

**Minutes of the Kempsey PACT meeting held at the Community Centre on Tuesday
19th August 2025 at 7.30pm**

PRESENT: (20) Ann Smith(Chairman), Cllr Martin Allen (County Council), Cllr David Harrison (MHDC), Cllr John Michael (District Council), Cllr Mike Biddle (Parish Council), Cllr Rob Gardener (Parish Council), Simon Bott (Parish Lengthsman), Sharon Baker Joyce, Dave Bevan, Brian Hewlett, Maxine Hemming, Joy Clee (Churchwarden), Brian Norfolk, Denise White, Adam Rea, Kath Padden, Ian Furlong, Penny Warren (WI), Gary Jacobs, Marian Walters.

1.Welcome and Introductions: Ann Smith welcomed everyone to the Community Centre and thanked them for attending. Everybody then introduced themselves.

2.Apologies: Rev Kat Mephram (Vicar), Bryony Baynes (Headteacher KPS), Chris and Margaret Gillies, Sally Linsey (Cornflower Club), Ian and Helen Fenton, Jan Harrison, Chris Waller (Chair of Parish Council).

3.Minutes: Copies of the February 2025 meeting minutes had been circulated prior to this meeting, distributed at the meeting and were approved.

Matters Arising: Cllr Rob Gardener said that in respect of the hoped for decision on the Community and Sports Centre application in September, an extension of time had been agreed with MHDC and a fuller update on the project would be given in the Parish Council report.

Because of the very poor condition of the Rocky Bridge, the Parish Council is now refurbishing it.

4.Reports from County, District and Parish Councils:

COUNTY COUNCIL

County Councillor Martin Allen gave the following report.

The second Cabinet meeting took place on 15/07/25, the new administration is going to look again at building a new High School or instead expanding places in existing High Schools to get us over the bulge which will occur in 2029, after which school numbers will fall.

Also, they are going to look again at County Hall and come up with decision in the Autumn.

UNITARY AUTHORITY'S FROM THE COUNTY COUNCILS VIEW.

The county councils' current position is that there should be only one Unitary Authority.

REQUEST FOR SITE MEETING WITH HIGHWAYS FOLLOWING TRAGIC DEATH

Following the tragic death of a father of three on the A4440 between at the Norton Roundabout (Near St Peters Garden Centre), plus other collisions and incidents, both I and County Council Louis Stephen requested a site meeting to discuss the situation and seek improvements. Cllr Karl Perks who is the new head of highways, met us onsite with Cllr Harrison and listened to our concerns, which were speeding, noise and some residents struggling to get on and off the roundabout. We wait to see what Cllr Perks is willing to do about this issue.

CHURCH STREET ISSUES DURING CLOSURE

Following the closure of Church Street in July, Highways decided that the Ford was to be part of the detour route. When it came to the closure, Highways had a change of heart and said it was not to be on the detour route due to the danger of flash flooding, and they would not allow traffic lights to be installed.

I have asked for a meeting with Cllr Karl Perks, who is the Cabinet Member for Highways to discuss setting up a process to allow the Ford to be used as part of the detour routine if possible, accepting that flooding may prevent its use. I am still waiting for a response.

PEDESTRIAN SIGNS REQUIRED BROOKEND LANE #8536

After six months, WCC finally managed to install the two signs!

WORK ON TAYLORS LANE

Work is due to cease on 26/09/25 in Taylors Lane from the entrance to Pear Tree Way to the A38. The work is being undertaken by a contractor on behalf of a developer at no cost to WCC.

FOOTWAY RECONSTRUCTION BROOMHALL OPPOSITE ST PETERS GARDEN CENTRE

Following my raising an issue about a partially sighted lady struggling with the footway outside Broomhall Cottages, opposite St Peters Garden Centre. Highways have accepted there is an issue and intend to carryout work on the footway between the 15 – 19 of September.

WORCESTERSHIRE ON DEMAND DATA

From the 1st of January 2025 until the 27th of July 2025 there have been 7208 passengers in our area. This is a huge success.

TEMP TRAFFIC LIGHTS NEAR THE KETCH ROUNDABOUT ON THE A38.

I will write to Highways requesting that more warning signs are put out further away from the traffic lights to give drivers more warning as they approach.

Cllr Mike Biddle thanked Martin for addressing the issue of parking near the surgery on Old Road North.

DISTRICT COUNCIL

Cllr John Michael is chairman of the Malvern Hills Trust. He said weekly collections of food waste will commence in April 2026 when each household will receive a small kitchen bin. These will be emptied by specialised vehicles and the public will be advised of collection dates. He asked that people who encounter issues with Platform Housing should let him know and he will help solve any problems.

Cllr David Harrison gave the following report.

