

Great Witley and Hillhampton Parish Council Neighbourhood Plan 2024-2041

Submission version



St. Michaels and All Angels Church, Great Witley

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1. SETTING THE SCENE

The Neighbourhood Plan

- 1.1 The Localism Act 2011 gave local communities the ability to prepare Neighbourhood Development Plans ('Neighbourhood Plans') as part of the statutory planning framework governing the development and use of land in their area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Great Witley and Hillhampton Parish Council has decided to make use of these planning powers to help ensure that decisions on future development are guided locally.
- 1.3 This document is the submission version of the Neighbourhood Plan. It has been prepared by a Steering Group of Parish Councillors and other volunteers. Its submission to Malvern Hills District Council follows consultation on an earlier draft and marks an important stage in the preparation process (Figure 1).

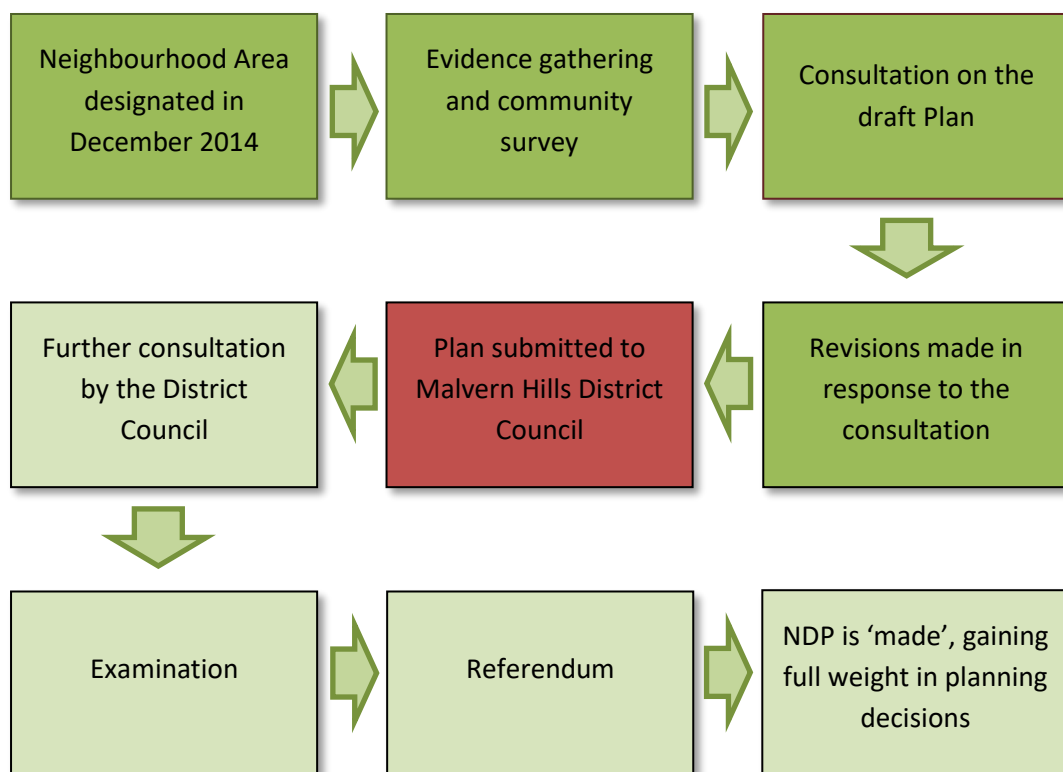


Figure 1: Neighbourhood Plan preparation process

- 1.4 The Plan is based on evidence about the characteristics of the parish and the views of the community. Reports and other documentation prepared for the South Worcestershire Development Plan have provided much useful information. This has been supplemented by local sources, including residents' questionnaire surveys in 2016 and 2023. The resultant 'evidence base' for the NDP is set out at Appendix A.

