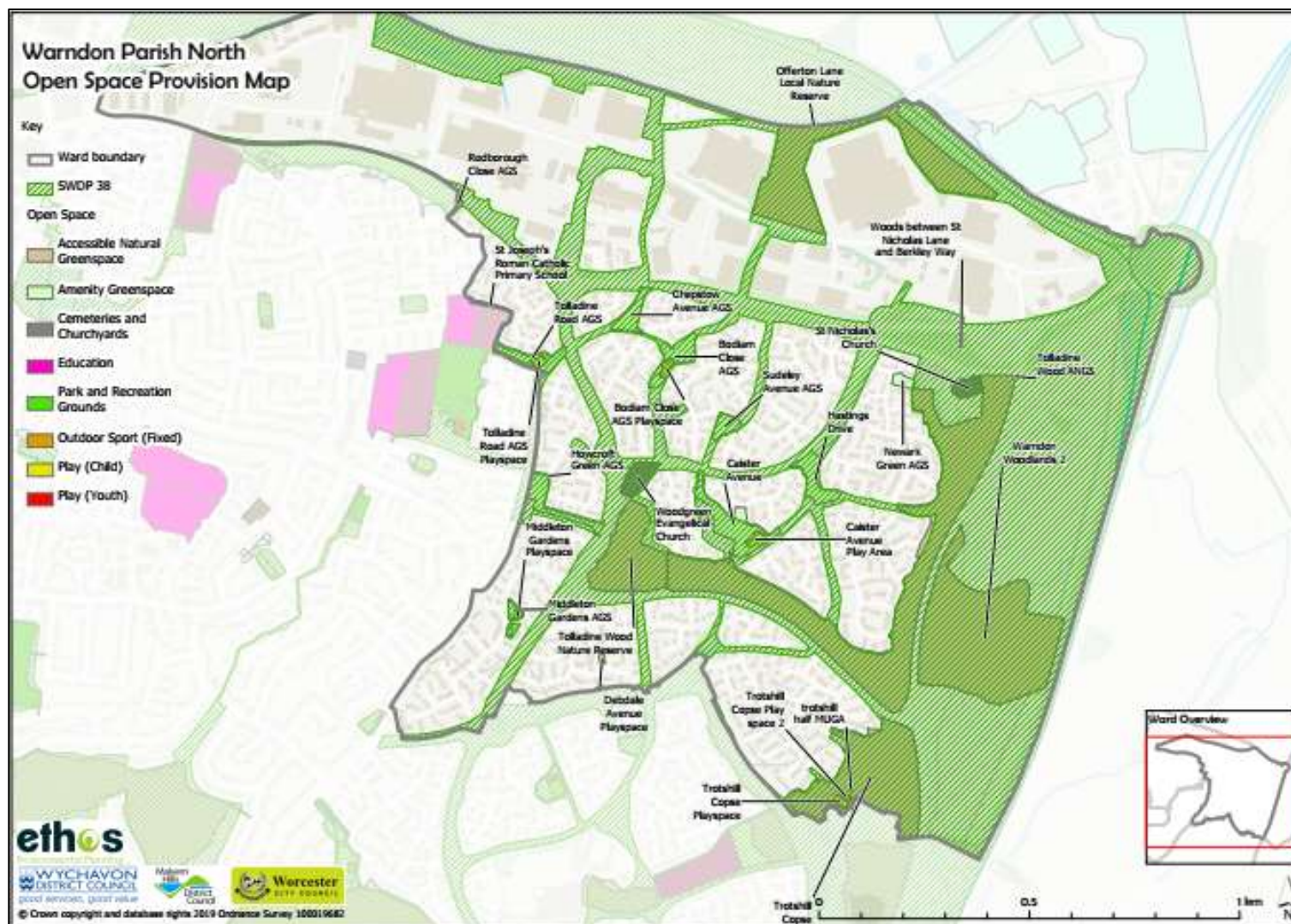


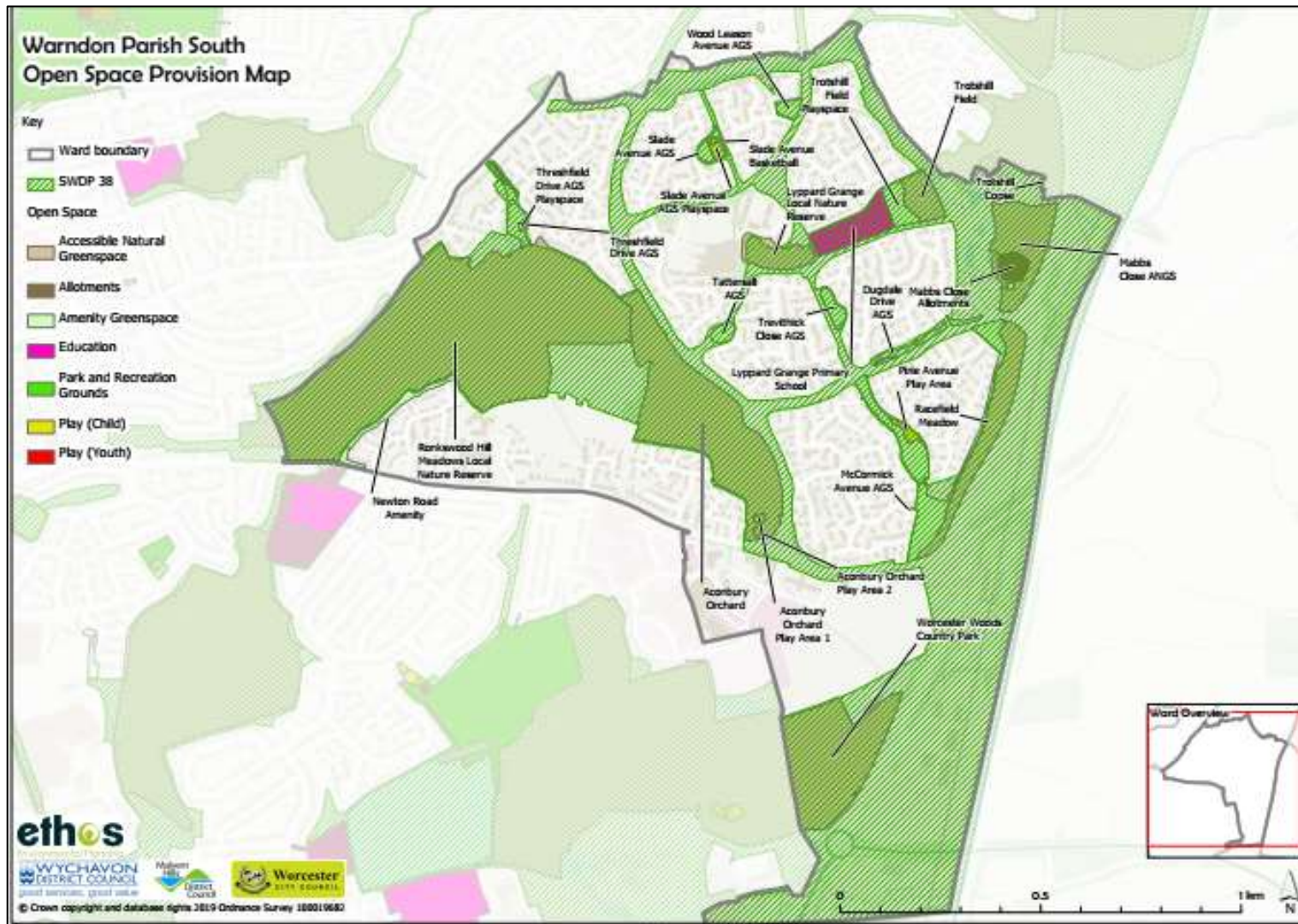
Viewpoint 11



Appendix 3 Ecological/green network map (SWDP38)

