

# Kempsey Neighbourhood Plan

2017-2030

**Made Plan**

November 2017

*Our Vision for Kempsey is:*

*“To ensure that Kempsey Parish continues to be an identifiable, sustainable rural community with facilities to cater for the needs of the residents.”*





Cover photo with thanks to Kempsey Camera Club

## **A Neighbourhood Plan for Kempsey 2017 -2030**

The Localism Act 2011 gives Kempsey Parish Council the power to prepare a statutory Neighbourhood Development Plan (from here forward referred to, simply, as "Neighbourhood Plan").

Neighbourhood planning gives local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the development plan, and neighbourhood plans form part of this framework.

On 1<sup>st</sup> of March 2013 Kempsey Parish Council applied to Malvern Hills District Council for designation as a Neighbourhood Planning Area. This designation was approved on 2<sup>nd</sup> of July 2013 for the whole of the parish, see Figure 1 on the next page.

The Neighbourhood Plan identifies a number of key themes which are considered significant to Kempsey, and these, along with the results of the questionnaire and comments on previous drafts of the plan, have been used to inform the content of this Referendum Version of the Neighbourhood Plan.

The Neighbourhood Plan has been prepared following a process set by Government (Figure 2). The Neighbourhood Plan, prepared by a Steering Group of Parish Councillors and local residents, has been independently examined (June 2017) and amended to ensure it meets the basic conditions of the Town And Country Planning Act.

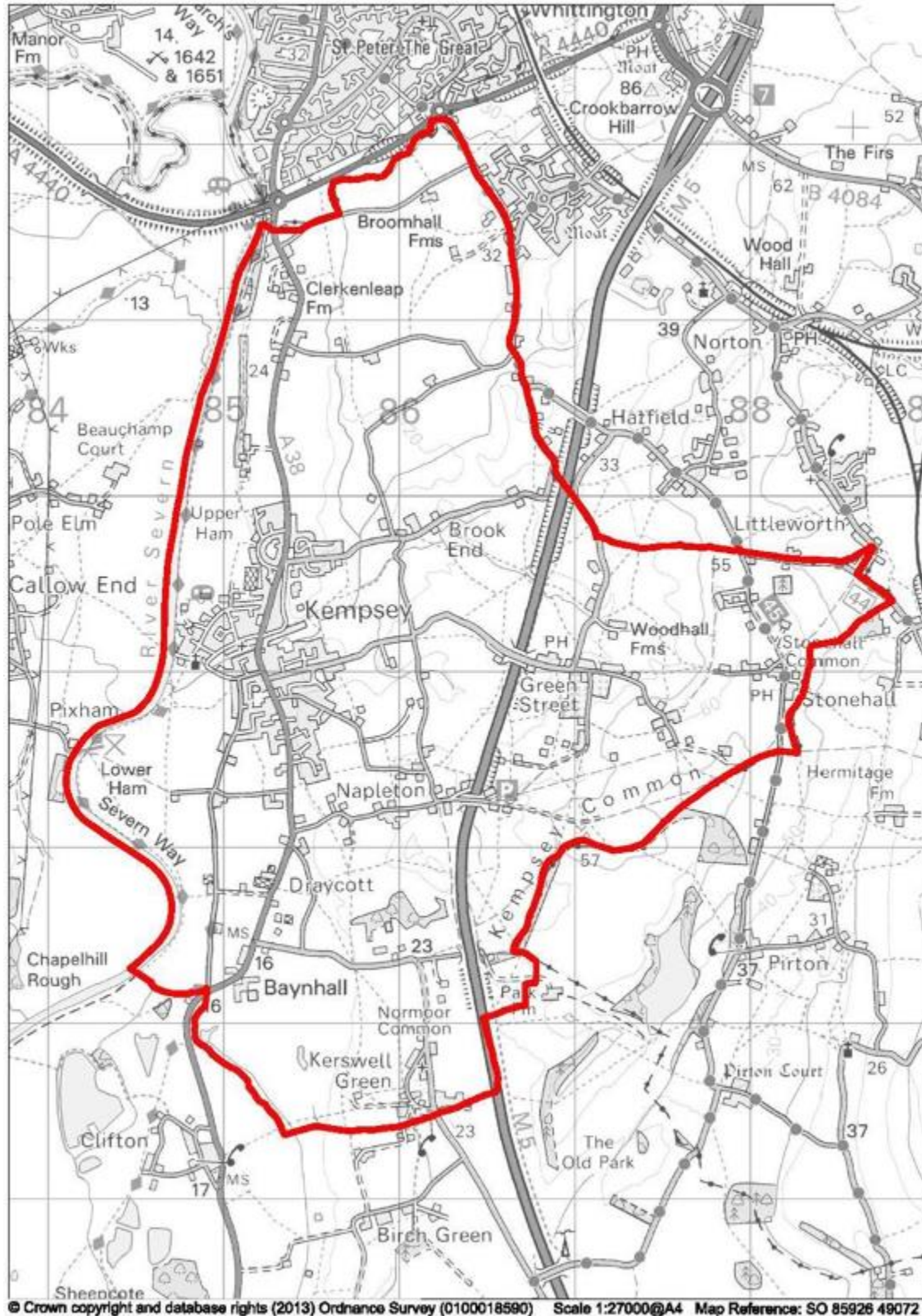
A local referendum was held in Kempsey on 5 October 2017 to decide whether the local community were in favour of the Kempsey Neighbourhood Plan. From the votes recorded 91.6% of those who voted were in favour of the Plan.

Malvern Hills District Council decided on 28 November 2017 to make (adopt) the Kempsey Neighbourhood Plan so that it is part of the statutory Development Plan for Malvern Hills District, sitting alongside the South Worcestershire Development Plan and other material considerations in determining planning applications in the Kempsey parish.

**Figure 1 - Kempsey Neighbourhood Plan Area**

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Kempsey Neighbourhood Area Boundary



**Figure 2 – Neighbourhood Plan Preparation Process**



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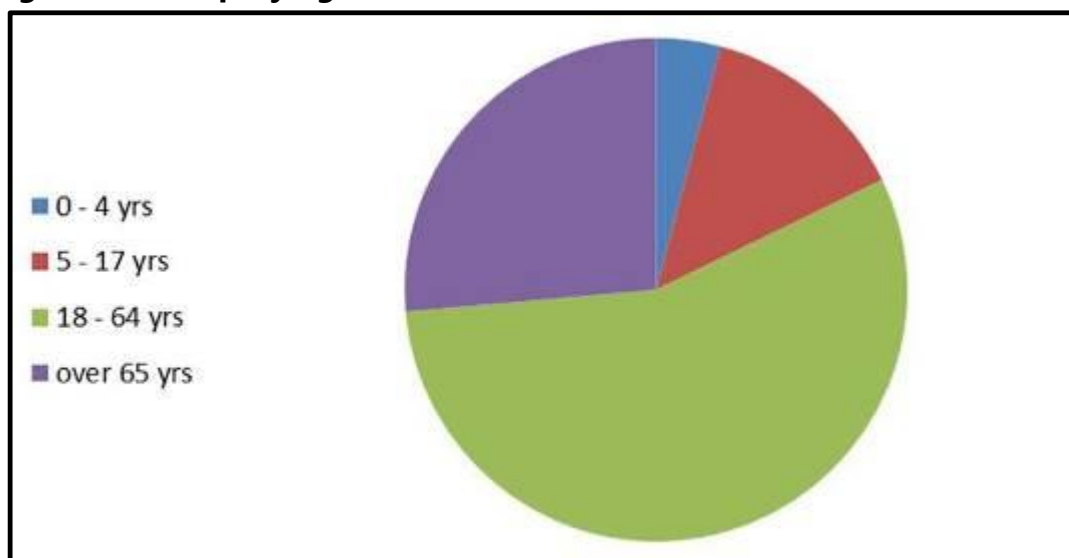
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## 1.0 Introduction and Background

- 1.1 Kempsey is a large diverse Parish of 1,307 hectares (3,233 acres). The latest available figures from the 2011 Census shows we have a population of 3,180 residents, living in 1,352 households<sup>1</sup>.
- 1.2 In 2011, the population of 3,180 was split into 1,521 males and 1,659 females. Of the total population, 4% are aged under 4 years, 14% are aged between 5 and 17, 56% are aged between 18 and 64 and 26% are aged 65 and over, see Figure 3.

**Figure 3 – Kempsey Age Structure, 2011 (% of all residents)**



- 1.3 Economic activity of the 2,298 residents aged 16 to 74 is 1,542 persons active (67%) with 756 inactive (33%): 511 of whom are retired; 89 are students; 75 are looking after the house; 48 are Disabled or long term sick; and there are 33 others.
- 1.4 There is a wide diversity of businesses in Kempsey: everything from one person businesses, working from home, through to larger companies. In total, there are more than 150 businesses in the Parish.
- 1.5 Household size in Kempsey is an average of 2.35 people per household with 319 in single person households, 583 in two person households, 215 in 3 person, 177 in 4 person, 44 in 5 person, 12 in 6 person, and two 7 person households.
- 1.6 Car ownership is 2,257 cars for 1,352 households which equates to 1.8 cars per household. 135 households, or 10% of the households in the Parish do not have access to a private car.

<sup>1</sup> All figures 2011 Census unless stated otherwise.

- 1.7 General health of the 3,180 residents in Kempsey is good, with only 164 (5%) of persons considering themselves to have bad or very bad health.
- 1.8 Kempsey is surrounded by open, tranquil countryside. On its western boundary is the River Severn and its Hams, which are very rare Lammas land<sup>2</sup>. On its southern boundary are Ashmoor Common, a Site of Special Scientific Interest (SSSI) and Kerswell Green. On the eastern boundary, we have Normoor Common, Kempsey Common and Stonehall Common. All of our Commons comprise of multi-species habitats featuring wildflower meadows which are rare in the country as a whole, with 97% of this type of habitat having been lost since the Second World War<sup>3</sup>.
- 1.9 The urban extension to the south of the city of Worcester (SWDP45/1), will, when completed, leave a half a mile wide gap between the urban extension and the northern boundary of the existing built-up area of Kempsey. Preventing coalescence with Worcester city and maintaining what is referred to in the South Worcestershire Development Plan as a 'significant gap' is a long-term key requirement of residents.
- 1.10 Community facilities in the Parish include a small doctor's dispensing surgery, Church, village shop, farm shop and Post Office, Primary School, Youth Centre, Parish Hall, Playing Field, Community Centre and six Public houses
- 1.11 Kempsey would like to move forward in a sustainable way, with an all new, all-purpose community centre, further shops, a café and with an increase in its outdoor and indoor sports facilities. These facilities are already needed for the current population and even more so when the population increases as a result of proposed developments and those already under construction.
- 1.12 Neighbourhood Plans need to be assessed for their environmental implications using a process called Strategic Environmental Assessment (SEA). The plan also has to be assessed as to whether it requires Habitat Regulations Assessment (HRA) Malvern Hills District Council have carried out a SEA screening. Initially, this concluded that a full SEA may be required. This stemmed from possible impacts of proposals under Policy K10 affecting heritage assets. Following further work, a revised SEA screening has concluded a full SEA is not required. The initial screening concluded that the Kempsey NDP did not require a full HRA. The original SEA screening and the amended screening are submitted alongside this draft plan.