Format of the Neighbourhood Plan

- 1.5 The Plan begins by presenting a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2).
- 1.6 The community's Vision for the Neighbourhood Area in 2041 is defined in chapter 3, together with more detailed objectives.
- 1.7 The Plan then sets out policies on the development and use of land, on the environment (chapter 4); housing (chapter 5); and jobs, services and infrastructure (chapter 6). Each policy is presented in bold text within a shaded box and is followed by a short justification and explanation. Chapter 7 explains how the Plan will be implemented, monitored, and reviewed. Finally, the process of preparing the Plan has highlighted a number of aspirations on non-land use matters, relating particularly to highways and transport, and these are listed in a concluding chapter as 'Community Actions'.

National and local planning policy context

- 1.8 The Plan's policies need to be read alongside the existing national and South Worcestershire planning policies which apply in the Neighbourhood Area.
- 1.9 National planning policy is set out in the National Planning Policy Framework (NPPF). Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.
- 1.10 The South Worcestershire Development Plan (SWDP) was adopted in February 2016 and is the Local Plan for the administrative areas of Malvern Hills District, Worcester City and Wychavon District.¹ The SWDP sets out strategic and non-strategic planning policies for the development of South Worcestershire up to 2030. The SWDP also includes specific provisions for the Neighbourhood Area.
- 1.11 Great Witley is a Category 1 village in the SWDP's settlement hierarchy. These are settlements with at least four key services and access to daytime public transport, and where some new development will be acceptable to meet local housing and employment needs. The SWDP defines a development boundary around Great Witley to guide such growth and establish the extent of the settlement for planning purposes. Infill development inside the boundary is acceptable in principle, subject to more detailed planning policies including those set out in the Plan. Land outside the boundary, comprising the rest of the Neighbourhood Area, is open countryside where development is strictly controlled.

¹ The parish of Great Witley and Hillhampton and the Neighbourhood Area is in the administrative area of Malvern Hills District Council.

- 1.12 The SWDP allocated a site for new housing at Great Witley, which has now been developed as Glendower Way.
- 1.13 Mineral and waste matters are addressed in Local Plans prepared by Worcestershire County Council. The Plan has been written to complement rather than duplicate these existing policies.
- 1.14 The SWDP is currently under review, to extend the plan period up to 2041. The SWDP Review (SWDPR) is presently at Examination. It is expected to be adopted in December 2025 when its policies will replace those in the 2016 SWDP.
- 1.15 In preparing the Plan, consideration has been given to the need for Strategic Environmental Assessment (SEA) and Appropriate Assessment under the Habitats Regulations. Malvern Hills District Council have determined in a screening opinion dated July 2024 that the Plan does not require a full SEA or a full Appropriate Assessment under the Habitats Regulations. This is because it was considered unlikely that the Plan would result in any significant environmental impacts, with policies which seek to protect and enhance the natural and built environment likely to result in beneficial rather than damaging effects.
- 1.16 The Plan covers the period 2024 to 2041, co-terminous with the SWDPR.

2. GREAT WITLEY AND HILLHAMPTON NEIGHBOURHOOD AREA

- 2.1 The Great Witley and Hillhampton Neighbourhood Area was designated in December 2014 for the parishes of Great Witley and Hillhampton, which cover 1,394 hectares in the north-west of Malvern Hills District, Worcestershire (Plan 1). The Neighbourhood Area is midway between Tenbury Wells and Worcester along the A443; Worcester is some 19 km to the east. The qualifying body is Great Witley and Hillhampton Parish Council.
- 2.2 This chapter describes the Neighbourhood Area in terms of the social, environmental, and economic aspects which contribute to sustainability and to a distinctive and rural sense of place.