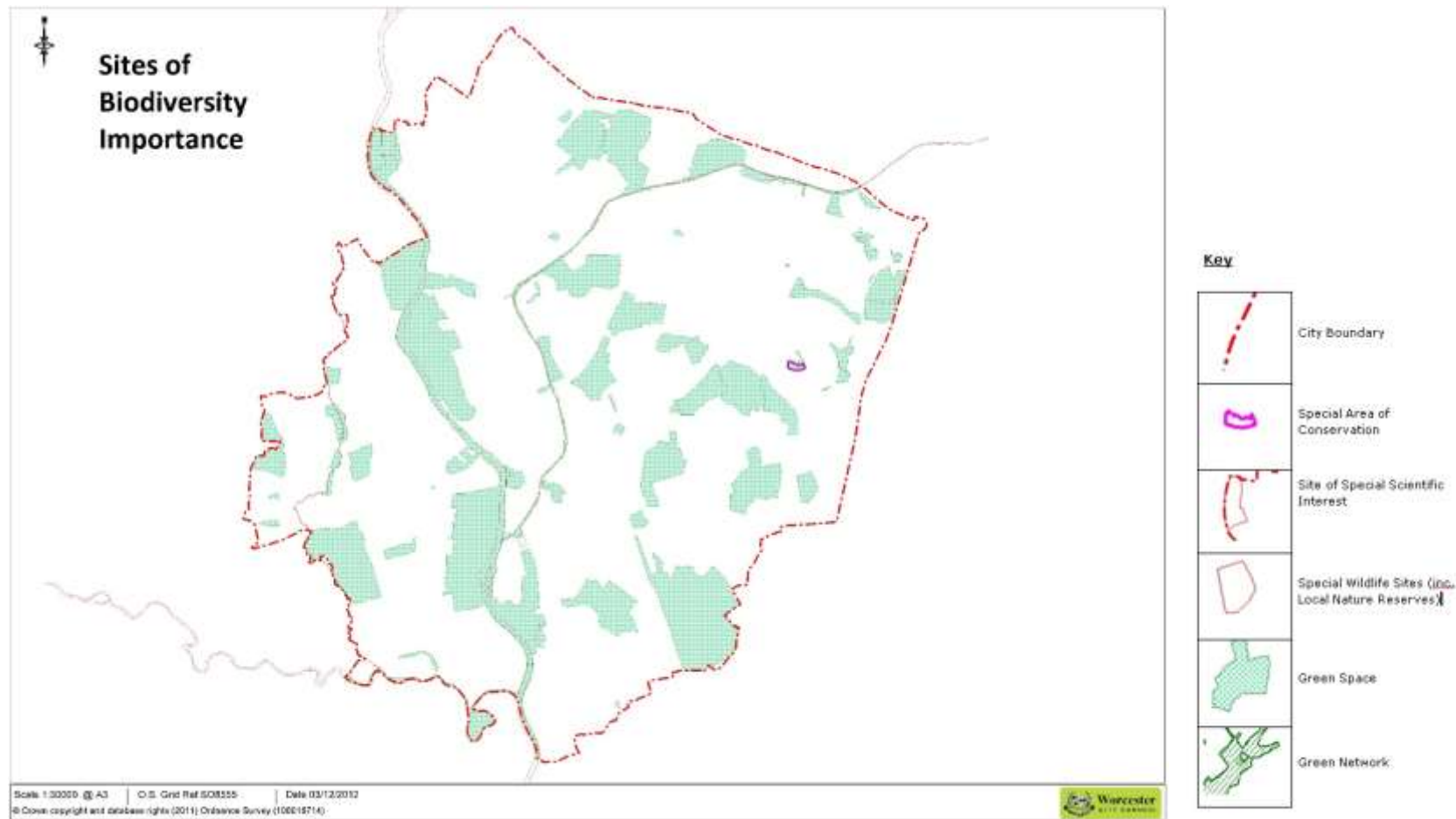
Source: SWDPR Evidence Base 2019



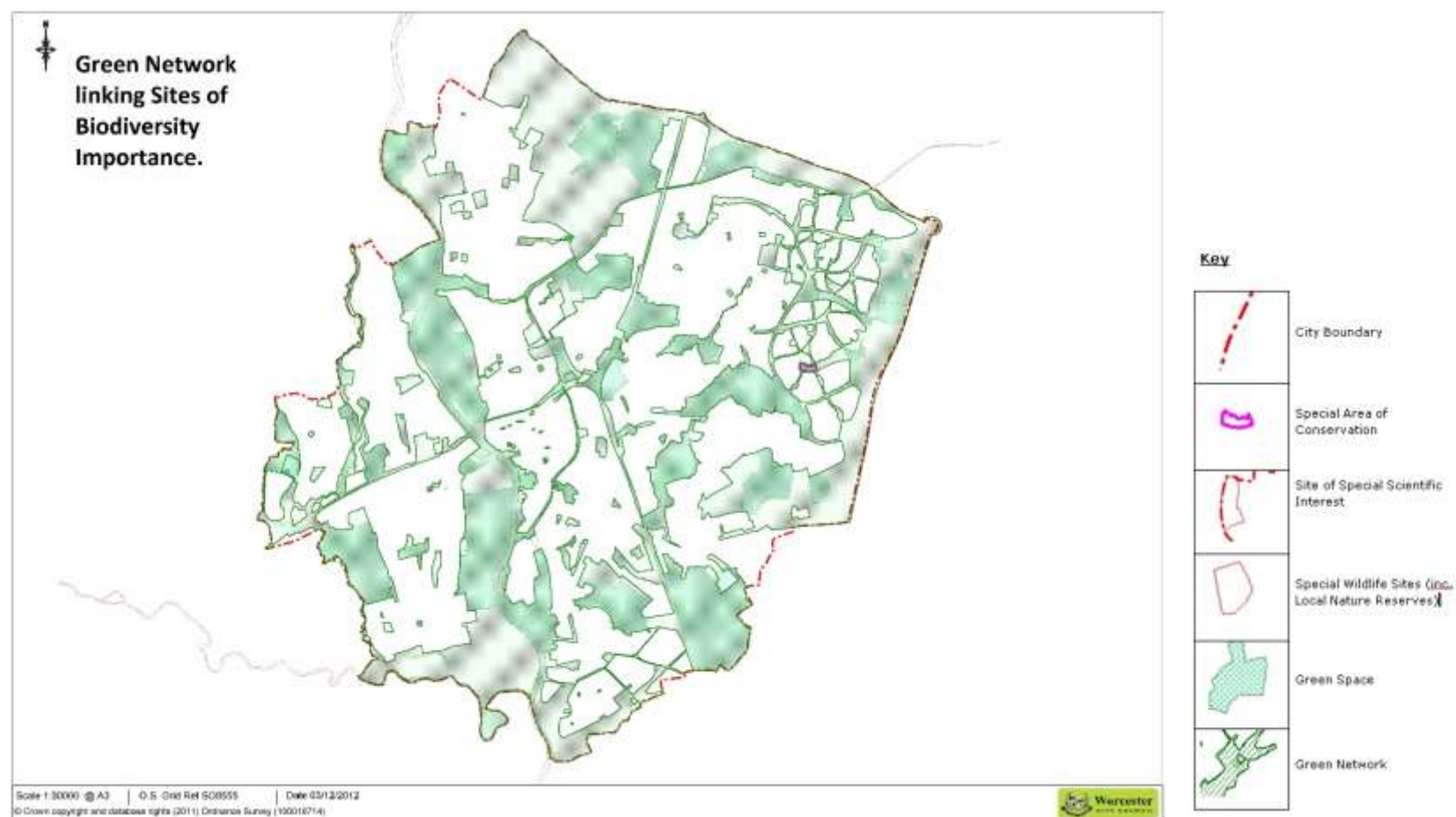


Appendix 4 Biodiversity

Source SWDP Evidence Base 2016 – Worcester City

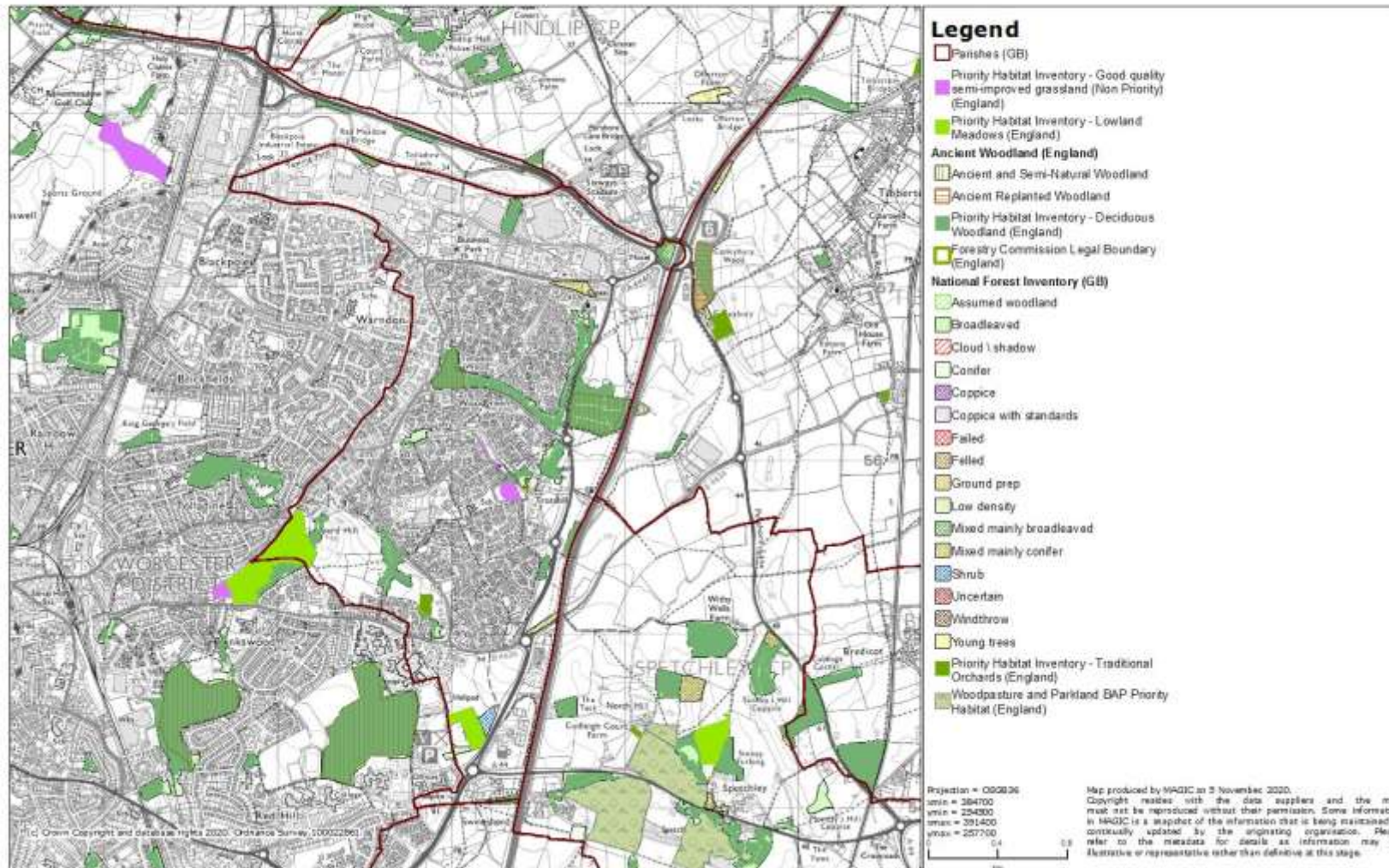


Source SWDP Evidence Base 2016 – Worcester City



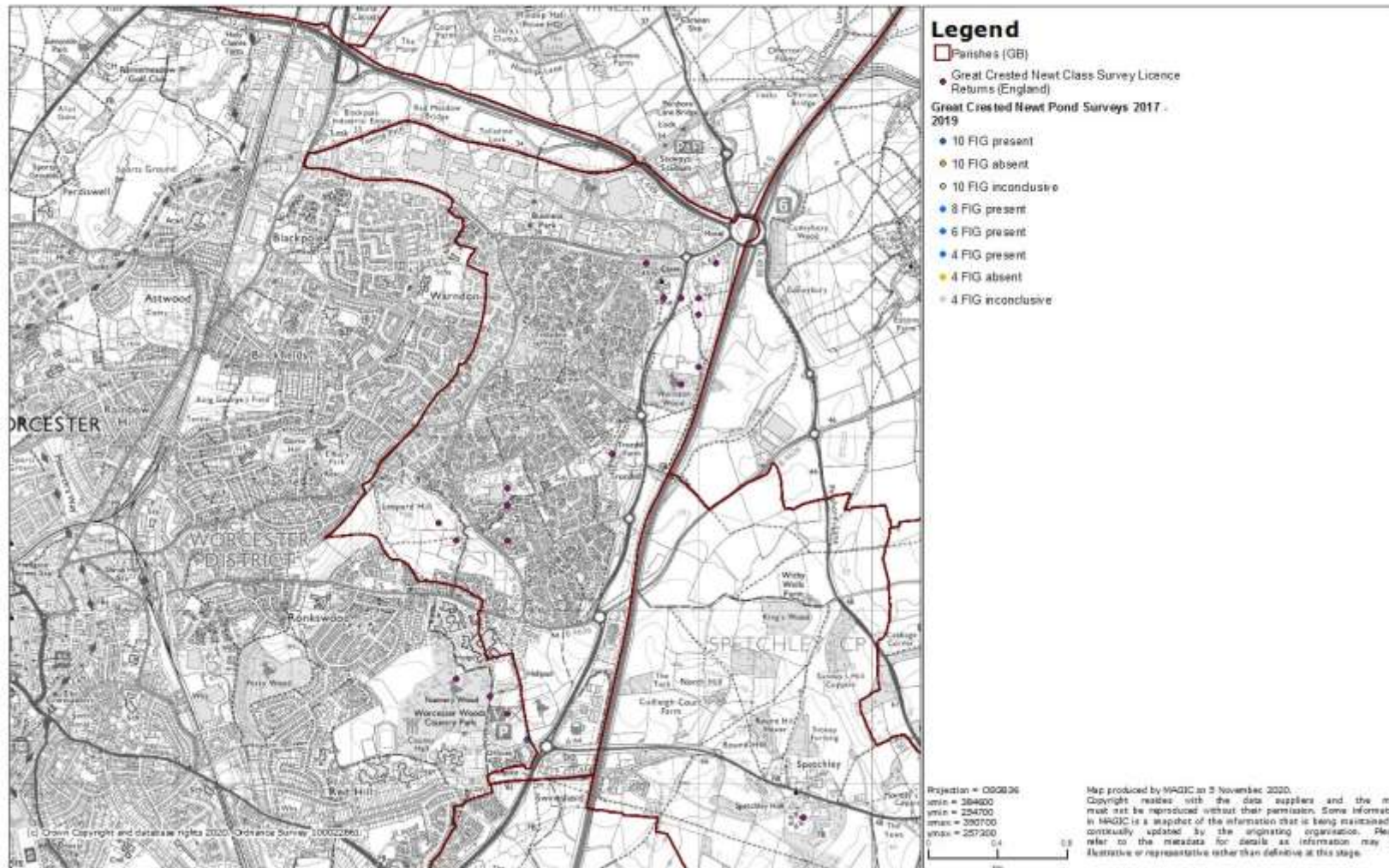
MAGiC

Habitats

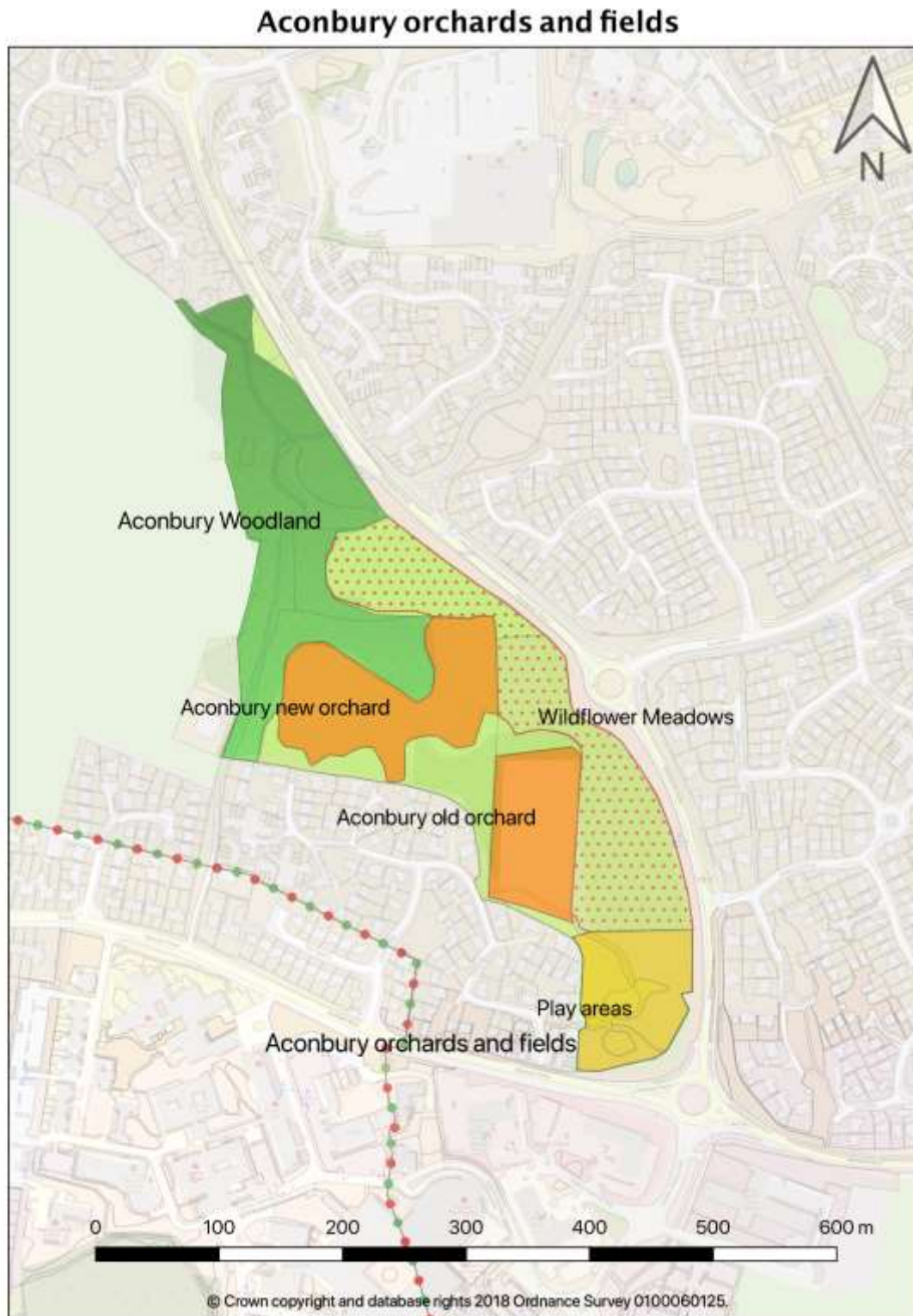