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<sup>2</sup> The Hams are the Flood plain of The Severn and Lammas Land is land grazed by registered commoners from 12th August to 2<sup>nd</sup> February each year.

<sup>3</sup> Ref: Worcestershire Wildlife magazine. Issue 130, August 2014. Author: Steve Quartermain. WWT – Grasslands Officer

## **2.0 Key Issues for Kempsey**

2.1 The key planning issues which have been identified for Kempsey through consultation and engagement by the Steering Group for the Neighbourhood Plan are:

- Future housing growth that, if not managed appropriately, could lead to Kempsey losing its character and appearance.
- Maintenance of the "Significant Gap" between Kempsey and the city of Worcester.
- The need to protect built heritage and historic assets.
- The need to protect existing and provide additional community facilities, particularly if there are to be new facilities away from the village as part of the urban extension to the south of the city on the Worcester Southern Urban Extension.
- The need to protect and enhance existing and provide new green spaces.
- The need to improve access to health care facilities.
- Protection of the wider countryside.
- The need to improve local recreational facilities.
- Concern that Kempsey could become a dormitory village, but to be sustainable, appropriate local businesses for employment and training need to be encouraged.
- The need for safe and accessible transport, and for more frequent and shorter journeys times by public transport.

2.2 The bulk of these issues were identified in a questionnaire survey undertaken in the Parish in September 2014. A full copy of the survey is available on request from the Parish Council. Further consultation and engagement work helped to refine and confirm that these were the issues to be tackled by the Neighbourhood Plan. All of the work on consultation and engagement is documented in the Consultation Statement that is submitted alongside this Neighbourhood Plan.

2.3 The following section (Section 3.0) sets out how we intend to tackle each of these issues by identifying a set of key objectives.

## 3.0 Vision and Objectives

### Vision

#### 3.1 Our Vision for Kempsey is:

**“To ensure that Kempsey Parish continues to be an identifiable, sustainable rural community with facilities to cater for the needs of the residents and existing and new businesses.”**

### Objectives

#### 3.2 To achieve this vision our Neighbourhood Plan has the following objectives:

**Objective 1 – To manage future housing growth in Kempsey and the smaller settlements in the Parish.**

**Objective 2 – To maintain the Significant Gap between Kempsey and Worcester City.**

**Objective 3 – To conserve and enhance the historic environment**

**Objective 4 – To maintain, improve and expand community and recreation facilities**

**Objective 5 – To conserve and enhance green spaces and green infrastructure**

**Objective 6 – To support opportunities for the development of existing and new businesses**

**Objective 7 – To promote safe, accessible modes of transport**



## 4.0 National and Local Planning Policy Context

- 4.1 Neighbourhood Plans are required to meet Basic Conditions, these include having regard to National Planning Policy and guidance to be in general conformity with the strategic policies contained in the Development Plan for the area. This section of the Kempsey Neighbourhood Plan summarises the National and local Planning Policies which provide the planning framework for the draft Kempsey Neighbourhood Plan.

### **National Planning Policy Framework (the “Framework”)<sup>5</sup> and National Planning Practice Guidance (NPPG)**

- 4.2 The “Framework”, and NPPG sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.
- 4.3 The Kempsey Neighbourhood Plan takes full account of the Framework and the guidance in NPPG (this is set out in full in the accompanying Basic Conditions Statement). Key paragraphs of the Framework of relevance to the Kempsey Neighbourhood Plan include the need to deliver sustainable development<sup>6</sup>.
- 4.4 Para 7 of the Framework states there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built

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<sup>5</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>6</sup> International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. How the planning system should contribute to achieving this is set out in paragraphs 18 to 219 of the National Planning Policy Framework

environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.5 When it comes to neighbourhood plans the Framework advises that: (para 183)

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order."

4.6 In para 184 the Framework goes on to state that:

"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies."

4.7 Outside of these strategic elements set out in the SWDP paragraph 185 of the Framework says that neighbourhood plans will be able to:

"shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. "

4.8 Significantly, paragraph 198 of the Framework states that "**where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted**".

- 4.9 As well as taking in to account national planning policy our plan has been prepared seeking to have full regard to national planning practice guidance contained in the NPPG (this is set out in full in the accompanying Basic Conditions Statement).

## **Strategic Planning Policy**

### **South Worcestershire Development Plan**

- 4.10 The South Worcestershire Development Plan (SWDP) was adopted on 25<sup>th</sup> February 2016.
- 4.11 Policies SWDP 1 to 7 are identified as high level strategic policies in the SWDP. In addition, other policies, both individual and collectively, which are central to achieving the vision and aspirations of the Plan, including allocation policies SWDP 43 to 61, are strategic policies.
- 4.12 In the SWDP, Kempsey is identified as a Category 1 settlement. Policy SWDP 2 Development Strategy and Settlement Hierarchy identifies Category 1 settlements as villages that:
- “provide varying ranges of local services and facilities. However, the larger settlements generally tend to provide the greatest range. Their role is predominately aimed at meeting locally identified housing and employment needs. They are therefore suited to accommodate market and affordable housing needs alongside limited employment for local needs.”
- 4.13 Policy 45/1: Broomhall Community and Norton Barracks Community (Worcester South urban extension) in the SWDP allocates approximately 250 hectares of land to deliver around 2,600 dwellings, of which around 2,435 are expected to be in the Kempsey parish. Kempsey also has the following housing allocations identified through the SWDP:

**SWDP59/8 Land adjacent to the Lawns including Bight Farm (Part 1) 110 dwellings.**

**SWDP 59/8a Land adjacent to the Lawns including Bight Farm (Part 2) 80 dwellings.**

**SWDP59e 123a Main Road – 9 dwellings**

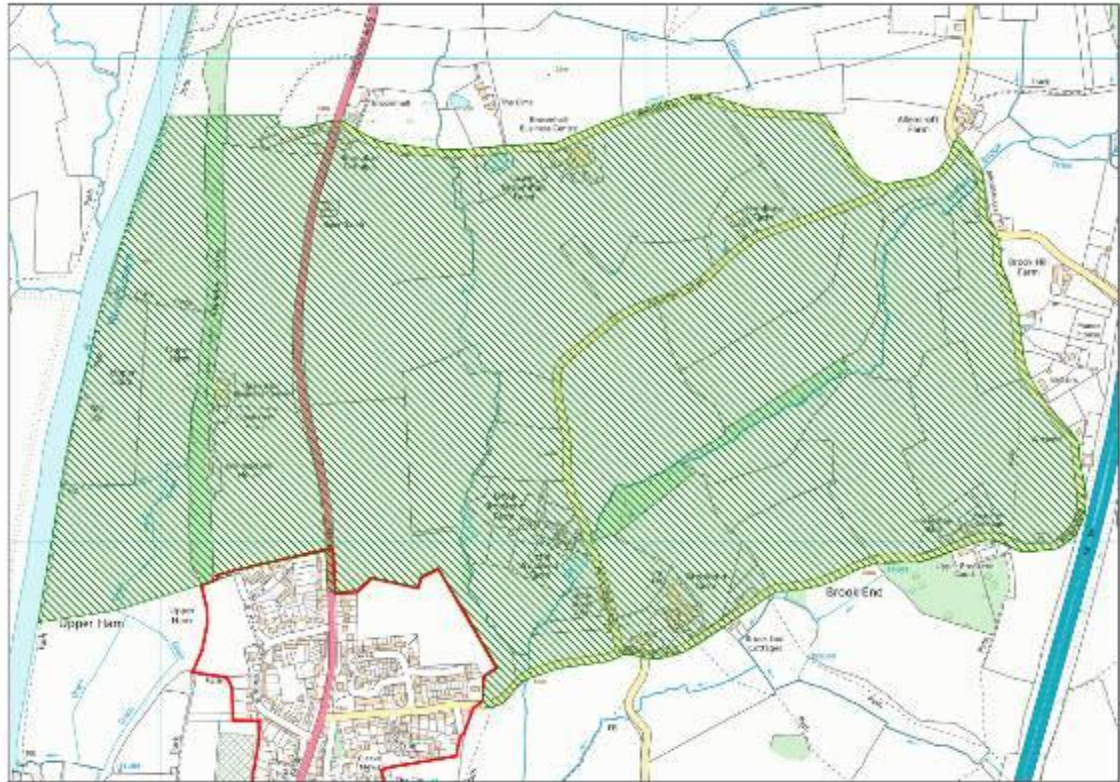
**SWDP59f – Land north of Brookend Lane (adjacent the Limes) – 116 dwellings**

- 4.14 These policies and allocations will shape the overall future development of Kempsey parish.

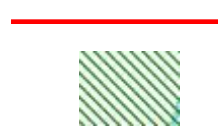
- 4.15 The SWDP also retains a Significant Gap between the urban extension to the south of the city of Worcester and Kempsey village (see Figure 4).

**Figure 4 –Significant Gap Site and Kempsey village**

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Key to Figure 4



Kempsey village development boundary (see Figure 5 Policies Map)

Significant Gap

- 4.16 The Neighbourhood Plan has been prepared to take account of the SWDP planning policies and allocations referred to in paras. 4.10 to 4.15 above. The development plan also includes the Worcestershire Minerals Local Plan. Minerals and waste issues are not matters for neighbourhood plans.



