

Please read me
before you
recycle me !



Warndon Parish Neighbourhood Plan Consultation Summary Booklet

Help us shape the future of our parish...



How would you like to see this area in 2030?

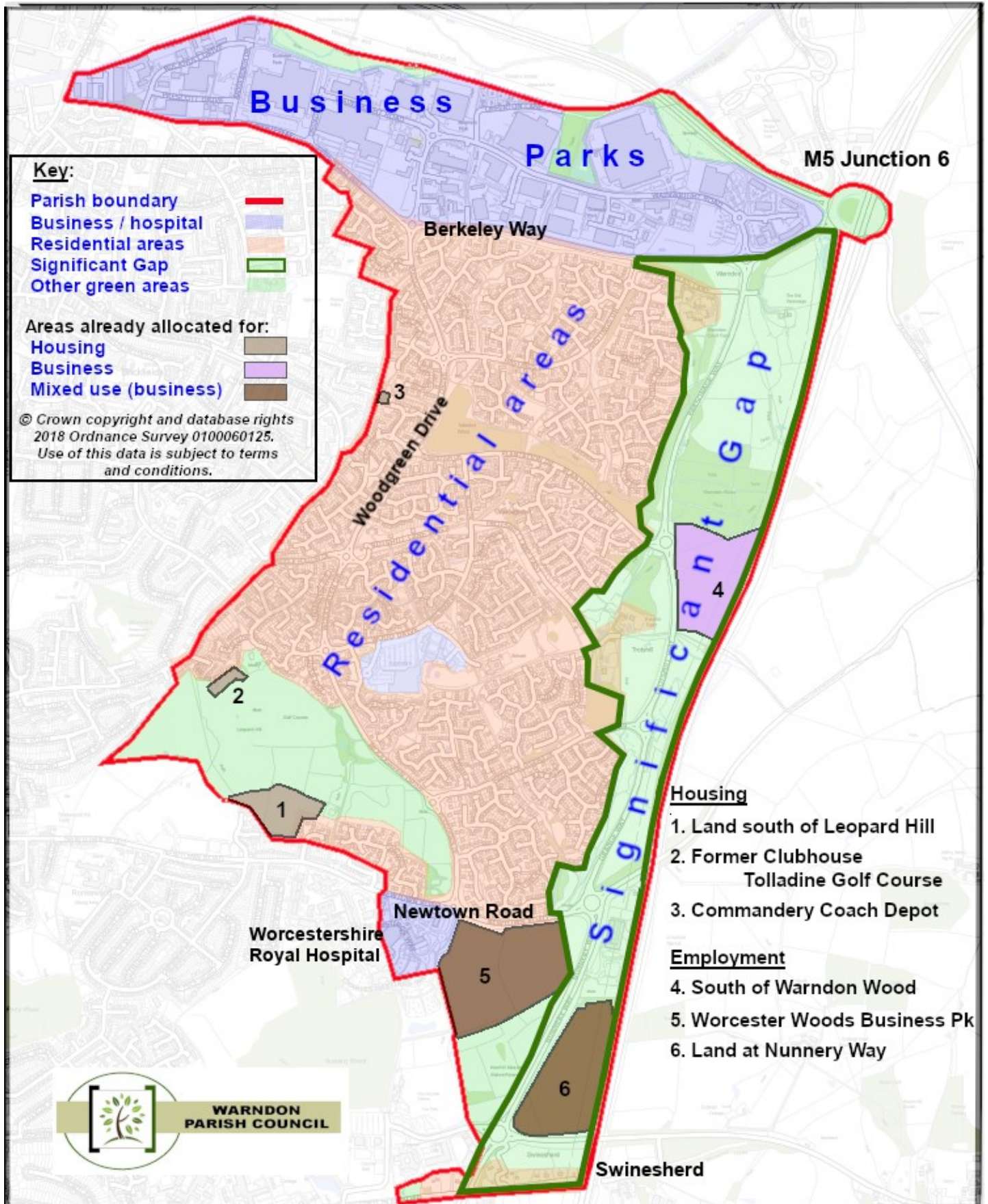
We need your help to influence the future of this Parish



Please read through
these 11 important
policies that affect the
future of your parish
and give us your
feedback before
21st June 2021

warndonpcnp.org.uk

Parish of Warndon



Dear Resident

In October 2018 the Parish Council delivered a Questionnaire to all households within the parish, inviting residents to give views on a range of topics relating to the future planning & development of the area, over 1,400 forms were completed and returned. This was a great response representing roughly 30% of the total number of households in the parish.