MAGiC

Great Crested Newt Surveys



Appendix 5 Local Green Space Maps



Ankerage Green



Barass Avenue



Bearcroft Rockery



Bodiam Close



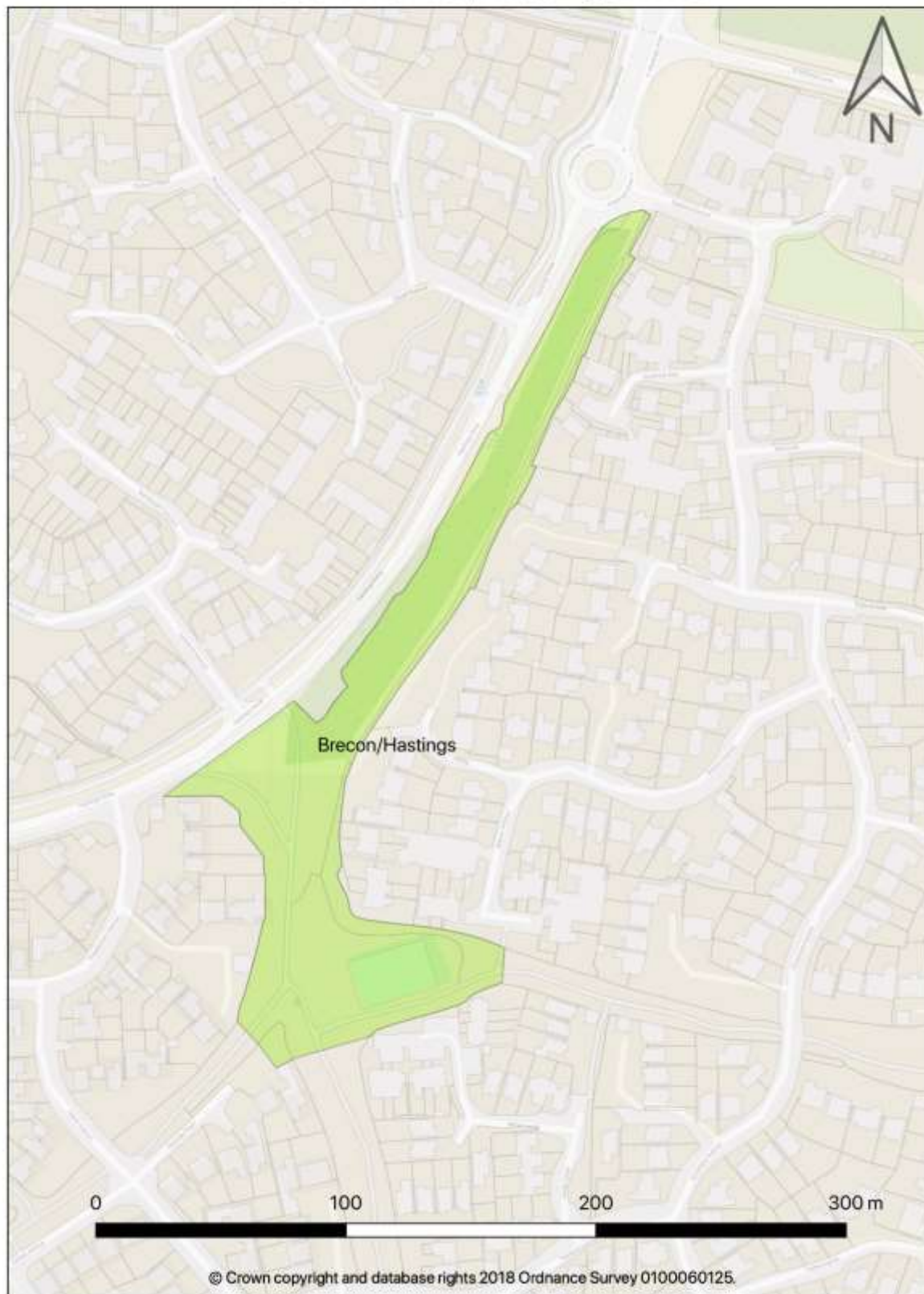
Bolton Avenue / Auckland Close



Bolton Avenue / Pembroke Place



Brecon Avenue / Hastings Drive



Caister Avenue



Chepstow Avenue



Debdale Avenue / Millhams Avenue