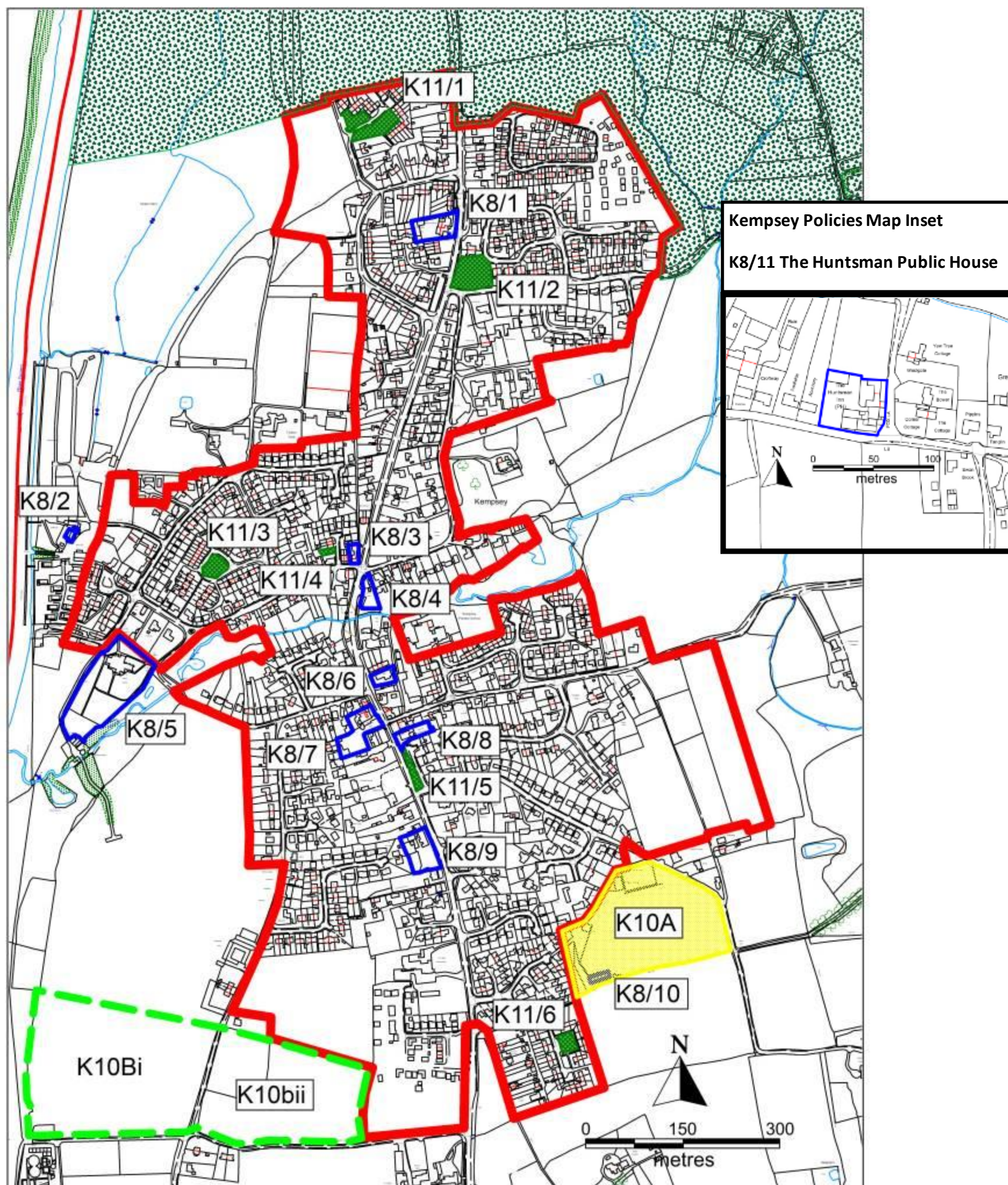
## **5.0 Neighbourhood Plan Policies**

- 5.1 This section sets out the planning policies of the Draft Kempsey Neighbourhood Plan. These will be used to help determine planning applications in the parish and to help shape the future of the parish as a place to live, work and visit. Planning law requires that applications for planning permission must be determined in accordance with the development plan (the South Worcestershire Development Plan and approved Neighbourhood Plans), unless material considerations indicate otherwise.
- 5.2 In this section, each policy is listed under the appropriate objective so that you can see how the Neighbourhood Plan will deliver the change we want.



**Figure 5– Kempsey Neighbourhood Development Plan Policies Map**

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**Policies Map Key**

-  Significant Gap
-  Local Green Space
-  Village Development Boundary
-  Protected Community Facilities
-  Existing Recreation
-  Future Community, recreation, sport and potential enabling housing



**Objective 1 – To manage future housing growth in Kempsey and the smaller settlements in the Parish.**

**POLICY K1 – NEW HOUSING DEVELOPMENT IN KEMPSEY VILLAGE**

**New housing development within the Kempsey village development boundary (Figure 5, the Policies Map) will be supported when it meets the following:**

- a) It is infill development that seeks to use land that is not of high environmental value; or**
- b) It is for the conversion, re-use or extension of an existing building; and**
- c) It accords with other relevant policies of the Kempsey Neighbourhood Plan and South Worcestershire Development Plan (SWDP).**

**Background/Justification**

- 5.3 Kempsey is a Category 1 settlement in the SWDP. Development in such settlements is predominantly aimed at helping to address housing needs and to support local services.**
- 5.4 To manage this future development, a development boundary has been identified for Kempsey. This is shown on Figure 5 the Policies Map. The development boundary includes sites allocated for development in the SWDP which are coterminous with the settlement boundary, as defined in the 2006 Local Plan. This revised boundary is in line with that in the SWDP, but excludes that part of the SWDP 59f allocation which is identified as green space within the Significant Gap. This is an anomaly that the NDP seeks to address. The planning approval for site SWDP59f identifies this area as land to be retained as open space. This approach to resolving this anomaly has been discussed with Malvern Hills District Council, as advised in NPPG, in the preparation of this NDP.**
- 5.5 The SWDP makes provision for around 28,400 dwellings including around 2,600 dwellings at Broomhall Community and Norton Barracks Community (Worcester South urban extension), around 2,435 of which will be in Kempsey parish. The SWDP also allocates 315 dwellings in Kempsey at Bight Farm, on Main Road and at Brookend Lane.**
- 5.6 Policy K1, therefore, sets out planning policy for new housing development within the Kempsey development boundary, and, in particular, supports infill development that reuses previously developed land.**
- 5.7 This policy will support Government policy by allowing for future housing growth whilst at the same time supporting the social and economic aims of our plan.**

**POLICY K2 – NEW HOUSING DEVELOPMENT IN KEMPSEY PARISH OUTSIDE OF KEMPSEY VILLAGE**

New housing development outside of the Kempsey village development boundary, as shown on Figure 5 the Policies Map, will be strictly controlled. New housing development will only be supported outside of the development boundary where it would be one of the following:

- a) A dwelling that is essential for use by a rural worker including persons employed in agriculture, horticulture, forestry or a rural enterprise and when in accordance with SWDP policy SWDP19; or
- b) Affordable housing on an exception site to meet identified local need and when in accordance with SWDP policy SWDP16; or
- c) A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the footprint of the dwelling to be replaced by more than 30% and is in accordance with SWDP policy SWDP 18; or
- d) It accords with other relevant policies in the Kempsey Neighbourhood Development Plan and the South Worcestershire Development Plan.

Proposals for the following alterations to existing dwellings outside the village development boundary will be supported:

- a) An extension to an existing dwelling will be supported provided that they are subordinate to, and do not dominate the character and appearance of the original dwelling; or
- b) Conversion or re-use of existing buildings will be supported where there is no need for substantial reconstruction or need for large extensions.

**Background/Justification**

- 5.8 Outside of the Kempsey village development boundary new housing development is currently strictly controlled, both by the SWDP and National Planning Policy contained in the Framework. Para. 55 of the Framework seeks to avoid isolated homes in the countryside unless there are special circumstances, such as for a rural worker to live permanently at or near their place of work. Policy K2 is in line with this approach, and with SWDP policy, and Policy K2 sets out the circumstances when new residential development on sites in the countryside outside Kempsey village and the urban extension site will be supported.**
- 5.9 This includes essential dwellings for use by rural workers; rural exception affordable housing sites; replacement dwellings, extension and conversion of existing buildings.**



- 5.10 In addition to Policy K2, the SWDP provided further detailed planning policy in relation to the special circumstances when new homes will be supported in the countryside. Specifically, these are policies SWDP16 Rural Exception Sites; SWDP18 Replacement Dwellings in the Open Countryside; and SWDP19 Dwellings for Rural Workers.
- 5.11 In addition to sites allocated in the SWDP and small sites that may come forward after meeting Policy K2, a site outside, but coterminous with the Kempsey village development boundary, is identified as *possible* enabling housing development in the event that development is necessary to secure the delivery of new community, recreation and sport provision on land to the east of Old Road South and north of Pixham Ferry Lane between Sunnyside Farm and Bight Farm as part of Policy K10 (shown as K10Bii on Figure 5 the Policies Map).

### **POLICY K3 – HOUSING MIX**

All new housing development proposals over 5 units should provide a range of types, sizes and tenures of housing. As and when proposals are submitted, the proposed mix of housing will be assessed on a site by site basis. This assessment will take in to account SWDP Policy 14 and the most up to date information on local housing needs.

#### **Background/Justification**

- 5.12 The Parish has a range of housing needs that should be addressed by developers in terms of the size, type and tenure on sites of over 5 homes. Policy K3 seeks to secure the provision of housing to support mixed and balanced communities and to ensure that a range of household needs continue to be accommodated. This approach is in line with para. 50 of the Framework that seeks to deliver a wide choice of high quality homes.
- 5.13 These needs range from older residents who may be looking to downsize to smaller, or single storey accommodation; through to young families who may have problems accessing market housing. This policy, by encouraging an appropriate mix on each site, will help address these various needs.
- 5.14 Paragraph 159 of the Framework expects local planning authorities to understand housing needs in their areas, to allow them to identify the scale and mix of housing required to meet housing and population projections.
- 5.15 The SWDP's locally derived total housing provision target is based on the *Worcestershire Strategic Housing Market Assessment (SHMA) - 'Objective assessment of Housing Need' (2014)*. The SHMA is the latest assessment of the full housing needs of the SWDP area. It provides robust, credible evidence on which to base the mix of housing types, size and tenures

**planned scale in south Worcestershire.**

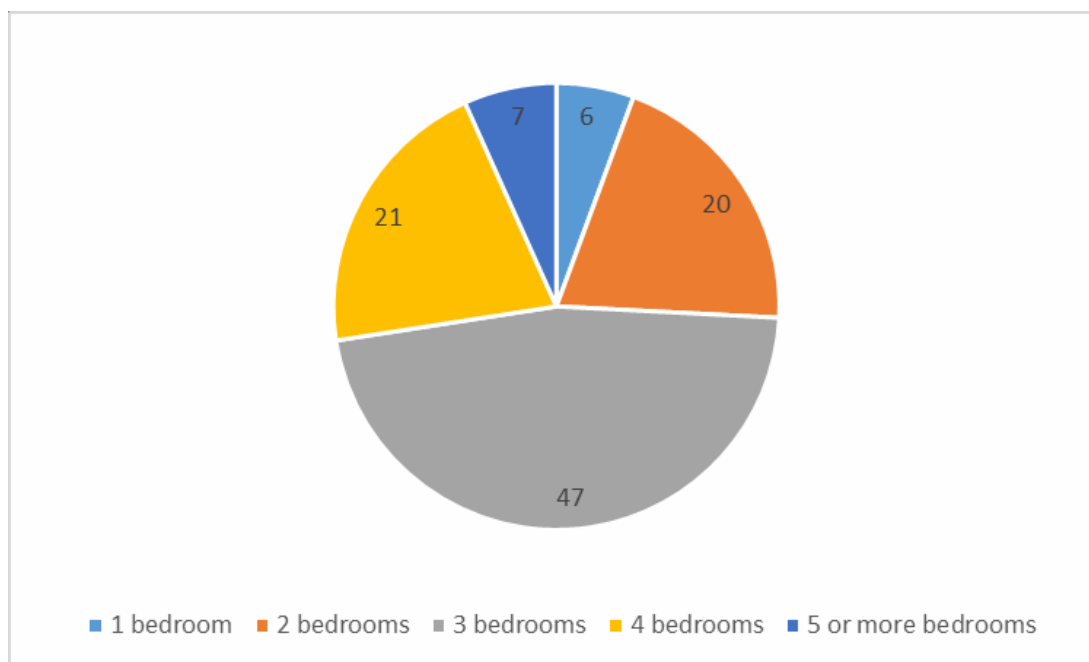
**5.16 Policy SWDP14 of the SWDP states that:**