Since then, a group of local residents and councillors (representing County, City & Parish Councils) and consultants have produced a Draft Neighbourhood Plan. This plan has been informed by the responses to the residents' questionnaire, also to a questionnaire sent to local businesses and a significant amount of research and evidence gathering, including a detailed assessment of all the green spaces within the parish.

The Warndon Parish Draft Neighbourhood Plan is now subject to a six week public consultation. This document is a summary of the plan and provides information on what happens next.

The summary document sets out the key issues for Warndon Parish over the next ten years and the proposed policies. A full version of the draft plan including a number of maps, together with the supporting evidence based documents is available via the following link:

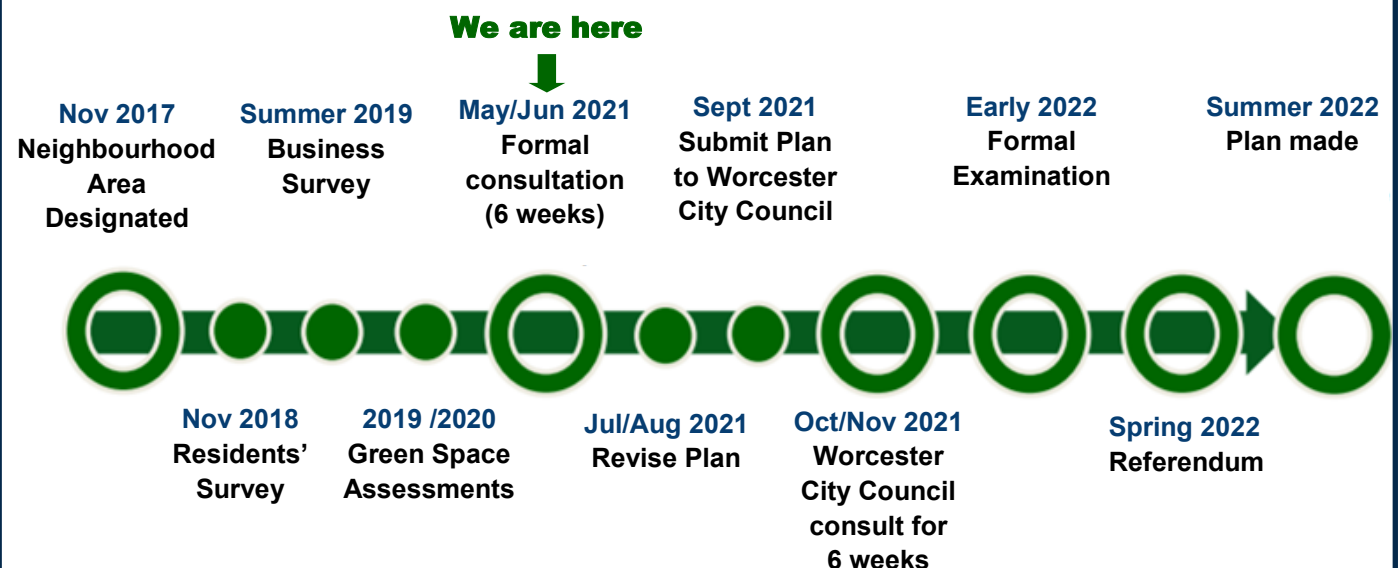
<https://consultations.rcaregeneration.co.uk/warndon-neighbourhood-plan-21>

We encourage you to read and consider the contents of the summary/ plan and welcome any feedback you may wish to give us. This can be done online via the link above. Alternatively you can complete the detachable form in the middle of this booklet marked 'Questionnaire' and return it to one of the collection boxes located at **Tesco Store (Warndon), Mill Wood Drive or Lyppard Hub, Ankerage Green.**

The plan seeks to turn community aspirations into planning policies to inform future development in Warndon Parish, so it is important that you tell us what you think. The consultation will start on the **10th May 2021** and ends on **21st June 2021**.

Once this consultation ends, the responses received will be analysed and revised for further consultation before being submitted for examination by an independent inspector and hopefully becoming an adopted plan. This will give it the same status as other development plans, such as the **South Worcestershire Development Plan**, against which all planning applications must be assessed.

This timeline below shows you where we are in the plan preparation process:



Neighbourhood Plan Vision and Objectives

Based on the feedback from the previous consultation work, a vision and set of objectives for Warndon Parish are suggested in this version of the plan.

The Vision for Warndon is as follows:

'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.'

Objectives:

Flowing from this Vision, are a series of objectives which are summarized as:

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).