Dover Avenue / Deal Crescent



Fallow Field



Gawtree Way



Great Oaty Gardens



Homestead Avenue





Mabs allotments



Middleton Gardens



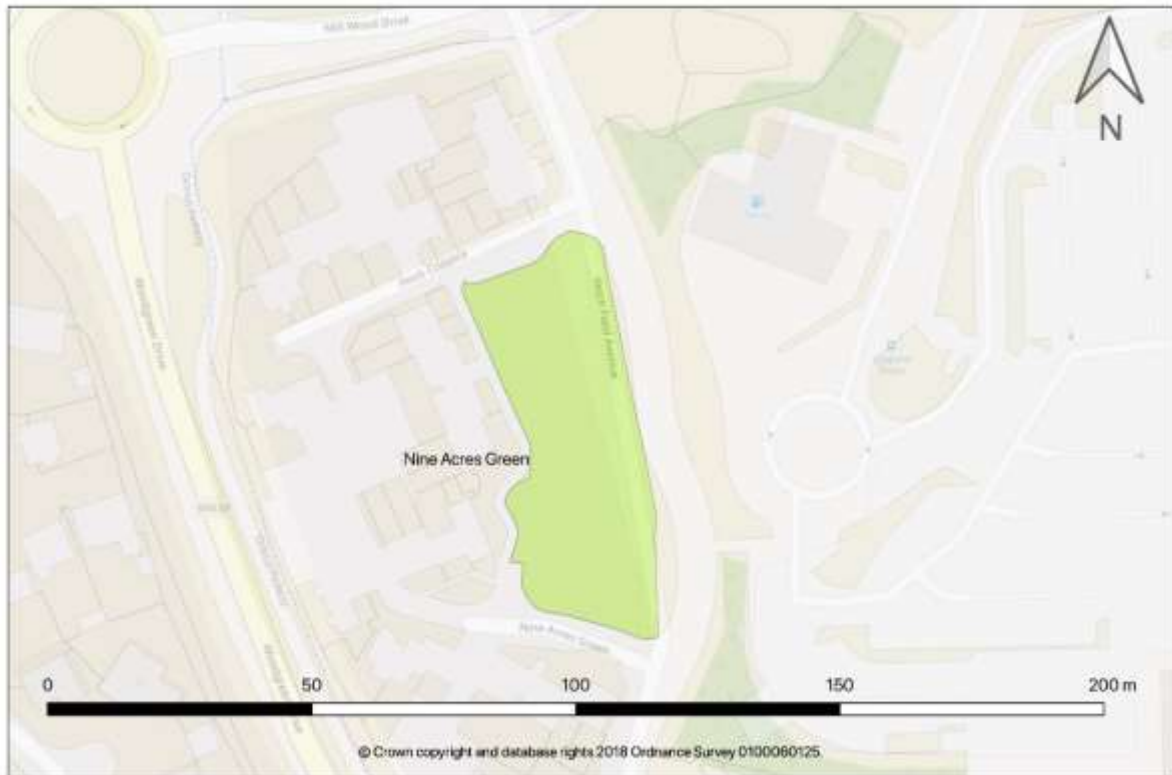
Newark Green



Nightingale Avenue



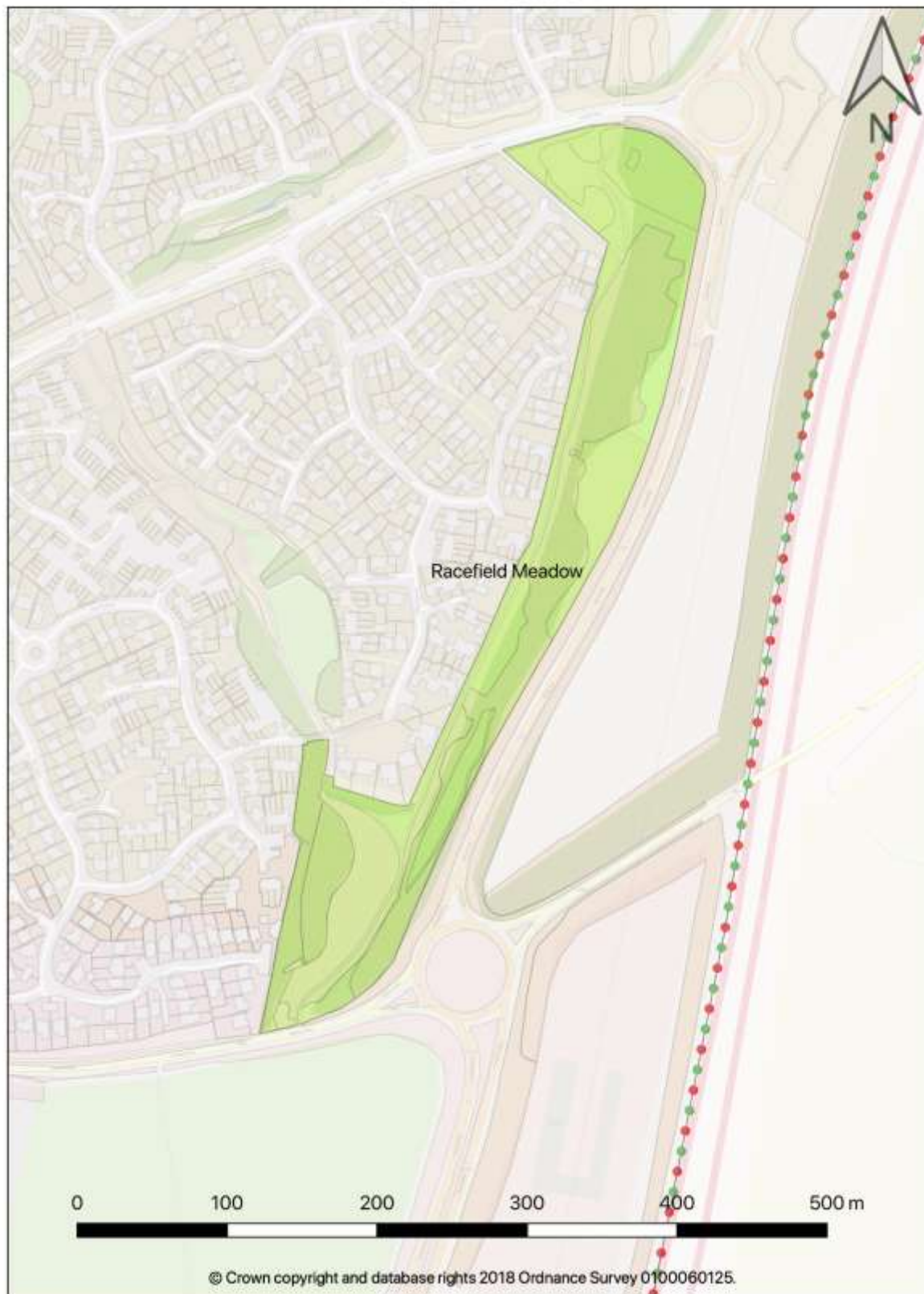
Nine Acres Green



Pirie Avenue



Racefield Meadow



Sudeley Gardens



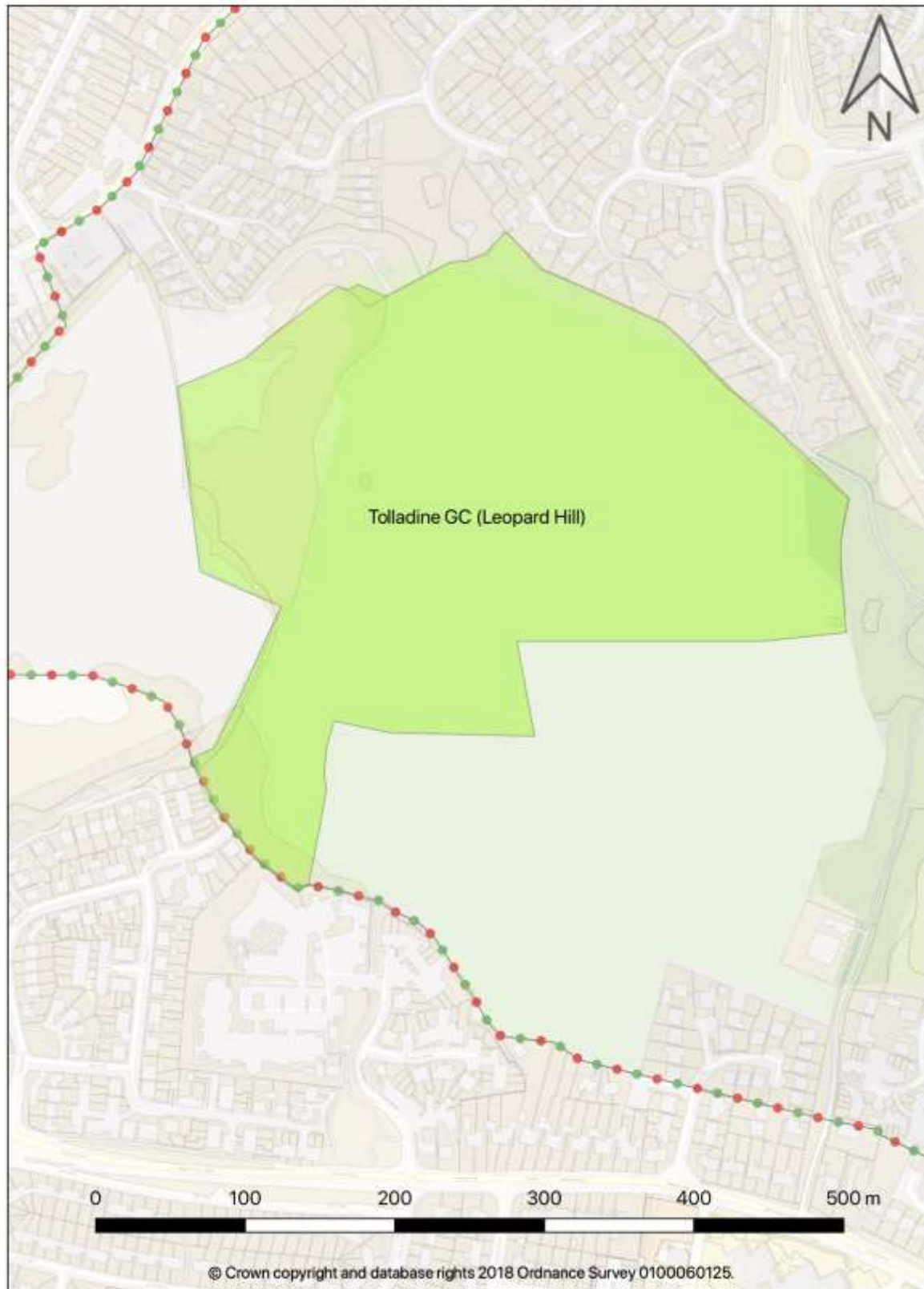
Tattersall Park



Threshfield Drive



Tolladine GC – Leopard Hill





Trotshill Copse, etc



Trotshill Field



Wood Leason Avenue



Appendix 6 Summaries of open-ended questions from surveys

Household Questionnaire

Question 20, 'is there anything that could be done to improve the access to or the condition of these Green Spaces or have we missed anything that is important to you?'