**“All new residential developments of 5 or more units, having regard to location, site size and scheme viability, should contain a mix of types and sizes of market housing. The mix will be informed by the latest Strategic Housing Market Assessment [SHMA] and / or other local data, for example, Neighbourhood Plans, Parish Surveys, Parish Plans and developers’ Assessments.”**

**5.17 The SHMA identifies that the greatest demand is predicted to be for 1 and 2 bedroom properties, many of which will need to be suitable for people of retirement age. There is also a significant requirement for properties suitable for younger households. However, the higher turnover of smaller dwellings implies a need to focus on 2 and 3 bedroom homes for the delivery of new housing.**

**5.18 Figure 6 shows that over three quarters of homes in the Parish have three bedrooms or more. Only 6% (76) homes have a single bedroom.**

**Figure 6 – Houses by Number of Bedrooms (2011 Census) by percentage**  
(figures may not add due to rounding).



**Objective 2 – To maintain the Significant Gap between Kempsey and Worcester city.**

**POLICY K4 –THE SIGNIFICANT GAP**

**The open character of the Significant Gap (as shown on Figure 4) between Kempsey and Worcester will be retained to provide a clear separation and the individual identities of Kempsey and Worcester.**

**Background/Justification**

- 5.19 The SWDP identifies a number of Significant Gaps. These, including the Significant Gap between Kempsey and Worcester, are identified on the SWDP Policies Map (see Figure 4 in this Plan). Policy SWDP2(d) seeks to ensure that development proposals retain the open character of the Significant Gaps. The definition of the Significant Gap in this Plan is slightly different from that in the SWDP. It includes that part of SWDP 59f which is to be retained as open space**
- 5.20 The purpose of maintaining the Kempsey Significant Gap is to provide additional protection to open land that may be subject to development pressures. The SWDP acknowledges that Significant Gaps help to maintain a clear separation between smaller settlements and urban areas in order to retain their individual identity. As the city of Worcester expands southwards due to the urban extension at Broomhall Community (SWDP45/1) the separation between the city and Kempsey has, and will be, reduced. Whilst the strategic growth of the city is supported, the need to preserve the separation of Kempsey and the smaller settlements in the parish from the city becomes even greater. This policy will preserve the openness of the “Significant Gap” between Kempsey, and the smaller settlements, and the expanding city, whilst allowing for appropriate forms of development that would not impact on this area’s openness. The following development may be acceptable in the Significant Gap:**
- a) The re-use of rural buildings;**
  - b) Agricultural and forestry-related development;**
  - c) Playing fields**
  - d) Other open land uses that maintain the openness of the gap; and**
  - e) Minor extensions to existing dwellings.**

**Objective 3 – To conserve and enhance the historic environment**

**POLICY K5 – DESIGNATED HERITAGE ASSETS**

**Development proposals that conserve, enhance and respect the setting of the parish's Listed Buildings and Conservation Area (see Figure 7) will be supported.**

**Background/Justification**

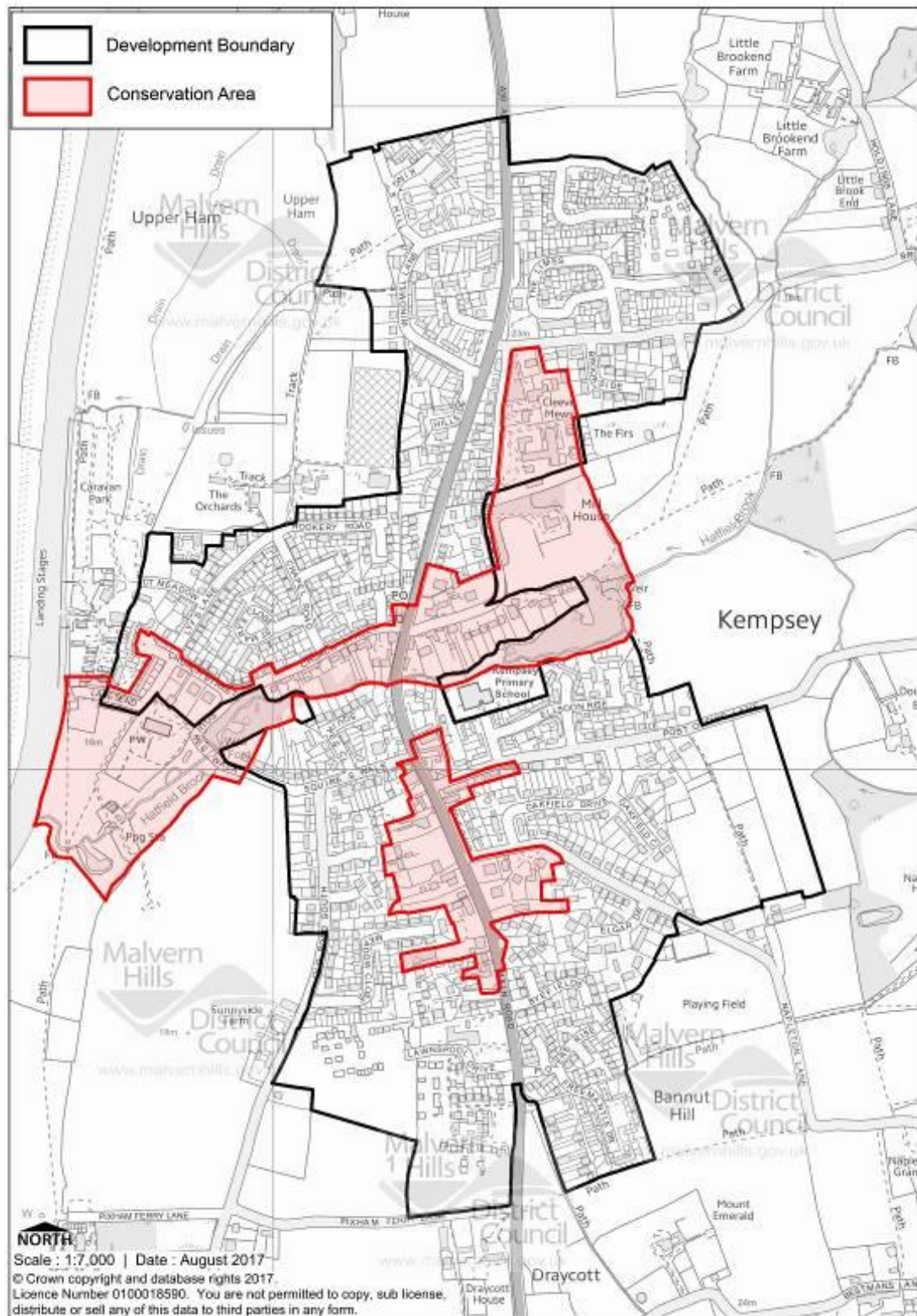
**5.21 National Planning policy seeks to preserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Our Neighbourhood Plan policy will do this by seeking to conserve, enhance and respect the Parish's Listed Buildings and Conservation Area and their settings. The Listed Buildings in Kempsey are found in Appendix 1.**

- 5.22 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving a listed building or its setting. Section 72(1) of that Act requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. All development proposals relating to designated historic assets are subject to these statutory tests, which affords them a high degree of protection.**
- 5.23 In developing Policy K5 a Historic Environment Record (HER) search was carried out by Worcestershire Archive and Archaeology Service for the whole parish of Kempsey in May 2013. Within the parish there are 4 scheduled monuments (not shown in Appendix 1) and 28 listed buildings. The majority of the buildings were found to date from 17th-19th century, however a 15th Century and 16th Century building was identified in addition to the church of St Mary's the Virgin dating from the 13th century.**
- 5.24 Policy K5 should be read in conjunction with Policies SWDP6 Historic Environment and SWDP24 Management of the Historic Environment.**



**Figure 7 – Kempsey Conservation Areas**

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#### **POLICY K6 – NON-DESIGNATED HERITAGE ASSETS**

Following adoption by Malvern Hills District Council, proposals requiring planning consent which affect a building or structure on the Local List must demonstrate how they protect or enhance the heritage asset,

The renovation or alteration of buildings or structures identified on the Local List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.

#### **Background/Justification**

- 5.25 Kempsey parish has a number of buildings/structures that have local heritage value which may not be appropriate for national listing but could be included in the Malvern Hills District Council Local List. As non-designated heritage assets these buildings would be afforded protection through local planning policy.
- 5.26 Through work on the Neighbourhood Plan a number of potential non-designated heritage assets have been identified for protection in recognition of their significance and important contribution to the locally distinctive character of the parish. These are set out in Appendix 2 and Figure 14. Development of these non-designated heritage assets requiring planning permission will be required to demonstrate how they conserve and enhance those assets and their settings.
- 5.27 Once identified on the Local List, future development proposals affecting the parish's non-designated heritage assets will have to be in accordance with Policy K6.

#### **POLICY K7 – VALUED LANDSCAPES**

Valued landscape areas in the neighbourhood plan area will be protected and enhanced for their visual, cultural, historical, archaeological and architectural interest. These valued landscapes are:

- Kempsey Common
- Normoor, Kerswell Green and Stonehall Common
- Ashmoor Common
- upper and lower Hams
- The confluence of Hatfield Brook and the River Severn in Kempsey village.

## **Background/Justification**

**5.27 The parish lies within the Severn valley and is characterised by the separate areas listed in Policy K7 and identified in Natural England's National Landscape Character Assessment Area as part of the Severn and Avon Vales National Character Area (NCA) 106. NCA 106 identifies four Statements of Environmental Opportunity:**

- **Protecting and managing the landscape and heritage associated with the river valleys and unimproved grasslands along floodplains.**
- **Safeguarding and enhancing the area's distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain.**
- **Reinforcement of existing landscape structure as part of any identified urban growth.**
- **Protect geological exposures and maintain restore and expand semi-natural habitats.**

**5.28 In addition, the Neighbourhood Plan has been prepared using the Worcestershire Villages Historic Environment Resource Assessment. This has used the principles of Historic Landscape Characterisation to identify and assess the distinctive character areas across the settlement.**

**5.29 These key documents have been used to help inform the preparation of the Neighbourhood Plan and the identification of valued landscapes in the neighbourhood plan area. National planning policy sets out that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. These valued landscapes are:**

- **Kempsey Common - an historic area of open land that also has views of the Malvern and Clent Hills (Photo 1)**
- **Normoor, Kerswell Green, Ashmoor Common (Photo 3) and Stonehall Common (Photo 2) - areas of historic, open land. Ashmoor Common is also a Site of Special Scientific Interest.**
- **upper and lower Hams – areas of rare lammas land (common land for half the year) providing access to uninterrupted views of the Malvern Hills, and to the Severn Way; and**
- **The confluence of Hatfield Brook and the River Severn in Kempsey village - this is a wildlife corridor as well as providing essential land drainage for a large area extending well outside Kempsey.**

**The Commons and Hams are shown on Figure 12.**



Photo 1: Kempsey Common, looking west towards The Malvern Hills



Photo 2: Stonehall Common





Photo 3: Ashmoor Common



Photo 4: Upper Hams



Photo 5: Lower Hams



Photo 6: The confluence of Hatfield Brook and the River Sever in Kempsey village.