Community

- 2.3 The largest settlement in the Neighbourhood Area is Great Witley village which has grown up largely within the ‘triangle’ formed by the A443 Worcester Road, the A451 Stourport Road, and the B4197. Historic frontage development along these roads has in more recent times been infilled by significant new housing in depth in the west of the triangle (Chiltern Close, Fountain Court, The Glebe, and most recently Glendower Way). Local services are to be found alongside the A443, comprising the village shop and the Primary School, Village Hall and GP surgery which are grouped together in the east. Public recreational facilities/open space are to the north of the Village Hall – the children’s play area and multi-sport court at Quartergreen, and Bowen’s Field. Remaining land within the triangle is open, in agricultural use and makes a notable contribution to village character and amenity.



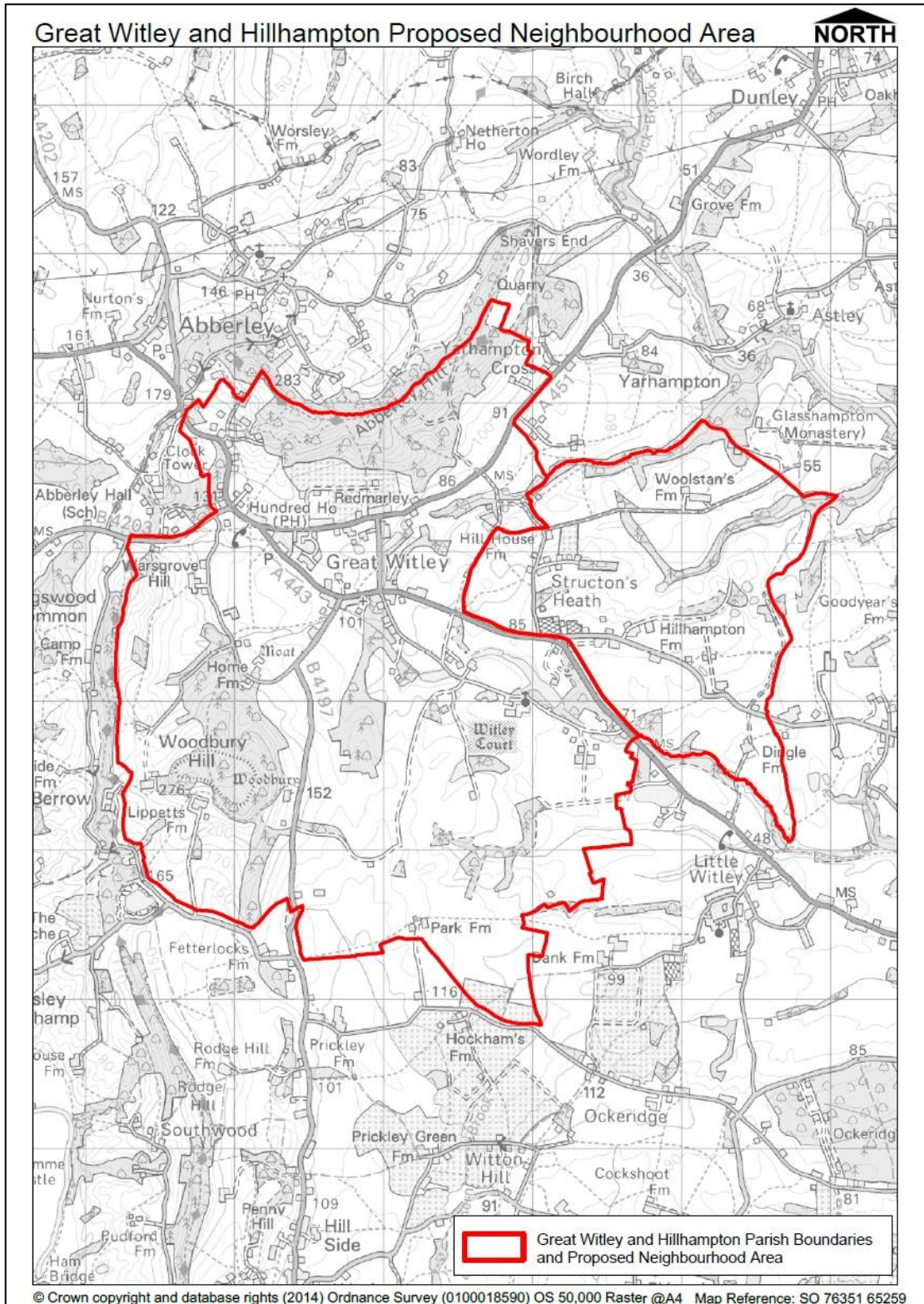
Glendower Way

- 2.4 Limited development and facilities outside and adjacent to the triangle of main roads comprises a petrol filling station and associated shop, Hundred House (a residential conversion of a former hotel), established and more recent dwellings, including an affordable housing scheme at Turnpike Close, and the Old Chapel (home to Abberley and Witley Scouts and Guides).
- 2.5 The remainder of the Neighbourhood Area is strongly rural in character with scattered wayside dwellings, historic farmsteads, modern farm development and other country properties set amongst pasture, arable farmland, orchards, and woodland. To the south-east of the village lies Witley Court; built in the 17th century and remodelled in Victorian times, the house was devastated by fire in 1937. The