Policies:

Flowing from the Vision and Objectives are 11 policies, all of which are justified in the plan in more detail, these policies fall into 3 categories:

- **Landscape and Natural Environment;**
- **Employment and Retail**
- **Community Facilities.**

They are set out in summary as follows:



Landscape & Natural Environment

Policies **W1**, **W2** and **W3** seek to reinforce the level of protection given to the natural environment within Warndon. This includes preventing any loss of trees, hedgerow, important ecological habitat and landscapes which contribute positively to the area.

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.



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 Rad Meadow.**



W3 - Trees & 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.



W4 - Green Routes for Travel - Footpath and Cycle Paths

Policy **W4** seeks to support development that would result in improvements being made to footpaths and cycle paths through the Neighbourhood Plan area, through the quality and quantity of such links, provided it does not conflict with the aims and objectives of policies **W1**, **W2** and **W3**.

- 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.

What is Community Infrastructure Levy?

This is a sum of money charged by Worcester City Council to a developer to be used towards schemes which will benefit the wider community, such as road improvements, play area, and sports facilities.

What is S106 Agreement?

This is a legal agreement between the council and a developer to deliver (for example) affordable housing, landscaping, money towards education and public transport and other benefits to reduce the impact of the development proposed.



NEIGHBOURHOOD PLAN QUESTIONNAIRE

Please respond to the following questions in relation to the policies being proposed. Even if you have no additional comments, please indicate whether or not you agree with the policy.

Thank you for your time.

Policy W1 - Landscape Character

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Policy W2 - Biodiversity

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Policy W3 - Trees and Hedgerows

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Please turn over



Policy W4 - Green Routes for Travel

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Policy W5 - Warndon Local Gap

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Policy W6 - Local Green Space

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Policy W7 - Retention of Existing (and Allocated) Employment Sites

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:



Policy W8 - Location of New Employment Development

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Policy W9 - Employment Development

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Policy W10 - Local Retail Policy

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Policy W11 - Community Facilities Policy

Question – do you agree with this policy?

Yes No

Any additional comments you would like to make:

Please turn over



Additional Information

In order for us to verify the distribution of this Questionnaire throughout the parish, we would appreciate it if you would provide your Postcode below for monitoring purposes only.

The postcode of my household who I am completing this Questionnaire on behalf of is:

W R

We would like to thank you for taking the time to complete this Questionnaire. If you are completing this in paper format, then please **do not forget** to drop it into the 'Questionnaire Postbox' at

Tesco (Warndon) Mill Wood Drive or Lyppard Hub, Ankerage Green

Please return by 21st June 2021 @ 5 p.m.

Privacy Notice

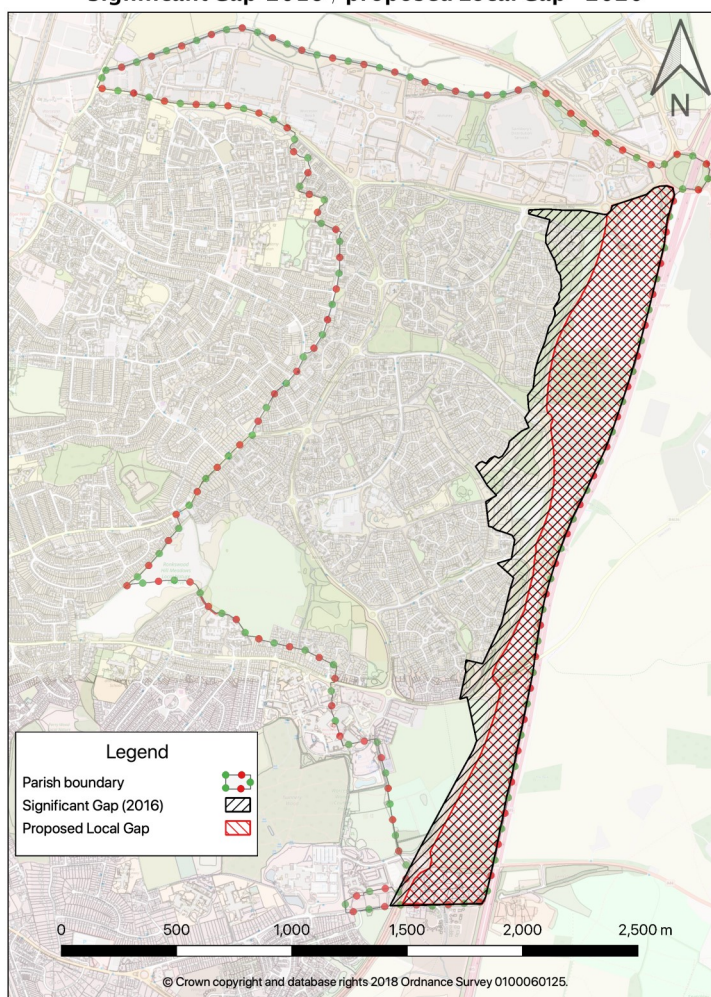
The information that you supply will be processed by Warndon Parish Council, who, for the purposes of the Data Protection Act 2018, are the Data Controller. The information you supply may also be shared with independent researchers employed directly by the Parish Council to undertake additional analysis of the results. Any information you provide will be treated as strictly confidential and will only be used for the purposes of developing the Neighbourhood Plan and any developments arising therefrom. Your information will not be shared with any other parties, but please note that any comments you make may appear anonymously in the published results. If you have any queries about the survey, or need assistance completing the questionnaire, please contact **Andy Taylor email: Andy.Taylor@WarndonParishCouncil.org or T: 01905 25146.**