**Objective 4 – To maintain, improve and expand community and recreation facilities**

**POLICY K8 – PROTECTION AND IMPROVEMENT OF COMMUNITY FACILITIES**

The following are identified as important community facilities in the Plan area:

K8/1 Kempsey Community Centre  
K8/2 Seabourne Inn  
K8/3 Shop and Post Office  
K8/4 Crown Inn  
K8/5 St Mary's Church  
K8/6 Parish Hall  
K8/7 Talbot Inn  
K8/8 Walter de Cantelupe Inn  
K8/9 Anchor Inn  
K8/10 Kempsey Youth Centre  
K8/11 The Huntsman Public House

Any proposal that would result in the loss of any of these community facilities will only be supported if the criteria set out in SWDP Policy 37B are met.

**Background/Justification**

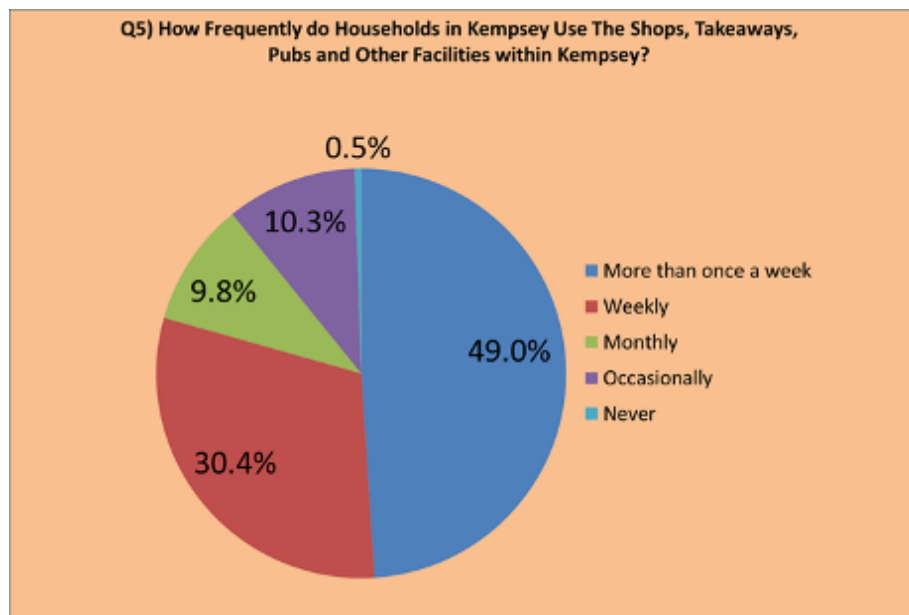
- 5.30 Local facilities are vital to the health and well-being of an area. Kempsey has a number of well used facilities. The majority of residents use these at least once a week, see Figure 9 below.
- 5.31 The relevant National Planning Policy on promoting healthy communities in the Framework sets out that "the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities Planning policies and decisions, in turn, should aim to achieve places which promote:
- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed- use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity (para. 69).
- And that to "deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- plan positively for the provision and use of shared space,

**community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;**

- **guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day- to-day needs;**
- **ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and**
- **ensure an integrated approach to considering the location" (para. 70).**

**5.32 By identifying the key community facilities, including public houses and shops, in the neighbourhood plan area Policy K8 sets a clear local development management framework for the development of these facilities that is in line with the Framework. This policy will also be used in conjunction with SWDP Policy 37: Built Community Facilities. It has been designed to follow the same format. Annex F of the SWDP provides clear and robust guidance on the need for appropriate marketing of community facilities to ensure that it could not be satisfactorily operated by an alternative occupier or organisation.**

**Figure 9 – How Frequently Do you use Facilities in the Village?**



Source: Kempsey Household Survey 2014

**5.33 Policy K8 will seek to protect and enhance existing community facilities to maintain a vibrant and healthy area. Achieving this will**

**help fulfil one of the three roles of sustainable development.**



The Talbot Public House (Photo with thanks to Kempsey Camera Club)

#### **POLICY K9 – NEW AND EXTENDED COMMUNITY FACILITIES**

**Proposals for new, or extensions or improvements to existing community facilities (including those identified under Policy K8) will be supported provided that they are:**

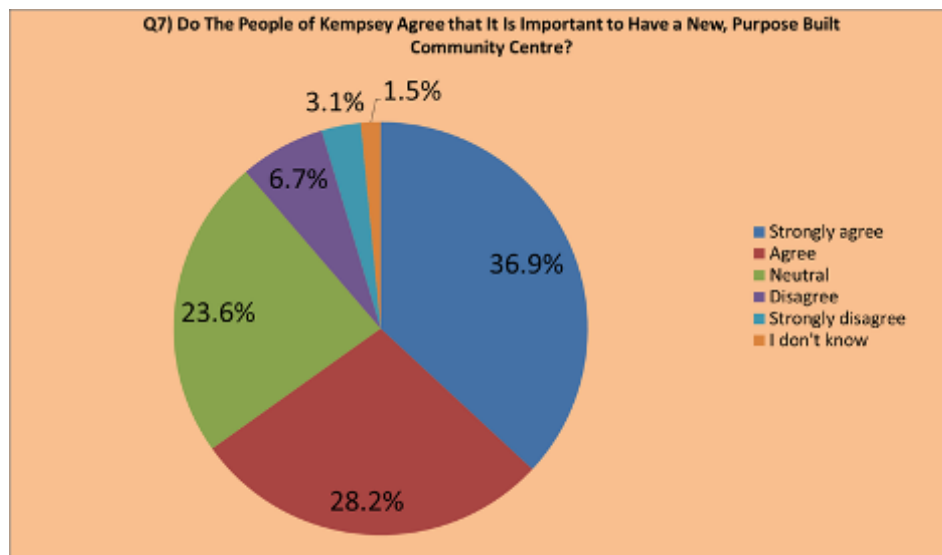
- a) Within or adjoining the Kempsey village development boundary or identified on the Policies Map (Figure 5) including on site K10Bi;**
- b) Of a scale that meets the needs of the local community and in keeping with the character of the area;**
- c) Provided with adequate car parking and operational space; and**
- d) Accessible to the community by walking, cycling, and public transport.**

#### **Background/Justification**

- 5.34 With the housing expansion in Kempsey village and the potential full commercialisation of the Community Centre there will be a particular requirement for additional community facilities. In addition to the Parish Hall and Youth Centre, there will be a need in Kempsey village for further meeting rooms with kitchen, function room, toilets, storage and car parking. In particular, facilities are needed to support groups and audiences of more than 50 people. One room will be required for the Parish Office.**

- 5.35 There is widespread support for such improvements as evidenced through our questionnaire survey, see Figure 10 below.
- 5.36 Policy K9 will also be used to assess future development proposals for the community facilities identified under Policy K8.

**Figure 10 – Should Kempsey have a new Community Centre?**



Source: Kempsey Household Survey 2014

## **POLICY K10 – EXISTING AND FUTURE COMMUNITY, RECREATION AND SPORT**

### **K10A: Existing Provision**

The existing sports and recreation facilities at Plovers Rise (see Proposal K10A, Figure 5 the Policies Map) will be protected. Proposals to improve and enhance these facilities will be supported.

### **K10B: Future Provision**

To meet future community, recreation and sport needs land to the north of Pixham Ferry Lane and west of Old Road South is identified on the Policies Map for community, sport and recreation provision (shown as Proposal K10Bi on Figure 5 the Policies Map).

In order to develop this area for community, recreation and sport provision a site for enabling housing development is identified on land to the east of Old Road South and north of Pixham Ferry Lane between Sunnyside Farm and Bight Farm (shown as Proposal K10Bii on Figure 5 the Policies Map). Such enabling development will only be supported where it can be demonstrated that:

- a) the enabling development is necessary to secure the delivery of site K10Bi for community, recreation and sports provision;
- b) sufficient funding for the community, recreation and sport provision cannot be assembled without including such enabling development; and
- c) the amount of enabling development is directly related in scale to its role in providing the identified community, recreation and sport provision on site K10Bi.

Where it can be demonstrated that new residential development is required on land to the east of Old South Road to assist in the development of the community, recreation and sport elements of this policy, that residential development will be supported where it meets the following criteria:

- a) it provides for a high design quality in accordance with SWDP Policy 21;
- b) it contains a mix of types and sizes of housing in accordance with SWDP Policy 14 and Policy K3 of this Plan;
- c) it provides for satisfactory vehicular access and on-site parking in accordance with development plan standards;
- d) it safeguards the residential amenities surrounding residential properties; and
- e) it provides for open space in accordance with development plan standards.

#### **Background/Justification**

**5.37 Further outdoor recreational land is needed to expand current facilities. Currently, sport and recreation provision in the Neighbourhood Plan area is catered for on the multi-purpose Plovers Rise site.**

**5.38 Current facilities at Plovers Rise include:**

- 2 football pitches
- 1 cricket pitch
- 3 tennis courts
- netball court marked out on one of the tennis courts
- rounders pitches across part of a football pitch.

**5.39 These different sports compete to use the limited pitch space. This**

problem becomes particularly acute when the seasons of different sports overlap. There is no land available at Plovers rise to expand pitch provision to overcome such problems and better meet existing needs. Existing needs will only increase as the population of the parish expands.

**5.40 Proposals to expand or enhance existing provision to meet the following requirements will be encouraged:**

- more football pitches of varying size
- 2<sup>nd</sup> cricket ground
- All weather cricket pitch
- Indoor tennis courts
- Permanent rounders pitch
- Running/cycling track
- Skateboarding park
- Bowling green
- A Multi Use Games Arena with changing rooms and storage to enable: badminton, indoor tennis, netball, volleyball, handball, 6-a-side junior football, basketball, blind football and roller sports.