spectacular ruins are now in the care of English Heritage. Most of its protected park and gardens, extending to 361 hectares, is in the Neighbourhood Area. The parish church of St. Michael and All Angels is adjacent to Witley Court and features an important Baroque interior.
- 2.6 The population of the Neighbourhood Area was 871 at the time of the Census in April 2021.² This compares to 689 in 2011 – an increase of 182 or 26%, reflecting the amount of housing growth in the village over the last decade. The 2021 population equates to a density of 0.6 persons per hectare (compared to the Malvern Hills District overall at 1.4 ppha).




Hundred House

² This and other local area statistics given in this chapter are for the Great Witley and Hillhampton parishes as set out in the Nomis Parish Profile tables.



Plan 1: Great Witley and Hillhampton Neighbourhood Area


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2.7 The 2021 age structure of the Neighbourhood Area is shown in Figure 2 alongside that for Malvern Hills District. The local age structure is slightly 'younger' in character than for the District, with a higher proportion of younger people and a lower share of older people. This likely reflects the recent housing growth and the type and age of households typically attracted.

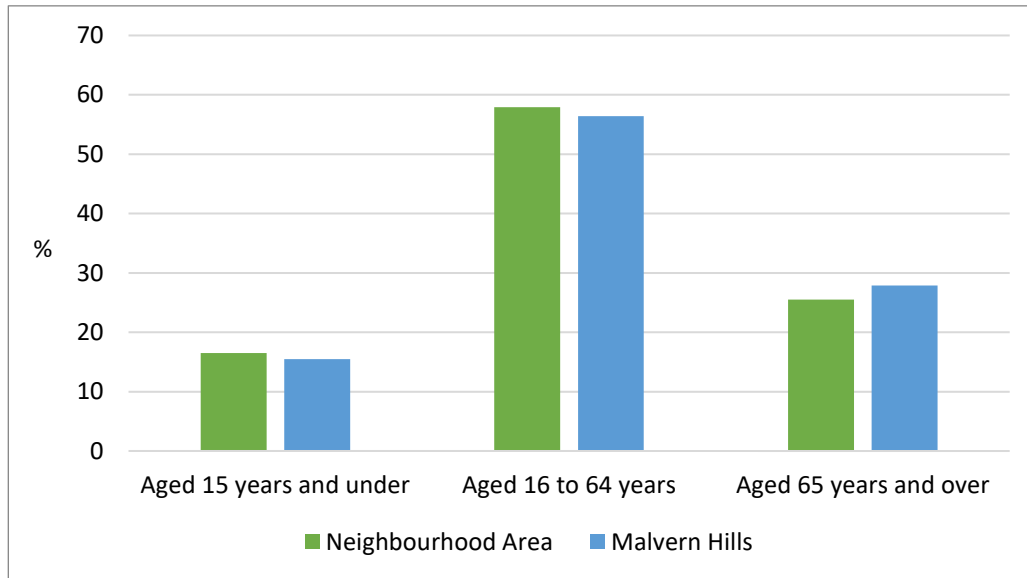


Figure 2: Age structure in 2021

2.8 There were 350 households in the Neighbourhood Area in 2021, an average household size of 2.5 persons per household. Compared to the District there was a higher proportion of single-family households, with conversely a lower proportion of one-person households (Figure 3). There was a 20% increase in the number of households between 2011 and 2021.