I was included in the meeting with Karl Perks (Leader of Highways) from Worcestershire County Council on Thursday 31st July along with Councillors from St. Peters Parish and Cllr Martin Allen, to discuss the safety of the Southern Link Road from west of Powick, through the Ketch Roundabout, St Peters Roundabout, Whittington Roundabout, past the Worcester Hospital site where vehicles were using the road as a “racetrack” and thus many accidents have been caused. Unfortunately Cllr John Michael was at work and could not attend. Martin and myself wanted safety measures to be installed like “average speed cameras” but anything to slow the traffic to stop accidents and save lives. Even while we were standing by the St Peters Roundabout and Ketch Roundabout we witnessed vehicles braking excessively to avoid other vehicles. I will continue to propose that vehicles should be slower to make this road safer. The racing should also be stopped. Speed cameras and Police enforcement is essential and will help.

Plans have been submitted for the second part of the Astons Coaches old site and this will be dealt with soon. The 225 houses for St Modwen alongside the Southern Link and NORTH of Taylors Lane are almost completed as are the 7 large industrial units. Taylors lane has been improved on the EAST end and work is underway to complete the access to the Worcester City Housing by Rooftop by the Ketch Island but the houses cannot be occupied until the road (Taylors Lane), footpaths and lighting are completed in the interest of safety.

The Welbeck (now known as Hopfields) SWDP approved site for 2204 houses between Broomhall Lane (south) to Taylors Lane (North) and A38 (west) to Norton Road (east) has potentially been sold to Bloor Homes and some detailed planning applications will soon be applied for.

The underground water discharge pipe from Broomhall Brook direct to the River Severn has been approved by the Government and local planners which will hopefully take the surface water to the river and avoid Kempsey village itself from flooding (well that is what it is supposed to do).

No application has yet been submitted for the houses to the WEST of the A38 on “Misters Land” although approved at Outline in 2022.

It has also been stated that the surface water from the new Parkway development (10,000 homes plus and industrial land now known as “**Wychavon Parkway!**”), will go to the new Worcester South development (known as **Hopfields**) and then to the Broomhall Brook and possibly direct to the River Severn. - Further towards Kempsey Broomhall Brook becomes the Hatfield Brook which becomes a main river under the Environment Agency from Brookend Lane bridge south to the Crown Inn and beyond to the River Severn.

The first original Astons site for 79 properties is coming along but Highways have objected to the narrow access from the A38. It is hoped that these will be ready for occupation by the end of this year (2025). The second phase for 48 dwellings which the developers are pushing and insist that we approve this site still has some problems to sort out before approval. This is between the Astons Site

and the garage complex just to the north, with problems including surface water, sewage, play area, and access to the whole site (127 properties) amongst others.

Last but by no means least the development north of Broomhall Lane by “Bromford Housing” and adjacent to the A38 for 70 affordable dwellings. This was given outline planning on 26th October 2022 and all of a sudden the plans submitted in 2021 (21/01217/FUL) and **last amended on 6th August 2025**, the planners are telling me that they want to approve them. These include 3 “Colditz style blocks” along the A38 and many other rushed plans taking no notice of our paid officers and consultants and their comments, or the “Worcestershire Streetscape Design Guide” which includes footpaths with trees in them!

I state that all of these problems can be sorted and agreed but these are developments are for life and not for the couple of years that the current developers are around.

Saxon Meadows, The Glade and Derrington Gardens and Land behind Bannut Hill – I have no new information yet.

PARISH COUNCIL

Cllr Rob Gardener gave the following report.

Attention was drawn to 2 initiatives of Worcestershire County Council. For its On-street EV Chargepoint - Resident Engagement, the council has published an online tool to let residents suggest where they would like an on-street Electric Vehicle charger. This is part of their Local Electrical Vehicle Infrastructure (LEVI) project for which they have received £3.5 million funding to start the roll out of public chargepoints for residents that don't have off-street parking. There is a mapping tool where people can identify a specific suitable roadside / on-street location where there is limited access to off-street parking. However, suggesting a site does not guarantee an EV chargepoint will be installed at that location, but helps to build a picture of residents' needs.

There is more about it at: [Electric Vehicle charging | Worcestershire County Council](#) or use the access the map tool directly at: [Help shape Worcestershire's electric vehicle charging network | Worcestershire County Council](#)

The other is a Review of Worcestershire County Council's Rights of Way Improvement Plan, which sets out how the Public Rights of Way (PRoW) network can meet the needs of the public, now and in the future. They would like to know about residents experience of using our PRoWs, how important they are for you and what should be included in the new plan. Views can be given by completing a survey by 26 October 2025 at <https://online1.snapsurveys.com/Interview/bab9ca32-10e3-4ef1-a377-77e48249ea47>

On other matters, MHDC has agreed to make a further grant of £6.5k to extend the appointment of our Community Builder, Cathy Garner, from 01 October 2025 to 31 March 2026, which is very welcome to further the good work she has been doing.