**5.41 The above information was taken from the results of the public questionnaire undertaken in June 2014 and a review undertaken by Kempsey Sports Association. The conclusions from this review are in line with those reached in the *Malvern Hills District Playing Pitch Assessment Report 2015*, this identified future shortages in provision for football and cricket.**

**5.42 This need will only expand further as the population of the parish grows. Policy SWDP37 Built Community Facilities of the SWDP supports the provision of new community facilities particularly where the proposals have resulted from neighbourhood planning.**

**5.43 As Figure B shows in Site Appraisal that accompanies this plan (available at [www.kempseyhub.co.uk](http://www.kempseyhub.co.uk)), there is no room for further expansion at Plovers Rise to accommodate new facilities. The site is also effectively landlocked: the adjacent landowner indicating that his site is not available.**

**5.44 The area identified for future community, recreation and sport provision is outside the settlement boundary, to the west of Old Road South and north of Pixham Ferry Lane (K10Bi). Access to the recreation land will be from Pixham Ferry Lane. Detailed discussions are taking place with Worcestershire County Council to address highway safety and passing bay issues. The scheme will be expected to take account of the need for safe pedestrian routes to new recreation area and to ensure satisfactory drainage.**



- 5.45 The Parish Council will work with key partners to put together a funding package to meet the identified need for future community, sport and recreation provision on site K10Bi, including re-location of the community centre and parish offices. The Parish Council have allocated resources to support the project and have access to some section 106 monies from approved housing projects. Additional funding may also become available through future housing planning permissions or the Community Infrastructure Levy.**
- 5.46 However, should it not prove possible to put a funding package in place through mainstream and grant resources to support development of new community, recreation and sport facilities, enabling development, outside of the Kempsey village development boundary, may be considered to bring this much needed development for sport, recreation and community resources forward. The chosen site for such development is site K10Bii, east of Old Road South and north of Pixham Ferry Lane, identified on Figure 5. Such enabling development will only be supported on this site, when the criteria in Policy K10 can be met. The final part of Policy K10B sets out a series of criteria with which any required enabling housing development will need to comply. It is important that this component of the wider package meets development plan policies in general and results in high quality development in particular. In the event that the residential component of the scheme is triggered it should be submitted and determined as part of a wider package with the application for the community and recreation development. It is anticipated that the two components of the scheme would be linked by a planning obligation. This matter will be determined by the District Council based on the details of the planning application and its supporting documentation.**
- 5.47 The enabling development site portion of site K10Bii has emerged following a site appraisal and selection process undertaken by the Parish Council. This considered all sites identified as possibly suitable for development for additional community, sport and recreation facilities. The appraisal process is set out in the Site Appraisal (available at [www.kempseyhub.co.uk](http://www.kempseyhub.co.uk)). Only site K10Bi was considered available and suitable in terms of size, topography, flood risk, national and local policy designations, access, location and possible impact on residential amenity for such uses, with possible future enabling development, if necessary.**

**Objective 5 – To conserve and enhance green spaces and green infrastructure**

**POLICY K11 – LOCAL GREEN SPACES**

The following Local Green Spaces identified in Table 1 and shown on Figure 5 the Policies Map and Figure 11, will be protected. Inappropriate development, as defined in the Framework, that would be harmful to these Local Green Spaces will only be supported in very special circumstances.

K11/1 Kings Hill  
K11/2 The Limes  
K11/3 St Mary's Close  
K11/4 Christina Close  
K11/5 The Oaks  
K11/6 Bannut Hill

**Background/Justification**

**5.48 National planning policy allows for the identification of Local Green Spaces (the Framework paras. 76 and 77):**

**“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.”**

**5.49 Identifying land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Once identified local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.**

**5.50 The Framework para 77 states that Local Green Space designation should only be used:**

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

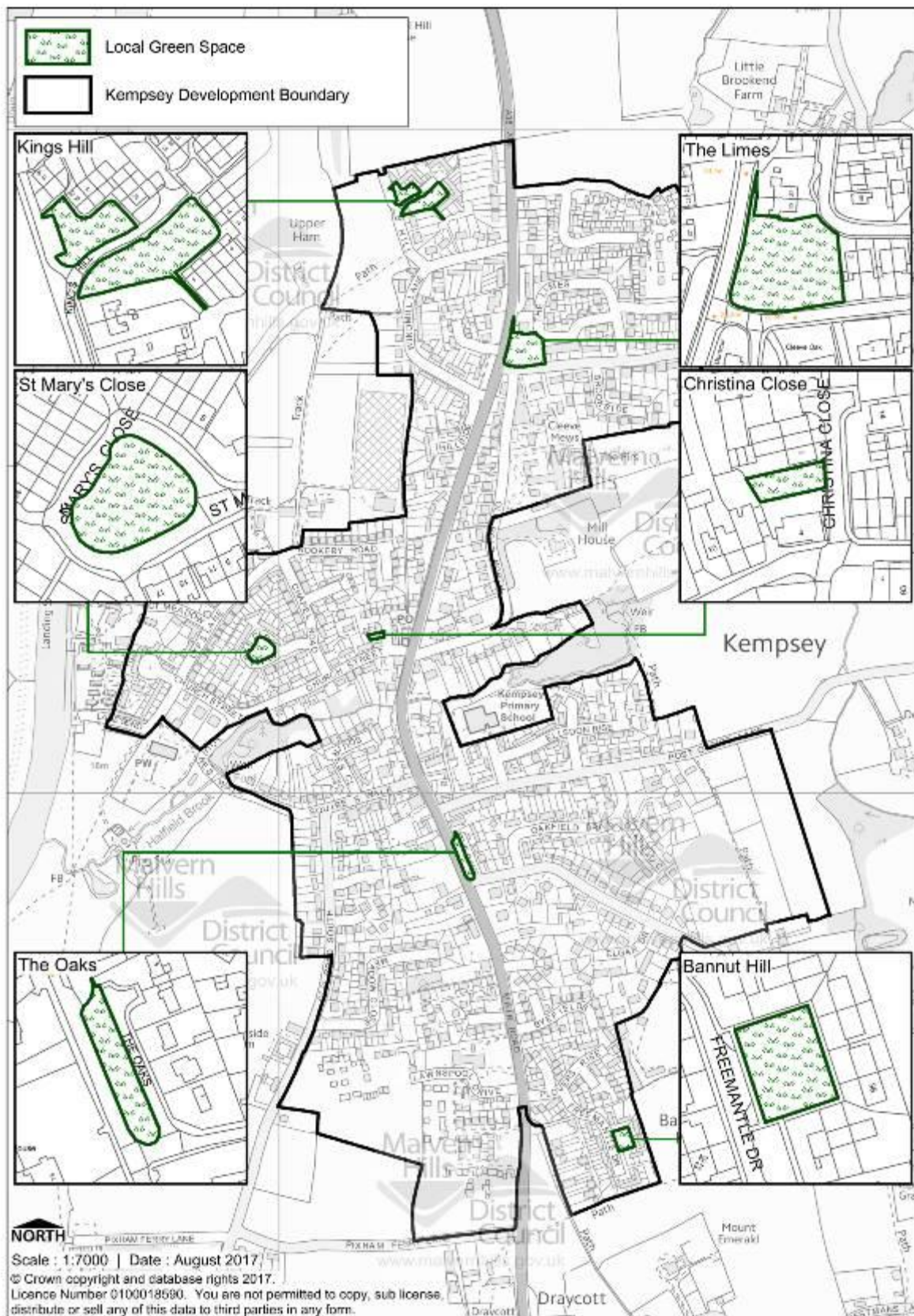
**5.51 In identifying Local Green Spaces, we have used the criteria in the Framework to assess green spaces in the Parish. Only those qualifying against the criteria have been included for protection under this policy, see Table 1.**

**Table 1 - Proposed Local Green Spaces.**

Open space/map reference number	Close proximity to the community	Demonstrably special to local community	Local in character and size
<b>1.Kings Hill</b>	Within the Kings Hill housing estate	Designated public amenity land used as Children's Play Area	0.22 ha grassed area
<b>2.The Limes</b>	In one corner of the Limes housing estate bounded by Main Road (A38) and Brookend Lane	Public amenity land used as informal area for children's games and dog walkers	0.2ha grassed area with footpath across
<b>3.St Mary's Close</b>	In the centre of St Mary's close housing estate	Designated public amenity land used as informal play area and quiet space	0.15ha grassed area
<b>4.Christina Close</b>	Within Christina Close housing estate	Designated public amenity land used as Children's Play Area	0.02ha grassed area
<b>5.The Oaks</b>	Immediately across access road from a row of houses	Provides a break between main road and houses and provides a sound buffer. Has a historic hedge and oak tree and is a popular bird nesting site	0.07ha grassed area with hedge
<b>6.Bannut Hill</b>	Enclosed by houses and a road	Forms an integral part of the estate and is a quiet space surrounded mostly by bungalows	0.15 ha grassed area with bench

**Figure 11 Designated Local Green Spaces**

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## **POLICY K12 – GREEN INFRASTRUCTURE**

**The Green Infrastructure Network identified on Figure 12 will be protected and enhanced in accordance with Policy 5 of the SWDP.**

**Development proposals that would have a detrimental impact on the identified Green Infrastructure Network will not be supported unless:**

- a) a robust, independent assessment of community and technical need shows that such sites are surplus in a particular location; or**
- b) replacement of, or investment in, green infrastructure of at least equal community and technical benefit is secured.**

### **Background/Justification**

- 5.52 It is not only the open spaces that make the Parish special. It is also the network of spaces, footpaths, lanes, hedges and other “green infrastructure” that link all of these green assets together that make the area special, act as recreation routes, quiet lanes and areas for wildlife. All these functions are equally important. Figure 12 shows all commons in Kempsey parish, and Figure 13 the local footpaths and bridleways, this information can also be found on Worcestershire County Council’s web site, in particular the Severn Way which runs through the length of the parish on the east bank of the River Sever.**
- 5.53 The parish’s biodiverse habitats, trees, woodlands, hedgerows and wildflower meadows<sup>1</sup> should be protected, enhanced, and, where possible, extended. Our plan seeks to protect existing green infrastructure and, where possible, will encourage new links and routes to strengthen the Parish’s green infrastructure network and access to it.**
- 5.54 The village of Kempsey also lies at the centre of a web of rural footpaths, (more than 200) all numbered and preserved, giving 65 miles of access through and across 5 square miles of land in which Kempsey Parish is sited. Taken together with the common lands they provide a unique and valued right to roam on a scale not matched by many settlements.**
- 5.55 Policy SWDP5 seeks to protect and enhance important Green Infrastructure in these areas. Development will not be supported unless:**