224 responses were received, some having multiple comments. These fell into the following categories:

1. Maintenance (foliage and footpaths)
2. Litter and dog bins
3. Access
4. Protect Green spaces
5. Safety
6. Maintenance and provision of play equipment/ additional facilities
7. Miscellaneous
8. Positive comments / no improvements

Description of responses (number):

Maintenance (90)

This included maintenance of hedgerows, trees, ponds, grass cutting with 35 respondents specifying footpath maintenance needing to be improved. Comments over overgrown hedges and brambles, slippery footpaths in autumn and the need to remove grass cuttings. Some consider improved maintenance would increase use.

Litter (51) and Dog Bins (41)

Increase the number of both of these bins and the frequency of collections.

Access (32)

Improve access to facilities ensure there is disabled access (10). Clear access and paths of overgrown shrubs/ hedges and concern over slipping particularly in the Autumn (see maintenance above). Increase signage of footpaths and install maps/information boards (22). Install crossing points e.g. A4440.

Protect Green spaces (24)

Comments made to reiterate the importance of green spaces to the community and the fact that they should not be developed and should be protected.

Safety (21)

Install lighting (6), CCTV (3) , and cut back trees / hedges to allow surveillance. Concern over anti-social behaviour (15) and broken glass (5). Install gates on children's play areas (3) .

Maintenance and provision of play equipment/ additional facilities (20)

Improve maintenance of existing play equipment and facilities and suggestion to install new play equipment e.g. at Barley Crescent, Long Meadow and Tolladine and swings at Debdale Avenue. Also request for additional benches / seating (6).

Miscellaneous (22)

There were some miscellaneous comments including people's level of use and what they liked to use as well as suggestions of green spaces that had been missed from the survey. A comment about drainage issues and a suggestion of a community garden and using more volunteers to help manage open space.

Positive Comments / No improvements (17)

A Number of people felt that the spaces were well maintained, and that access was good. 6 people said no improvements required.

Question 23, 'is there anything that could be done to improve the access to or the condition of the footpath/cycle network in the parish?'

263 responses were received, some having multiple comments. These fell into the following categories:

1. Sufficiency
2. Positive remarks
3. Surfaces
4. Hedges (including grass verges)
5. Lighting
6. Barriers (i.e. cycle barriers)
7. Bikes (use of)
8. Signs
9. Detritus
10. Miscellaneous

Description of responses (number):

1. Sufficiency (3)
 - a. There were no calls for new routes. However, there were three suggestions for controlled crossings where pedways and paths meet roads. Each was at a different location.
2. Positive remarks (30)
 - a. A significant number of respondents were 'happy with footpaths and cycleways'. Reference was made to teaching children how to ride on them, and their use for 'shopping, visiting the hospital and generally getting around'. The point was made that they must not be 'taken away'.

3. Surfaces (45)

a. Almost all concerns were regarding the unevenness or quality of the surfaces of pedways. In almost every case tree roots were cited as the problem. One respondent suggested that new grit could be put on the paths.

4. Hedges (including grass verges) (71)

a. Most comments were about overhanging branches (particularly those with thorns) and cutting back hedges. A couple of comments linked this to the needs of the disabled. Some called for regular cutting throughout the year. One person referred to the need for a more relaxed approach to increase biodiversity.

5. Lighting responses (8)

a. There was no significant level of concern about sufficiency. Comments were made about the maintenance of lighting. In some cases, this related to the trimming of trees and hedges. A suggestion was made that lights should be kept on all night, and there were no comments about light pollution.

6. Barriers (i.e. cycle barriers) (9)

a. There was some call for the removal of barriers, and one for them to be better maintained. Reference was made to giving 'bikes priority over cars', though there was also a comment approving of the way the pedway network is separated from roads. Another called for more barriers to stop groups of cyclists.

7. Bikes – use of (23)

a. Comments were made about stopping cyclists using Woodgreen Drive, and one about the inadequacy of the cycle route on the A4440. There were also calls for better demarcation between cyclists and walkers (see 'g' below). Other comments were about 'etiquette'. Typical were a cyclist's complaint that walkers not giving way, and a dog walker's complaint about cyclists 'going at speed'. There were calls for rules for cyclists, including the use of bells.

8. Signs (35)

a. Most comments were about providing signs to control the demarcation between walkers and cyclists. These included calls for better marking and a consistent arrangement, though one person thought the answer was to 'share with care'. There were a significant number of suggestions about better way-markers.

9. Detritus (including dog mess, bins etc.) (24)

a. Most comments were about dog faeces and litter, with some requesting more bins. Some cited broken glass and shopping trollies, others leaf debris and thorns left following hedge cutting. A poorly sighted person reported difficulties caused by weeds at the edges of

paths and another was concerned about debris on paths. There was also a single report of a pedway flooding.

10. Miscellaneous

a. There were a few comments about cars parking on footways (a police matter) and a suggestion about how people can be prompted to report problems. One person called for cyclists to be more involved with future design and another wanted the network to be gritted in bad weather.

Question 26, 'is there anything that could be done to improve the access to or the condition of these Play Areas or have we missed a Play Area that is important to you.?'

178 responses were received, some having multiple comments. These fell into the following categories:

1. Loss of equipment / improve equipment
2. Safety
3. Maintenance
4. Positive comment / no improvement suggested
5. Litter
6. Miscellaneous
7. Additional facilities

Description of responses (number):

Loss of equipment / improve equipment (58)

Concern was expressed by loss of equipment from locations including Great Oaty Gardens. There were also comments around the need improve equipment at a number of the play areas including the astro turf, Lyppard area, Trotshill field. Suggestion that range of equipment could be improved so that it caters for a range of ages including young (slides, swings, built in trampoline), 10+ (MUGA, ball games), youth (benches, shelter, basketball hoops, skate ramps) and adult fitness equipment

Safety (51)

Safety (20) is highlighted as a concern with a need to reduce antisocial behaviour (31) at a number of the play areas and to reduce vandalism and litter in particular broken glass. Suggestions of CCTV, improved lighting and reduction of hedgerows to improve natural surveillance (6) and even locking some areas at night. Also, a suggestion of increased patrols from police and community support officers. Improved signage and the provision of crossings near to play areas for safety as well as reducing the speed limit.

Maintenance (43)

Ongoing maintenance of play areas seen as key to their use, popularity and safety. People would like to ensure the areas are regularly checked and broken equipment , gates etc replaced. Gates suggested for Corfe Play Area and improved access to Alconbury orchard.

Positive comment / no improvement suggested (41)

The play areas are clearly valued, and a number of comments demonstrated the importance of this to families with children in particular.

Litter (20)

Improved provision of litter and dog bins and more frequent collections are suggested as well as removal of broken glass.

Miscellaneous (18)

These were generally around the importance of play areas or the fact their household doesn't have a need for them. There were suggestions of adult gym equipment and the use of volunteers to assess equipment and highlight issues.

Additional facilities (7)

Some households suggested seating areas for parents (3) and improved signage (3); this could not only help residents locate play areas but also signage within the play areas could help with residents reporting any issues. There was also a suggestion of installing warning signs on roads near to play areas.

Question 33, 'Do you think there are the right amount of services and facilities in the parish if so are they the right type of services/facilities and are they in the right locations?'

340 responses were received, some having multiple comments. The majority (202) were very positive and felt there were enough services and facilities and that they were in accessible locations but there were some recurring suggestions that fell into the following categories:

1. Shopping (retail)
2. Eating and Drinking
3. Leisure facilities
4. Health Care
5. Public Transport
6. Education
7. Policing
8. Miscellaneous

Shopping (19)

There were suggestions for an increase in the number of independent shops e.g. butcher / baker / greengrocer / café / farm shop/ chiropodist / optician /banking facilities. An overall improved array of shops stocking a greater range of goods was also suggested by nine respondents. There were 16 respondents that identified specific shops they would like to see, four were in support of a chemist, three were in support of a bank and three were in support of a farm shop; a further six individual shop types were suggested by six separate households.

Eating and Drinking (78)

A café or coffee shop was the most frequently suggested addition to local facilities with 30 households in support of a new café. There was also support for a new pub or bar (15 respondents) and restaurant (16 respondents)

Concern was raised as to the number of fast food outlets in the parish often referring to the litter problem that is associated with them (13 respondents) yet there were four suggestions for an Indian takeaway.

Leisure facilities (20)

There were five suggestions for an indoor play option for children including soft play, four respondents would like a library service and two would like a youth centre. There were some individual suggestions for improved leisure facilities, sports pitches, tennis courts and a new or improved countryside centre; it should be noted that the existing countryside centre sits just outside the parish boundary.