W5 - Warndon Local Gap

Policy **W5** supports the continued preservation of the existing gap between Warndon and the M5 which has high amenity value, ecological value and assists in preserving the setting of heritage assets.

- 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.

Significant Gap 2016 / proposed Local Gap – 2020



W6 - Local Green Space

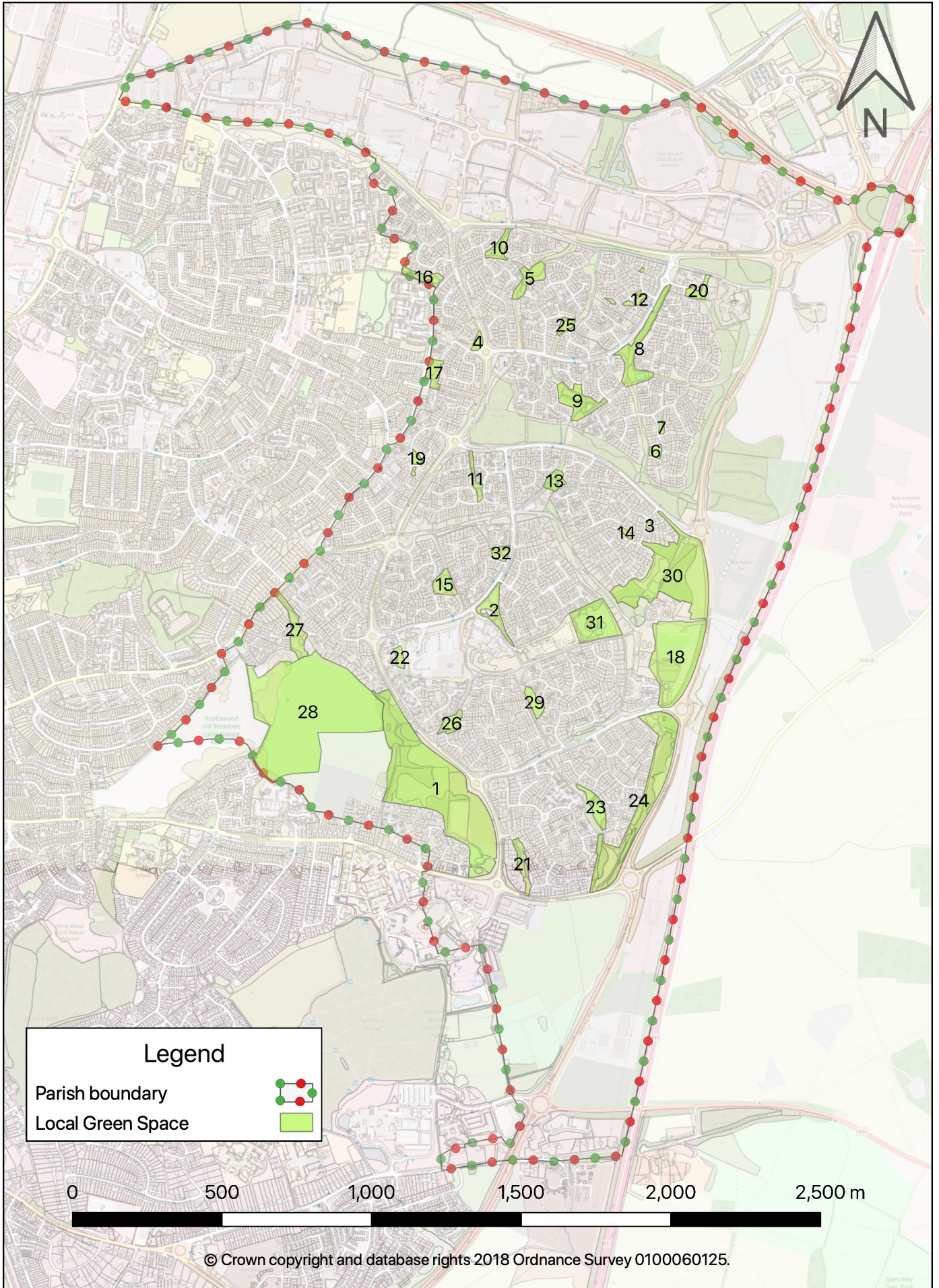
Policy W6 defines and protects specifically listed Local Green Spaces where development will not be supported unless a case for exceptional circumstances is successfully made.