- i. following a robust, independent assessment of**

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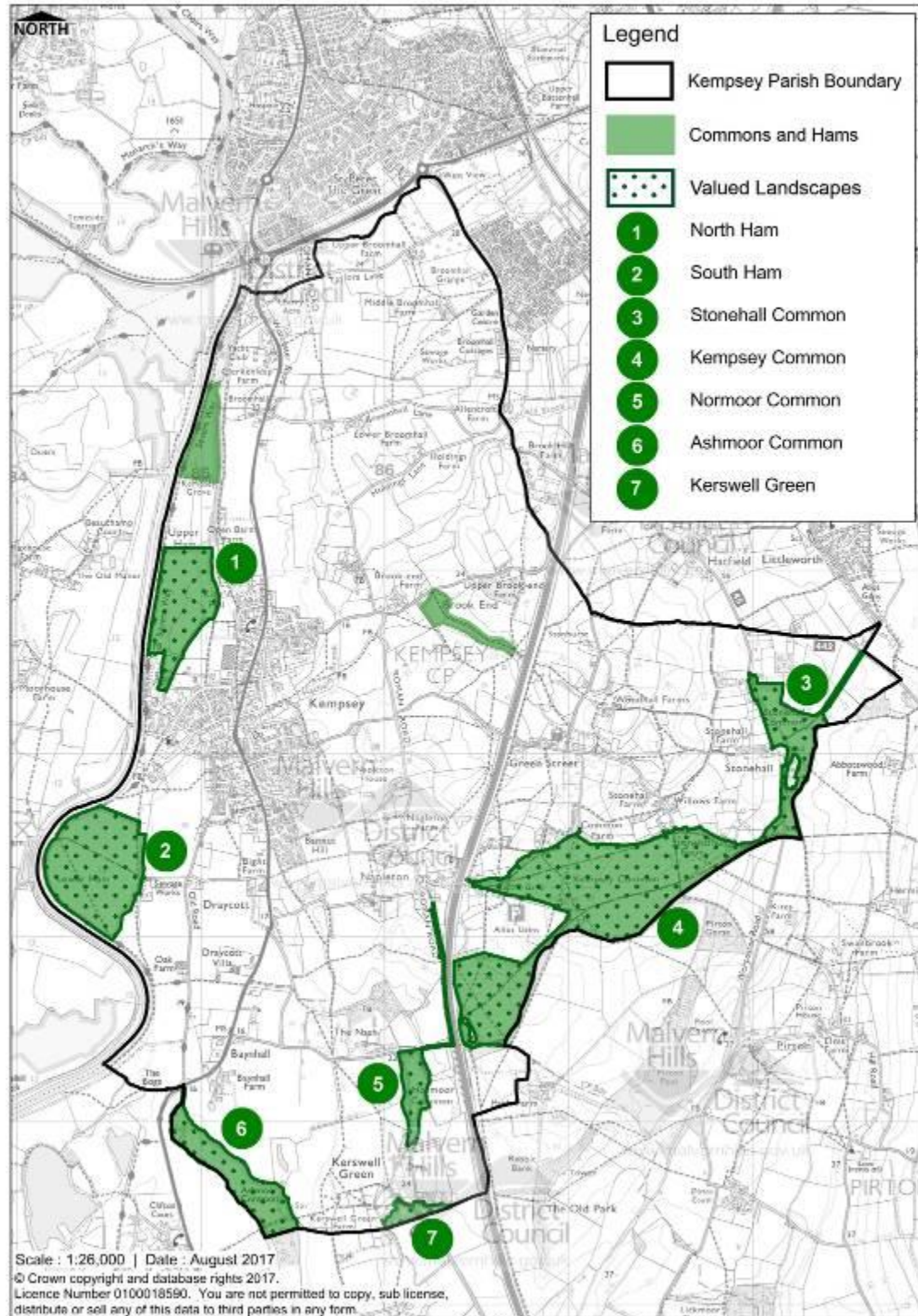
<sup>1</sup> Wildflower meadows as described in Quatermain, S. “Grassland Restoration” *Worcestershire Wildlife Magazine*, no. 130 (August 2014).



- community and technical need such sites are surplus to requirements in a particular location; or
- ii. Replacement of, or investment in, Green Infrastructure of equal community and technical benefit is secured.

**Figure 12 Green Infrastructure Network of Commons and Hams**

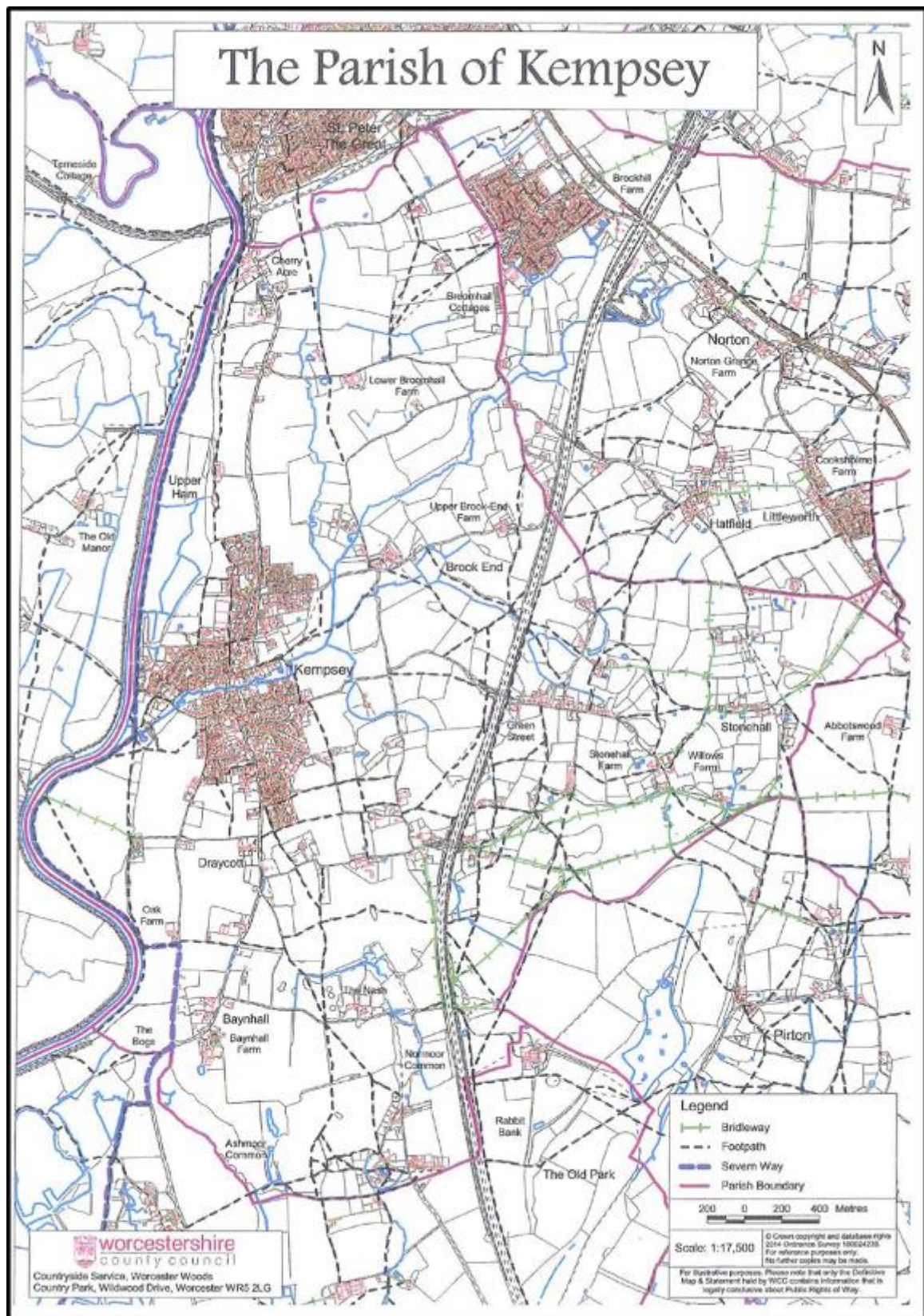
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**Figure 13 – Footpaths and Bridleways**

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**Objective 6 – To support opportunities for the development of existing and new businesses**

**POLICY K13– DEVELOPMENT OR RE-DEVELOPMENT OF LAND FOR EMPLOYMENT USES WITHIN THE DEVELOPMENT BOUNDARY**

Proposals to develop or redevelop land for employment purposes within the Kempsey village development boundary (Figure 5) will be supported when:

- a) They support an existing business; and
- b) They facilitate the development of a new enterprise of a scale appropriate to the location.

Proposals that involve the re-use of existing land or buildings or would allow the diversification of an existing enterprise will be particularly supported.

In assessing such applications, proposed uses should not have a significant adverse impact on the residential amenity or character of the area through their scale, nature of operation, access, car parking, noise or traffic generated by visitors, staff and deliveries.

**Background/Justification**

- 5.56 There are over 150 businesses in the Parish. To support the retention and growth of these businesses and encourage the development of new businesses and to create a more sustainable community Policy K13 seeks to promote employment opportunities within the settlement boundary defined for Kempsey village.
- 5.57 The Framework seeks to ensure that planning does everything it can to support sustainable economic growth, including in rural areas. Policy K13 supports these aims by supporting suitable, sustainable economic development within Kempsey village, where this reuses previously developed land or allows an existing rural enterprise to diversify. By adopting this approach Policy K13 supports and complements SWDP Policy 8.

**POLICY K14 – DEVELOPMENT OR RE-DEVELOPMENT OF EMPLOYMENT SITES OUTSIDE THE DEVELOPMENT BOUNDARY**

Extension proposals that would support the retention of existing employment sites or development of new sites outside of the Kempsey village development boundary will be supported when they satisfy criterion C in Policy 12 of the SWDP and where they do not have a significant adverse impact on local roads, residential amenity, enjoyment of the countryside, landscape, heritage assets or wildlife.

## **Background/Justification**

- 5.58 As already stated above, the Framework seeks to ensure that planning does everything it can to support sustainable economic growth in rural areas. Policy K14 further supports this aim by setting out the circumstances in which expansion of existing employment sites outside the development boundary will be supported. By adopting this approach Policy K14 supports and complements SWDP Policy 12.**

**Objective 7 – To promote safe, accessible modes of transport**

**POLICY K15 – TRANSPORT**

**Proposed new developments should provide for their own parking and transportation requirements.**

**Proposed development that is otherwise acceptable and which cannot provide for its own parking and transportation requirements will only be supported where it is accompanied by appropriate mitigation measures and/or makes contributions to transportation projects that will ensure suitable mitigation.”**

**Background/Justification**

**5.59 A prime concern of residents is the impact of traffic. New development should not make things worse. Where adverse impacts are identified as arising from a development proposal they should be mitigated or developer contributions should be made to ensure such mitigation can be put in place. The following list includes a number of areas that should be considered, as and when development is proposed, for possible mitigation:**

- **measures to improve the bus service to and from Kempsey.**
- **cycleway to link Kempsey with St Peters alongside the A38 and via the proposed development at Broomhall community and Norton Barracks community.**
- **footpath improvements along Old Road North to the doctor's surgery**
- **speed restrictions on Church Street, Post Office Lane, Old Road North, Old Road South and Squires Walk.**

**5.60 These proposals are in general accordance with existing policies of Worcestershire County Council, Malvern Hills District Council and the Parish Council. They seek to discourage use of the private car, where possible, and encourage a healthier lifestyle through walking and cycling. This is also in accordance with the Government policy for the same reasons. Although outside the designated area, it would be desirable to have pedestrian cycle/foot path access, linking the South and North sides of A4440, adjacent to The Ketch Roundabout, to allow safe, easy access to the city centre.**



## 6.0 Supporting Actions

- 6.1 The Kempsey NDP is a land use planning document, concerned with the development of land and buildings. The changes we want to see will not only be dependent on physical development. There will also have to be changes in other area, matters that go beyond the scope of this plan. Some of these changes are set out in the short list below, complementary actions that the Parish Council will pursue with key service providers.

### **Health Provision**

#### Doctors

- 6.2 The Doctors surgery in Kempsey is not open full- time. To meet the needs of the parish's expanding and changing population the Parish Council will encourage and support the Doctors' Surgery to be open full-time Monday to Friday and possibly weekends as per government policy. Such provision should have at least one doctor and an on-site nurse in attendance.
- 6.3 Kempsey Surgery is under potential threat from a pharmacy opening up in the vicinity. We would be opposed to this happening if it threatened the existing practice.

#### Dentistry

- 6.4 There is no longer a dental practice within Kempsey.
- 6.5 The Parish Council will support the opening of a new practice in the area.