Health care (38)

16 households would like to see an additional medical centre or expressed concern at the existing facility's ability to take on new patients; and ten households felt there should be another dentist in the parish. Hospital capacity and its parking provision was also raised by a number of households, 15 and 11 respectively.

Education (25)

Comments were made about school capacity and the need for a new primary and secondary school in the parish. 15 households support a new primary school. Ten households support a secondary school in the parish as children currently have to travel out of the parish to access secondary education.

Public Transport (10)

Ten households suggest improvements are required to the frequency of buses including improved services into Worcester and the hospital.

Policing (2)

Two households suggest increasing community policing.

Miscellaneous (3)

One household suggests developing a community project to tackle loneliness; another a car dealership and another to improve cycle parking.

Business questionnaire

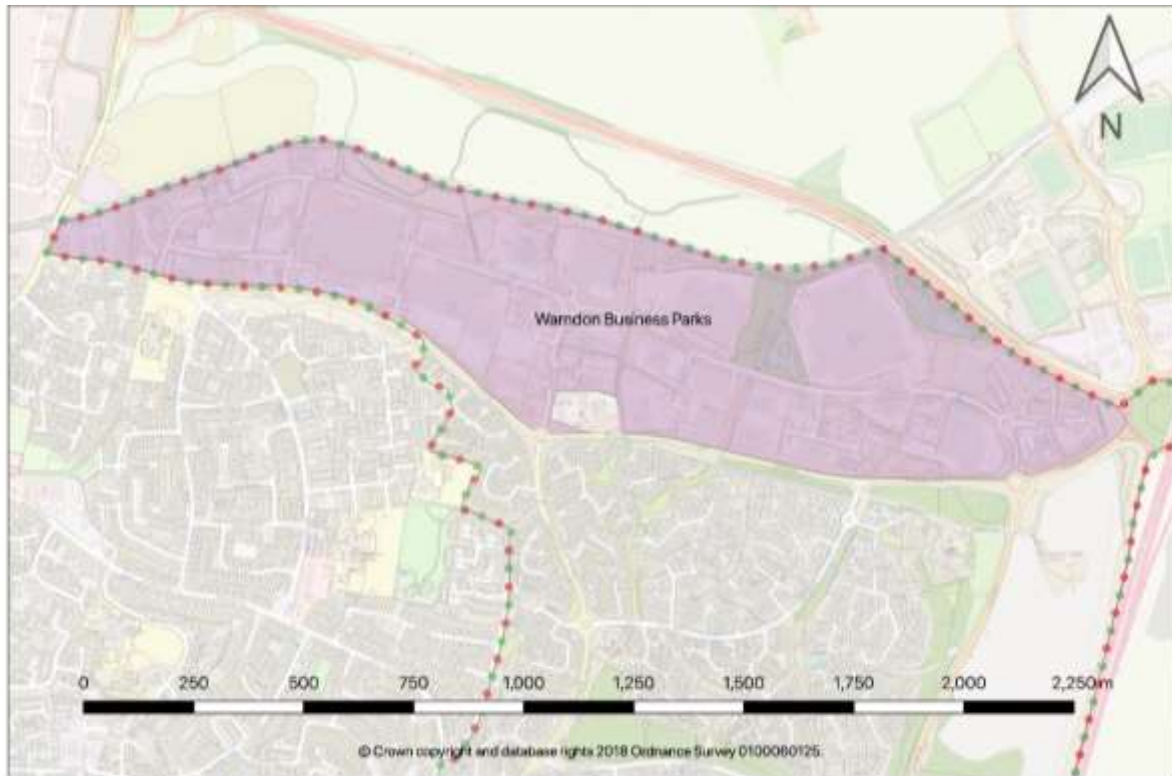
Can you suggest any improvements which could be made to Warndon Parish which would benefit your business?

Suggestions for improvement	Number of respondents
Need better public transport	2
Handling of roadworks at J6 (NB short term issue have now been removed)	5
Volume of traffic	1
Internet speed	1
Mobile reception	1
Parking problems	2
Driving School - learner drivers	1
Improve maintenance of footpaths	1
Need cycle path	1
Improve canal access	1
No more development	1
Education and training needs improving	1
Ensure maintain quality of the environment	1

Other comments demonstrated that businesses were appreciative of access to green space including the canal and felt that the parish was a great location for business.

Appendix 7 Warndon Employment Sites

1.Warndon Business Parks



2.Kings Court, Newtown Road



3. Nunnery Park Business Park



4. Sixways Park Business Park



5. Worcester Woods Business Park



Appendix 8 Retail Analysis at March 2020

Name	Location	Type	New Use Class September 2020		Previous Use Class	
Avant Garde Hair Salon	Brindley Road	Hairdressers	E	Commercial, Business and Service	A1	Shops
Drinks Stop	Brindley Road	Convenience Store	E	Commercial, Business and Service	A1	Shops
Tesco Express	Brindley Road	Food shop	E	Commercial, Business and Service	A1	Shops
Greggs	Brindley Road	Bakers shop and Takeaway	E	Commercial, Business and Service	A1	Shop
Barn Owl	Brindley Road	Public House and Restaurant	Sui Generis	Uses which do not fall within the specified use class	A4	Drinking establishment with expanded food provision
Pizza Hut	Brindley Road	Takeaway	Sui Generis	Uses which do not fall within the specified use class	A5	Hot food takeaways
Golden Dragon	Brindley Road	Takeaway	Sui Generis	Uses which do not fall within the specified use class	A5	Hot food takeaway
Bare Grillz	Brindley Road	Takeaway with ancillary seating	Sui Generis	Uses which do not fall within the specified use class	A5	Hot food takeaways
Subway	Brindley Road	Retail	E	Commercial, Business and Service	A1	Shops
Severn Veterinary Centre	Brindley Road	Vets	E	Commercial, Business and Service	D1	Non-residential institutions
Busy Bees	Brindley Road	Day Nursery	E	Commercial, Business and Service	D1	Non-residential institutions
Tesco Petrol Filling Station	Mill Wood Drive	Petrol filling station	Sui Generis	Uses which do not fall within the specified use class	Sui Generis	Uses which do not fall within the specified use class
Tesco Superstore	Ankerage Green	Supermarket	E	Commercial, Business and Service	A1	Shops

Name	Location	Type	New Use Class September 2020		Previous Use Class	
Timpson	Ankerage Green	Shoe repairs	E	Commercial, Business and Service	A1	Shops
Costcutter (includes post office)	Ankerage Green	Convenience Store	E	Commercial, Business and Service	A1	Shops
Serene Hair and Beauty	Ankerage Green	Hair salon	E	Commercial, Business and Service	A1	Shops
Waves	Ankerage Green	Car wash	Sui Generis	Uses which do not fall within the specified use class	A1 *	* Possibly ancillary to A1 or sui generis
Connells	Ankerage Green	Estate Agents	E	Commercial, Business and Service	A2	Financial and professional services
Costa (within Tesco)	Ankerage Green	Café	E	Commercial, Business and Service	A3	Food and drink
The Lyppard Grange	Ankerage Green	Pub/restaurant	Sui Generis	Uses which do not fall within the specified use class	A4	Drinking establishment with expanded food provision
Wok and Roll	Ankerage Green	Takeaway	Sui Generis	Uses which do not fall within the specified use class	A5	Hot food takeaways
Lyppard Fryer	Ankerage Green	Takeaway	Sui Generis	Uses which do not fall within the specified use class	A5	Hot food takeaways
My Dentist	Ankerage Green	Dentist	E	Commercial, Business and Service	D1	Non-residential institutions
Happylands	Ankerage Green	Day Nursery	E	Commercial, Business and Service	D1	Non-residential institutions
The Hub	Ankerage Green	Community Hall	F2	Local community Hall	D1	Non-residential institutions
Doctors Surgery	Ankerage Green	Doctors Surgery	E	Commercial, Business and Service	D1	Non-residential institutions
Evangelical Church	Hastings Drive	Community Hall	F2	Local community Hall	D1	Non-residential institutions