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

- | | |
|-------------------------------------|---|
| 1 Aconbury Orchard and Fields | 17 Howcroft Green |
| 2 Ankerage Green | 18 Mabs Allotments Field |
| 2 Barass Avenue | 19 Middleton Gardens |
| 4 Bearcroft Rockery | 20 Newark Green |
| 5 Bodiam Close | 21 Nightingale Avenue |
| 6 Bolton Avenue/ Auckland Close | 22 Nine Acres Green |
| 7 Bolton Avenue/ Pembroke Place | 23 Pirie Avenue |
| 8 Brecon Avenue / Hastings Drive | 24 Racefield Meadow |
| 9 Caister Avenue | 25 Sudeley Gardens |
| 10 Chepstow Avenue | 26 Tattersall Park |
| 11 Debdale Avenue / Millhams Avenue | 27 Threshfield Drive |
| 12 Dover Avenue / Deal Crescent | 28 Tolladine (former) Golf Course/Leopard Hill |
| 13 Fallow Field | 29 Trevithick Park |
| 14 Gawtree Way | 30 Trotshill Copse, Meadow, Orchard & Play Area |
| 15 Great Oaty Gardens | 31 Trotshill Field including Swallowfields |
| 16 Homestead Avenue | 32 Wood Leason Avenue |



Local green space sites



Employment in the Parish

Policies **W7**, **W8** and **W9** define and seek to retain specifically listed employment sites, where they would be safeguarded as such during the plan period as well as highlighting areas for potential new employment development.

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;
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:

What are 'use' classes?

These are used in planning to define different groups of uses, like retail, factories, offices, houses, schools and so on. A 'change' of use can occur within the same use class or between use classes. For more information go to www.planningportal.co.uk [Use Classes](#) | [Change of use](#) | [Planning Portal](#)

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

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:

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.

1. Warndon Business Parks
2. Kings Court, Newtown Road
3. Nunnery Park Business Park
4. Sixways Park Business Park
5. Worcester Woods Business Park



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.

What does sustainable mean ?
This means not using up resources and then impacting on the future generations, but it also means keeping a balance within the community and economy.



Retail and Community Facilities

W10 - Local Retail Policy

Policy W10 seeks to moderate the amount of hot food takeaways within the plan area in order to ensure a balanced range of retail provision

- 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 the 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**.

What does Sui Generis mean?

This is the category where uses are a bit more 'unique' and don't belong in one of the main use classes.

W11 - Community Facilities Policy

Policy **W11** protects a number of specifically listed community facilities which provide a range of venues for social activity around the neighbourhood plan area.

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



- 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:
- i.** 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;
 - ii.** They are of high quality sustainable design;
 - iii.** 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;
 - iv.** They include safe access arrangements and will not result in additional on-street car parking or additional on-street deliveries;
 - v.** They include a traffic impact analysis or transport assessment which is proportionate to the development accurately forecasting the volume of traffic generated; and
 - vi.** They demonstrate provision for travel by non-car modes ensuring connectivity to established cycle and walking routes and bus, for visitors and employees.



We really appreciate you taking the time to read through this summary document and trust you will agree with the vision and objectives laid out in this plan. Should you wish to add any comments, then please do so by completing the 'Questionnaire' inserted into this document, or by using the online option below.

<https://consultations.rcaregeneration.co.uk/warndon-neighbourhood-plan-21>

The Coronavirus pandemic has undoubtedly had a huge impact on our lives during the last 12 months. Taking this into consideration, please consider if recent circumstances have changed any of your views/opinions, since you completed the Residents' Questionnaire and if you wish to add any further comments, please do so in the appropriate section.

Finally we would like to say a big

Thank you

for your ongoing support and encouragement throughout this process!

From the **Warndon Parish Neighbourhood Plan Steering Committee**

On behalf of **Warndon Parish Council**