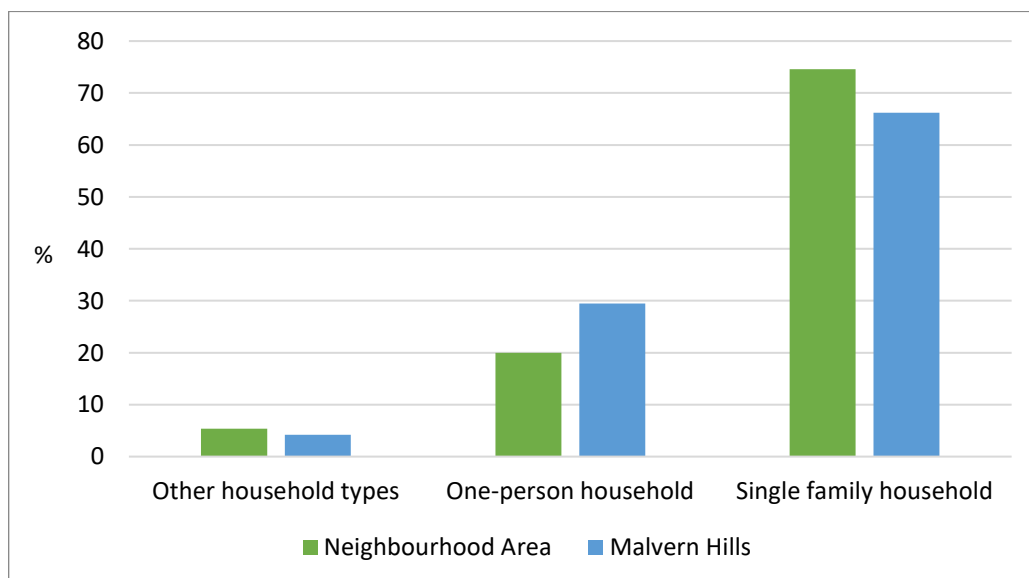


Figure 3: Household composition

2.9 In 2021 79% of homes in the Neighbourhood Area were owner-occupied or held in shared ownership, more than for Malvern Hills District overall (Figure 4). Conversely the proportion of social and of private rented homes was less when compared to the District.