Name	Location	Type	New Use Class September 2020		Previous Use Class	
St Nicholas Church and Barn	St Nicholas Lane	Community Hall	F2	Local community Hall	D1	Non-residential institutions
Beefeater Three Pears	Bridgewater Road	Pub/restaurant	Sui Generis	Uses which do not fall within the specified use class	A4	Drinking establishment with expanded food provision
Premier Inn	Bridgewater Road	Hotel	C1	Hotel	C1	Hotel
Aspire Academy	Bridgewater Road	School	F1	F1 Learning and non-residential institutions	D1	Non-residential institutions
Rybrook Mini	Wainwright Road	Car sales	Sui Generis	Uses which do not fall within the specified use class	Sui Generis	Uses which do not fall within the specified use class
Rybrook BMW	Wainwright Road	Car sales	Sui Generis	Uses which do not fall within the specified use class	Sui Generis	Uses which do not fall within the specified use class
Budgens	Nunnery Park	Convenience store	E	Commercial, Business and Service	A1	Shops
Bluebell Farm Pub and Carvery	Nunnery Park	Pub/restaurant	Sui Generis	Uses which do not fall within the specified use class	A4	Drinking establishment with expanded food provision
KFC	Nunnery Park	Takeaway	Sui Generis	Uses which do not fall within the specified use class	A5 (some A3 restaurant inside)	Hot food takeaways and food and drink
Shell Petrol Station	Nunnery Park	Petrol filling station	Sui Generis	Uses which do not fall within the specified use class	Sui Generis	Uses which do not fall within the specified use class
Cutting Crew	Tolladine Road	Barbers	E	Commercial, Business and Service	A1	Shops

Name	Location	Type	New Use Class September 2020		Previous Use Class	
Property Centre	Tolladine Road	Estate Agents	E	Commercial, Business and Service	A2	Financial and professional services
Texaco Garage	Tolladine Road	Petrol station	Sui Generis	Uses which do not fall within the specified use class	Sui Generis	Uses which do not fall within the specified use class
Baylis Vauxhall	Cotswold Way	Car sales	Sui Generis	Uses which do not fall within the specified use class	Sui Generis	Uses which do not fall within the specified use class

Retail areas



Appendix 9 Glossary of Terms

Active Travel Corridor (ATC)	A route that can be a footpath/ cycle path or road that allows pedestrians and cyclists to move around.
Adoption	The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
Appeal	The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.
Allocation	A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment or another use such as open space.
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.
Basic Conditions	Criteria that a Neighbourhood Plan must meet before it can come into force. These are: <ul style="list-style-type: none"> • 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, • They must be compatible with UK and EU obligations, • The must conform with the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
Biodiversity	The variety of different types of plant and animal life in a particular region.
Change of use	A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.
Community engagement	Involving the local community in the decisions that are made regarding their area.
Community Facilities	Buildings, services and land uses intended to meet the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Community infrastructure levy (CIL)	Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres. Parish Councils are entitled to 25% of CIL payments received once a Neighbourhood Plan has been adopted/ 'made'.
Conformity	There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.
Consultation	A communication process with the local community that informs planning decision-making.
Consultation Statement	A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Development	Legal definition is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land."
Development boundary	A policy in the Local Plan (SWDP) that draws a line around the built form of a settlement within which the principle of development is acceptable as long as it accords with other policies in the Local Plan.
Development Plan	A document setting out the local planning authority's policies and proposals for the development and use of land in the area. In this case the South Worcestershire Local Development Plan (2016).
Employment Land	Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order.
Evidence base	The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.
Examination	For neighbourhood planning, an independent assessment carried out by an examiner to determine whether a Neighbourhood Plan meets the Basic Conditions.
Footpath	A pedestrian right of way away from the highway.
Footway	A footway is a surfaced path that either forms part of a highway or runs alongside it. Although footways are commonly referred to as 'footpaths', in law footpaths are paths away from the highway, not along them.

Green infrastructure	Interconnected green space that can have a range of functions. Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.
Green space	Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.
Green Space Background Paper	A document containing an overview and assessment of green spaces within the Neighbourhood Area to support the policies in the Neighbourhood Plan; it forms part of the evidence base.
Habitats Regulation Assessment	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
Infrastructure	Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.
Infill development	The infilling of a small gap within an otherwise built up area e.g. within gardens or in place of an outbuilding between two houses.
Listed buildings	Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.
Localism	Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.
Local Green Space	This is a formal designation that may be made by neighbourhood plans, to provide protection for green spaces valued by the local community.
Local Development Plan	The adopted Local Plan sets out what type and how much development will occur across the area to 2030 and a suite of policies to help manage development, it is called the South Worcestershire Development Plan. It covers the 3 authorities of Wychavon District Council, Malvern Hills District Council and Worcester City Council.
Local planning authority	Local government body responsible for formulating planning policies and controlling development; in this case it is Worcester City Council for most planning matters and Worcestershire County Council for transport, minerals and waste planning.
Local referendum	A direct vote in which communities will be asked to either accept or reject a particular proposal.

Local transport plan	Plans that set out a local authority's policies on transport on a five-yearly basis. This is produced by Worcestershire County Council.
Minerals plan	A statement of the policy, advice and guidance provided by local authorities regarding the extraction of minerals. This is produced by Worcestershire County Council.
Mixed use	The development of a single building or site with two or more complementary uses.
Multi use games area (MUGA)	A fenced off area with built in goal post units for various types of sports games, such as football, netball, basketball or tennis.
National Planning Policy Framework (NPPF)	Sets out the Government's planning policies for England and how these are expected to be applied.
Neighbourhood Area	The local area in which a neighbourhood plan or neighbourhood development order can be introduced. In this case the parish of Warndon.
Neighbourhood Plan	A planning document created by a parish or town council or a neighbourhood forum, which sets out the vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.
Neighbourhood planning	A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.
Neighbourhood Plan Steering Committee	For the purposes of producing the Warndon Parish Council Neighbourhood Plan a group of residents and parish councillors have formed to develop the Neighbourhood Plan. They report into the Parish Council.
Planning conditions	Planning conditions are provisions attached to the granting of planning permission.
Planning permission	Formal approval granted by a council allowing a proposed development to proceed.
Policy	A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Public open space	Open space to which the public has free access.
Retail	The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class A1 in the Town and Country Planning (Use Classes) Order 1987.
Rural	Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.
Section 106	Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted.
Setting	The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.
Site of special scientific interest (SSSI)	A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. Sites of special scientific interest (SSSI) are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.
South Worcestershire Authorities	Malvern Hills District Council, Worcester City Council and Wychavon District Council.
South Worcestershire Development Plan (SWDP)	The adopted Local Plan setting out the planning policies and strategic growth for the area until 2030. It covers the 3 authorities of Wychavon District Council, Malvern Hills District Council and Worcester City Council and is used by planning officers to determine planning applications.
South Worcestershire Development Plan Review (SWDPR)	The Local Plan is currently under review as required by national planning policy. The review document will supersede the SWDP and it is expected to be adopted by 2023. The Preferred Options for the SWDPR were consulted on in November 2019.
Special Area of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Stakeholders	People who have an interest in an organisation or process including residents, business owners and government.
Strategic policy	A policy that is essential for the delivery of a strategy, for example, the overall scale and distribution of housing and employment in an area.
Sustainable development	An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.
Sustainable urban Drainage Systems	An artificial drainage solution which uses natural processes to reduce and slow the quantity and rate of surface water run-off from new development, dealing with it as close to the source as possible.
The Plan	Warndon Parish Council Neighbourhood Plan
Tree preservation order (TPOs)	An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.
Urban	Having the characteristics of a town or a city; an area dominated by built development.
Windfall	Sites which have not been identified as available in the Local Plan. They normally comprise previously developed sites that have unexpectedly become available.

Appendix 10 Parish Aspirations and Actions

There were a number of matters that were identified through community consultation that are of concern and interest to the community but that cannot be addressed through planning policy. These aspirations and actions have been identified and it is the intention of the Parish Council to address these during the Plan period either through the Parish Council or in conjunction through the appropriate body.

Work has already commenced against some of these aspirations and achieving these has the potential to enhance the quality of life for residents of Warndon Parish and provide environmental improvements. However successful delivery will always depend on the availability of adequate funding and the willingness of partner organisations to work with the Parish Council.

The Parish Council is always willing to consider new parish aspirations arising from all sources.

LIST A – Aspirations arising from the Residents’ Questionnaire

	Aspiration	Status
1	Improvement in the choice of shops	Not yet progressed
2	Cafe, coffee shop, more pub choice	Not yet progressed
3	Indoor play option for children; library; sports facilities	Not yet progressed
4	Additional medical centre	Not yet progressed
5	Sort out car parking at the hospital	Live issue: some signs of progress
6	Address school capacity issues: support for additional primary and secondary school provision in the parish	Live issue: County Council proposes to create a new secondary school to serve the SE quarter of the city
7	Improve the frequency of buses	Not yet progressed
8	Increase community policing	Not yet progressed
9	Project to tackle loneliness	Not yet progressed

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