The parish council has made several applications for grant monies, including:
From the MHDC Legacy Grant Scheme (a) funding for a pump track to be located at the new Community and Sports Centre at Old Road South / Pixham Ferry Lane; grant request for £80k developed in collaboration with Kempsey Skate Park Club. (b) funding for an IT Hub / Youth Cabin at Plovers Rise to be located adjacent to the Youth Centre; grant request for £80k. (c) funding to improve environmental performance of the Youth Centre at Plovers Rise through insulation and the

addition of solar panels; grant request for £40k. We have been advised that these applications are going forward to an Executive Committee decision meeting in mid-September.

From the MHDC Rural Fund we are awaiting an initial evaluation of our application for £7,250 for refurbishment of the Plovers Pavilion club area into a Community Café. The Round 2 submission deadline has been extended to 15 September for an end of October yes/no decision.

From the MHDC Community & Arts Fund a last minute application for £1000 to support a 'Kempsey Players Revival' project has not been accepted but we have asked for feedback on the application from MHDC.

Further grant opportunities have arisen from Communities Foundation Fund and the Severn Waste Services Communities Action Fund due to the parish's proximity to the landfill site at Pershore.

The application for planning permission for the Community and Sports Centre at Pixham Ferry Lane is on-going. Although at the last PACT it was hoped that a decision would be made in September, the parish council has agreed to extend the time for MHDC to consider the application to 03 October 2025. However, a number of issues have arisen from the consultations which MHDC has undertaken. Exolum, owners of the oil pipeline which crosses the site, had raised possible concerns should excavations be carried out which could damage the pipeline or development which could prevent access for maintenance. At a meeting we have been able to give assurances that only pitches and a trim trail actually cross the pipeline and the matter appears resolved with a suitable condition on any permission granted.

More worryingly, WCC Highways have asked the application to be deferred and requested further information on matters which could seriously jeopardise the project. In particular, they question the suitability of Pixham Ferry Lane from the A38 to access the site because of possible conflict with large vehicles and pedestrians. This is despite the site being included in the Kempsey Neighbourhood Plan since 2017 and the same arrangements, with passing bays, having been approved in a previous application for outline planning permission granted in 2019. During an important meeting with the council, it was clear that they believed that the scheme had grown much larger than previously thought, which we contested. It was also apparent that they were not aware that the centre would be built in phases. It was felt that a way forward on this and other matters, including car parking, may be to assess the situation at each new phase and work is on-going to investigate a possible planning condition.

As an update of the South Worcestershire Development Plan Review, the Inspectors carrying out the Examination of the plan have issued their preliminary findings. Briefly, with particular relevance to Kempsey:

- a) Subject to a number of proposed Main Modifications, they consider the SWDPR is "likely to be capable of being found legally compliant and sound", at which stage it could be adopted. This is good news since an up to date plan means that proposed sites not identified in the plan can be more easily resisted. Main Modifications will need to go out for public consultation which may affect the hoped for adoption of the plan by the end of 2025.
- b) A higher housing need figure is not required above that calculated for the plan. There are no further housing site allocations in the parish beyond that already committed as the South Worcester Urban Extension (SWUE).

- c) While a new settlement at Parkway and an expanded settlement at Rushwick are justified, a new settlement at Throckmorton is not since there is no “reasonable prospect” that it could be viably developed in the plan period. This is because of a lack of co-operation by the various landowners.
- d) They conclude that there would not be a 5-year housing land supply (5YHLS) at the point of adoption of the plan since a number of the proposed ‘allocated’ sites are to be removed. This is not good news, but see below.
- e) One of the removed sites from the 5YHLS calculation is the SWUE. Although already committed by the current plan, and having outline planning permission, the Inspectors felt that the lack of detailed permissions indicated that any dwellings are unlikely to be built there within 5 years.
- f) They accepted the inclusion of Significant Gaps as part of the Development Spatial Strategy, so our gap between the village and the expanding Worcester is to be retained. This is good news.
- g) However, it appears that the proposed 2ha. employment site at Open Barn Farm, alongside the A38 and in the middle of the Kempsey Significant Gap, may be confirmed, which seems totally illogical.

In response, particularly to d) and e), the SWCs, together with Welbeck, the major landowner in the SWUE, have supplied information to try to show that proposals to bring housing development forward are at an advanced stage. Detailed applications for early phases are to be submitted by the end of August 2025 and that agreement has been reached for the land to be sold to a major housebuilder. They expect housebuilding rates would be 100 during 2026/27 and 300 per annum thereafter. The Inspectors have agreed to consider the new information and a further Examination session is to take place in September 2025. If accepted, the inclusion of SWUE land is likely to significantly boost the 5YHLS.