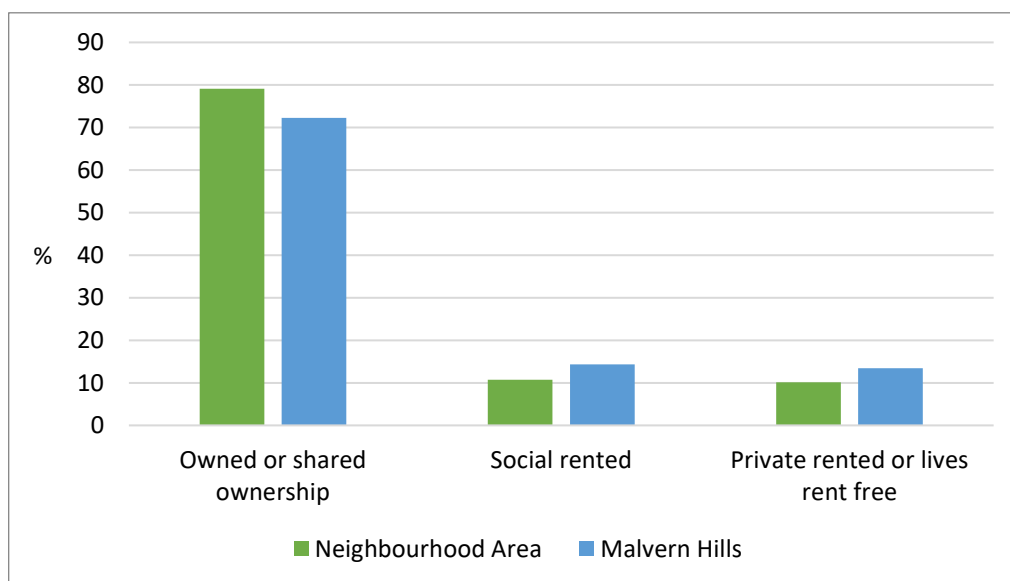


Figure 4: Tenure

- 2.10 The main roads through Great Witley village connect to Tenbury Wells in the west and to Worcester, the M5 (J5 at Droitwich Spa via the Severn crossing at Holt Heath), Kidderminster and the West Midlands conurbation in the east. Passing through Great Witley village and carrying significant volumes of through traffic, these highways create intimidating conditions for pedestrians which is exacerbated by limited and narrow footway provision. There are also 'B' roads providing connections to Bromyard and Martley.
- 2.11 Great Witley village is served by bus services 420, 758 and 824 linking principally to Tenbury Wells, Worcester and Bromyard. There are railway stations at Worcester, Droitwich Spa, Kidderminster and Hartlebury, all to the east of the Severn. The Neighbourhood Area is crossed by numerous public rights of way (footpaths, bridleways and byways/restricted byways) giving access for local use and tourists.

Environment

- 2.12 Older village properties in Great Witley are typically built in red brick, with some timber frame with brick infill, or black and white; they range in scale from modest wayside properties to substantial larger dwellings set back from the road. Decorative features include carved barge boards, stone detailing, window drip mouldings, and elaborate Tudor-style chimney stacks. More recent developments take a simpler design approach although the emphasis on red brick as the primary material is retained, with limited use of render. Where properties face onto the highway, open space and hedging is often used to provide a degree of privacy and mitigate the impacts of road traffic. Roof coverings throughout are typically slate or tile. The farmsteads, wayside and larger dwellings in the surrounding countryside use a similar range of materials.

- 2.13 The landscape character of the Neighbourhood Area is dominated by Abberley Hill (rising to 283m) to the north, and by Walsgrove (260m) and Woodbury (276m) Hills to the west. The three hills mark the Neighbourhood Area's northern and western extent. They are a northwards extension of the Malvern Hills, and lie within the Abberley and Malvern Hills Geopark, an area of nationally significant geological landscape which spans five counties stretching from Gloucester to Bridgnorth. The Geopark Way and Worcestershire Way long distance footpaths running on their ridgelines afford expansive views south and east across the Neighbourhood Area and further afield.
- 2.14 Quarrying of the hills for limestone has been important both historically and in more recent times; the Shavers End Quarry on Abberley Hill, just outside the Neighbourhood Area to the north, closed in 2002.
- 2.15 The higher ground and the hill slopes enclose a broad, open valley in which lie the settlements of Great Witley and Structon's Heath. The agricultural landscape is an undulating mosaic of fields used for arable and livestock farming, framed by tree and hedge boundaries, with areas of woodland and orchards. The extensive historic landscaped park of Witley Court makes a notable contribution to the local landscape character.
- 2.16 The Neighbourhood Area has a wealth of designated heritage assets with a key focus being land and buildings at Witley Court. They are:
- Two scheduled monuments, comprising Witley Court and Woodbury Hill Camp.
 - 47 listed buildings (Appendix B), of which 16 are to be found in and around Witley Court. These include Grade I listings for the remains of Witley Court itself, the Church of St. Michael and All Angels, and the Perseus and Andromeda fountain. The Triton fountain and the curved linking wing, pavilion and orangery and including five-arched arcade to rear of link are Grade II*, the rest being Grade II. Elsewhere, there is one other Grade II* entry for Home Farm House, all other entries being Grade II and including the Great Witley War Memorial.
 - Two registered parks and gardens. Witley Court is Grade II* and extends to 361 hectares including land north of the A443 and land outside the Neighbourhood Area to the east. Abberley Hall registered park and garden is Grade II and 41 hectares; the majority is outside the Neighbourhood Area to the west.
- 2.17 In terms of biodiversity and geodiversity, there are a range of sites and habitats which are identified and protected in Local Plan policy. Sites of Regional or Local Wildlife Importance either wholly or partly within the Neighbourhood Area are:
- Abberley Hill.
 - The Dick and Shrawley Brooks and associated pools.
 - Washingpool Plantation.
 - Fields north of Woodbury Hill Farm.
 - Walsgrove Hill woodland.