#### Clinic

- 6.6 The addition of ante-natal, post-natal and baby clinics would be welcome. These could be run from a meeting room in any of the village facilities. Any other clinics would be encouraged.

### **Education Provision**

- 6.7 Kempsey Primary School is currently almost full. In the short term the school could accommodate new pupils with temporary classrooms. In the long term a further school will be built in the urban extension (SWDP45/1) which may alleviate the situation.
- 6.8 The Parish Council has no jurisdiction over education facilities but we would like all children living in the Parish to be able to attend the local school if they so wish.
- 6.9 There will also be a need for sufficient places to be available at High School for secondary education.

### **Transport**

- 6.10 Although outside the Parish we would like a review of the Ketch roundabout.

There are frequently long queues on the A38 joining the roundabout from Kempsey.

- 6.11 The Parish council will also work to see enhanced cycleways incorporated into the National Cycle Network.

## **7.0 Monitoring and Review**

- 7.1 Kempsey Parish Council will monitor the plan annually. This monitoring will be carried out to see how effective our policies are: what is working, what is not, what is up to date and what is not. A report will be presented to the Annual Meeting of the Parish Council. Where we identify a need to update the plan we will work with Malvern Hills District Council to make any necessary changes.
- 7.2 If the Neighbourhood Plan becomes out of date, the Parish Council (in consultation with Malvern Hills District Council) may decide to update the plan, or part of it.

## 8.0 Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Facilities:** Buildings, services and land uses intended to meet the health, wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Ecological networks:** These link sites of biodiversity importance.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic environment record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Local Green Spaces:** Spaces identified by local communities and given special protection under paragraphs 76 and 77 of the Framework. Such spaces should be in reasonably close proximity to the local community; demonstrably special; local in character and not extensive tracts of land.

**Local List:** A supplementary planning document prepared by Malvern Hills District Council that lists buildings, structures and historic designed landscapes which the community holds dear and which make a valuable contribution to a local sense of history, place and quality of life.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.



**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Neighbourhood plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Older people:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Setting of a heritage asset:** The surroundings in which a heritage asset is

experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable development:** International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 of the National Planning Policy Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

## **Appendix 1: Listed Buildings in Kempsey**

- West Royd, 35 Main Road, Kempsey
- 63 Main Road, Kempsey
- Colne House, Main Road, Kempsey
- Oakfield, 75 Main Road, Kempsey
- The Talbot, Main Road, Kempsey
- Ivy House, 93 Main Road, Kempsey
- Draycott Lodge, Main Road, Kempsey
- The Coach House, Bestmans Lane, Kempsey
- The Old Vicarage, Main Road, Kempsey
- Melbury, 68 Main Road, Kempsey
- Lake Cottage, Bestmans Lane, Kempsey
- Upper Brookend Farmhouse, Brookend Lane, Kempsey
- Middle Broomhall Farmhouse, Broomhall, Kempsey
- Upper Broomhall Farmhouse, Taylors Lane, Kempsey
- Clerkenleap Farmhouse, Bath Road, Kempsey
- St Mary's Church, Church Street, Kempsey
- Critch Cottage, 34 Church Street, Kempsey
- Peckwater Cottage (formerly known as Cobblers Cottage), 36 Church Street, Kempsey
- Church House, Church Street, Kempsey
- Park House, Old Road North, Kempsey
- Park Cottage, Old Road North, Kempsey
- Eastern Lodge, Old Road North, Kempsey
- The Manor House, Old Road North, Kempsey
- The Nash, Kempsey
- 32 Church Street, Kempsey
- Cross approximately 15m north of Church of St Mary the Virgin
- Milestone, Kerswell Green
- Kerswell Green Farmhouse, Kempsey

## Appendix 2: Suggested Buildings to be considered by Malvern Hills for Local Listing

### Background

In identifying the parish's potential non-designated heritage assets to be identified on Malvern Hills District Council Local List, we have been heavily influenced by the history of Kempsey. Unusually, Kempsey did not develop as many communities did, centred on a Manor house with a surrounding estate. Rather, Kempsey became the chosen location of distinguished personages who chose to move to Kempsey and built substantial houses – many from the 18<sup>th</sup> Century onward. There were many examples of military and business people doing just that.

Under the pressure of post-World War 2 needs for housing, many of the large houses were demolished to make way for housing estates: the list is a long one and includes: The Bank House, The Limes, Kempsey House, the Rookery. Other demolitions include the Baptist Church, and in earlier years, The Old Vicarage, The School House (black and white timbered building) The Dame school and sundry timbered buildings, The Malthouse and the windmills as well as many small farm buildings<sup>2</sup>.

The suggested non-designated heritage assets identified in the Kempsey NDP for possible Local Listing by Malvern Hills District Council are listed below and shown on Figure 14:

**Baynall Farm** – converted Hop Kiln and Barn. A unique and highly visible complex on the extreme southern edge of Kempsey. The size and stature of the complex speaks of a prosperous environment.



*Baynall Farm*

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<sup>2</sup> It is informative to examine the aerial view of Kempsey and to compare the image with the same view taken in 1945 (click on ....) This starkly reveals the degree of change of the historic heritage of the village.



**Dove Cottage**, Post Office Lane. Situated in a narrow lane leading off the main road, this is one of the few surviving remains of a once thriving farm area. The deeds are dated 1804, but the building predates that year, probably by some margin. This forms part of a cherished street scene in the village.



*Dove Cottage*

**Draycott House** on the corner of Pixham Ferry Lane, 18<sup>th</sup> Century, imposing Georgian private house and **Draycott Cottage** nearby. Together, these two buildings make an impressive entrance to the village adding presence to the townscape. Draycott may perhaps have gained its name from the fate of John de Draycote who was beheaded on the main road from Kempsey in 1303!



*Draycott House*



*Draycott Cottage*

**Ivy Lodge**, Old Road North. This is a fine example of the large houses that characterised much of Kempsey before the wholesale destruction of so many to make way for housing estates post-World War 2. It is in keeping in terms of size and scale with several other large dwellings of similar age in Old Road North.



*Ivy Lodge*

**Kerswell Green, Wooden Chapel.** Kerswell Green is a small, tightly knit community that



generated a thriving Methodist following in the early 19<sup>th</sup> century for which a brick chapel was built in 1854 and a wooden building was subsequently added for religious and secular activities. The brick chapel was demolished, but the wooden chapel remains as a meeting place for the community and is still used periodically for religious services. It a unique and valued asset and a strongly visual attribute in a small community.



*Kerswell Green, Wooden Chapel*

**Little Grange**, Napleton Lane. Together with Napleton Grange, these two properties nestle behind ancient hedgerows in a narrow lane that seems to follow the lines of ancient fields. The immediate area around these properties is quintessentially rural.



*Little Grange*

**Mount Emerald** and **Emerald Cottage**, Bestmans Lane. These properties, standing in a large area off Bestmans Lane represent the best surviving example of the type of large house and estate that once characterised Kempsey, so many examples of which have been demolished.



*Mount Emerald*



*Emerald Cottage*

**Napleton Grange:** A black and white timbered building dating back to 1440, famous for being the home of Sir Edward Elgar for 4 and a half years. He jumped at the chance to live there, where "he could see the Malvern Hills from his bedroom window", most of his greatest music had been composed while he was living in sight of the Malverns.

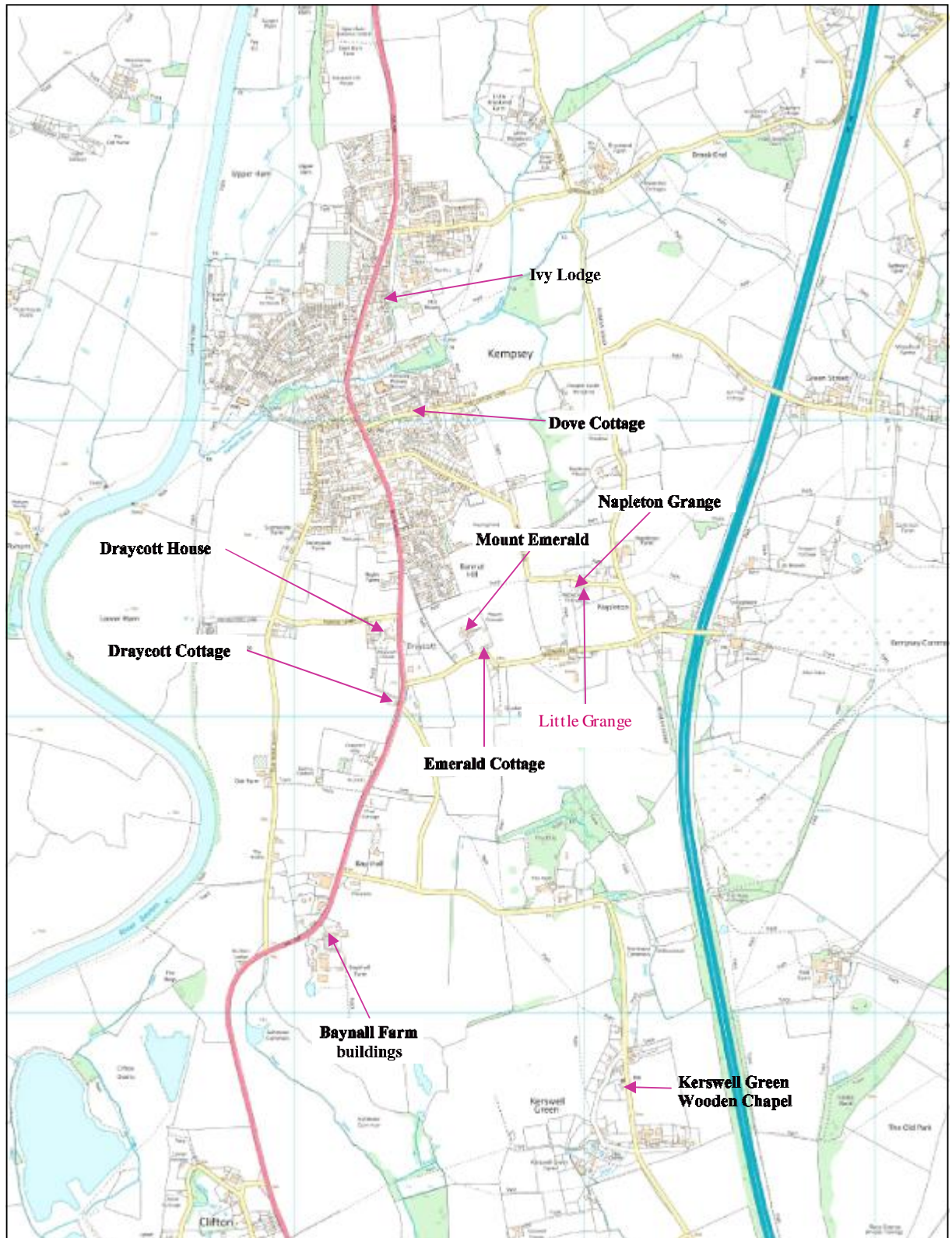




*Napleton Grange*

## Figure 14 –Heritage Assets Proposed for Local Listing

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