Finally, further reports have recently been submitted by the developer proposing up to 99 dwellings on land off Napleton Lane, to be accessed from Bannut Hill (Application M/25/00323/OUT). Although not fully read, they appear in large part to respond the WCC Highways request to defer the application for reasons relating to the Bannut Hill access and the use of Napleton Lane for all construction traffic. The latter was only lately recognised and had generated a second wave of objection to the application.

5. Reports from School, Police and Church.

School.

There was no report as school is closed for the summer holidays and Bryony Baynes is away at the moment.

Police. The police report is attached to the minutes as a separate document.

Church.

In the absence of Rev Kat Mephram, Joy Clee, our churchwarden, gave the following report. The church family appreciates our new vicar who is starting to get to know the village. She had been encouraged by the tremendous effort put in by so many people at the Summer Fete which turned out to be a very special occasion marking the 80th anniversary of VJ Day. Many people have said it was the best summer fete ever. The financial support from the Parish Council was very much appreciated. Members of the church family and Kempsey CIC put in hours of work, effort and goodwill to give us an exceptional day for Kempsey to remember. The generosity of all raised just over £7000 to put towards the running of St Mary's and all in which it is involved. The forward sales of draw tickets made a big contribution to the final total.

Our greatest success is the Toddler Group where mothers, some of whom are lonely, come with babies and any child up to school age, to enjoy much needed company.

The Youth Club meets in church on Wednesday evenings in term time and would appreciate some additional adult help from any age group.

An Art Group meets on Friday mornings during term time for a quiet, contemplative couple of hours.

The church is used for normal Sunday and Thursday services, baptisms, weddings and funerals along with various other activities. We use it as much as possible as a village centre.

The biggest expense at the present time is caused by the failing of the mullions in the stained glass window at the east end of the church. All the stained glass will have to be removed, the stonework rebuilt and then all re-assembled, hence the temporary fencing for protection of the public. We will be raising money to fund the enormous expense the necessary repairs will cost.

The Christmas Fayre on 29th November and other smaller functions are proposed to raise money for St Mary's and other charities, and we strive to be a committed and useful part of the community that is Kempsey. Many parishioners give in so many ways to make us all a part of a bigger family.

6. Kempsey CIC. Simon gave the following report.

For Kempsey Promotions CIC our emphasis is on delivery. Deeds not words. The majority of the CIC's work is in delivering events, where we almost always work in partnership with other Kempsey organisations. We also tap into our Commercial friends such as Platform Housing, McDonalds, Tesco, Asda, M3 Floodtec along with three levels of local government through our local representatives. We have had a busy time since February:-

The CIC -

Supported funding and planning applications in connection with the Pump Track at Pixham Ferry Lane, assisted by local Councillors.

21 June worked with St. Mary's to deliver the Kempsey Summer Fete - described by some as "the best ever." We secured funding and volunteer support from our commercial partners as listed above.

23 June - attended a Value The Volunteer event organised by Malvern Hills Volunteer Coordinator Sam Palmer to see a screening of The Ballad of Wallis Island. Valuing The Volunteer is at the heart of the CIC's success.

July, right at the end of Summer Term met with Kempsey School to discuss the children getting involved with Kempsey's Oral History Project - Mr. Willetts and the school's history coordinator were very supportive.

Future Events:

21 September Fun Dog Show on Plovers Rise starting at 2.00 p.m.

8 November- PTFA Fireworks Party

29 November - St.Mary's Christmas Fair

6 December - Christmas Tree lighting

21/22 March 2026 **a new event** - Daffodil Day

27 June 2026 - Kempsey Summer Fair

11 July 2026 - **a new event** Kempsey Live Music Event on Plovers Rise.

We are always looking for new volunteers, especially among newer residents of Kempsey (that means 1980 onwards.) We do our best to fit people's skill sets to jobs that need doing.

Email: infokempseyrevels@gmail.com

7. Community Builder activities.

Cathy Garner was not present so there is no update on present activities.

9. Any Other Business.

* Mike Biddle is on the Patients Participation Group of Kempsey and Haresfield House surgeries. There is to be a meeting of this group on Thursday 3rd September. Ask Mike for details of the aims of this group.

* David Harrison said there is to be a one day SWDP public enquiry at 2.30pm on Friday 5th September to discuss supply deliverability of housing land supply.

* A Craft Fair is to be held at St Deny's church on Saturday 20th September from 10.00am-4.00pm.

* Jan was thanked for providing tea and coffee.

10.Date of next meeting. Tuesday 18th November 2025 at **12.30pm.**

The meeting closed at 9.20pm.