2.18 Priority Habitat Inventory sites comprise:

- Lowland Meadows at Woodbury Hill.
- Four areas of good quality semi-improved grassland west of Woodbury Hill.
- Deciduous woodland throughout the Neighbourhood Area.
- Wood-pasture and parkland north and south of the A443 at Witley Court.
- Scattered traditional orchards.

2.19 There are linear areas of ancient and semi-natural woodland and ancient replanted woodland along or adjacent to the Neighbourhood area boundaries, the largest being Ranscombe Coppice on Abberley Hill (ancient replanted woodland). There is one Local Geological Site, to the east of the A443 (known as Abberley Hall East).

2.20 The Neighbourhood Area is in the Worcestershire Middle Severn catchment, draining to the east via the Dick and Shrawley Brooks. Priority issues in the catchment are to reduce urban and rural diffuse pollution, and to look for opportunities for natural solutions such as woodlands for water.

2.21 The Neighbourhood Area is generally at low risk of flooding as defined in national planning policy guidance (i.e. Zone 1), the only areas of higher risk (Flood Zones 2 and 3) being associated with the corridor of the Shrawley Brook as it flows eastwards to the north of Witley Court. There are also areas of high and medium risk of flooding from surface water along tributary watercourses to the Dick and Shrawley Brooks. Tributary watercourses to both brooks flow from higher ground to the north and west to gather in and around Great Witley village before draining to the east.

Economy

2.22 The prevailing land use is mixed agriculture, with the farmland rated as grade 3 (good to moderate) in the west, grade 2 (very good) in Hillhampton parish and east of Witley Court, and grade 1 (excellent) north of Little Witley and the A443. Farms, local services and other small businesses including homeworking provide employment; there are no purpose-built business or commercial trading estates. In 2021, 61% of working-age residents were economically active, more than in the District (56%). Almost a quarter of these (24.4%) were classed as ‘managers, directors and senior officials’, notably more than at District level (16.6%). Caring, leisure and other service occupations were also relatively well-represented (accounting for 10.2% of jobs locally compared to 8.8% for the District overall).

2.23 Reflecting the rural location, car ownership rates are relatively high. In 2021, almost all households, 96.6%, had the use of one or more cars or vans (District 88.2%).

2.24 For those travelling to work, in 2021 this was most commonly by driving a car or van (51%), similar to the District figure (52%). The Neighbourhood Area had a higher proportion of working-age residents who worked mainly at or from home – 40% locally compared to 35% in Malvern Hills. Other modes of travel to work generally reflected the District equivalents.

3. VISION AND OBJECTIVES

Key issues

3.1 The Steering Group has identified the following key issues from the questionnaire surveys of residents undertaken in 2016 and 2023 and the Neighbourhood Area characteristics set out in chapter 2. The Plan addresses these issues as far as possible through its Vision, objectives, and the planning policies on the development and use of land in chapters 4 to 6. Issues which are not related to development and land use, notably existing traffic, road safety and highway conditions at Great Witley village, are addressed as Community Actions in chapter 8.

3.2 The key planning issues tackled by the Plan are as follows:

- Protection and enhancement of the local environment including landscape character, the setting of the village, key views, open space of importance to the community, and heritage.
- Matching the size and type of new housing to the needs of the community.
- Ensuring that new housing is designed to be in keeping with the village's rural and historic character.
- Protecting community facilities, ensuring that they can expand to keep pace with village development, and enabling new provision.
- Making better provision for walking and cycling in and around Great Witley village, so that residents can safely reach community facilities without use of the car.
- Providing for development to enable small-scale employment.
- Supporting renewable and low carbon energy development.

Vision

In 2041 the parish of Great Witley and Hillhampton will be:

- A **thriving local community** with a clear Parish identity based on Great Witley village and the adjoining heritage assets of Witley Court and the parish church; and
- A **sustainable rural environment** where the distinctive landscape is protected and enhanced, providing an attractive and peaceful countryside for all to access and enjoy; and
- A Parish where **well-designed development** provides the size and type of new homes that are needed, and which respects local character and history including the surrounding built environment and the landscape setting of the village; and
- Where **local services and facilities** support health, educational, social, and cultural well-being, and which can be safely and realistically accessed by walking and cycling; and
- A place where **appropriate economic development** is supported, helping to provide local employment in businesses, farming, and other land-based rural enterprises.

Objectives

3.3 The following objectives reflect the community priorities and concerns identified in the residents' surveys. They will contribute to the achievement of sustainable development:

Environment

- To protect and enhance landscape character, key views, and heritage features.
- To identify green areas of particular importance to the community and designate them as Local Green Space.

Housing

- To provide a mix of size and type of dwellings to meet the community's needs.
- To require new housing to be well-designed with regard to the Great Witley context, respect its surroundings and be sustainable in its design, operation and means of access.

Jobs, services and infrastructure

- To support business, tourism and farming development which is in scale and keeping with the character of the Neighbourhood Area, and appropriate to its location.
- To protect existing community services and facilities, guide their development to keep pace with needs and demands, and enable new provision.
- To provide positive guidance for renewable and low carbon energy development in the Neighbourhood Area.

Delivering the Vision

3.4 To deliver the Vision and meet the objectives, the Plan sets out policies as follows:

- On the environment (chapter 4): landscape, key views, Local Green Space, and heritage.
- On housing (chapter 5): housing mix, design, and householder development.
- On jobs, services, and infrastructure (chapter 6): small-scale employment, community facilities, and renewable and low carbon energy.

3.5 Concerns and aspirations on non-land use matters are listed in chapter 8 as 'Community Actions'.

4. ENVIRONMENT

Landscape character

Policy GWH1: Landscape character

Development proposals must demonstrate that:

1. the characteristics and guidelines for the Landscape Type of the proposed site, as defined in the latest Landscape Character Assessment, have positively influenced the siting, design, scale, layout, landscaping and boundary treatment of the proposal; and
2. every available opportunity has been taken to strengthen the landscape character of the relevant Landscape Type, by retaining and conserving existing features such as trees, woodland and hedgerows, and by restoring, enhancing and making new provision where this is appropriate; and
3. they respect the open countryside setting of Great Witley village. Development which would have an adverse effect upon the landscape setting of the village, considered in terms of the assessed landscape character, will not be supported.

4.1 The Neighbourhood Area is situated within two National Character Areas (NCA), as these are defined by Natural England. Most of the area is in the Teme Valley NCA102, with part to the south east including Witley Court in the Severn and Avon Vales NCA106. The Teme Valley NCA is characterised as a tranquil rural landscape which has largely escaped the pressure of modern development and retained much of its historical built character in dispersed settlements, small villages and traditional timber-framed buildings, hop yards, hop kilns and cider houses. The Abberley Hills are identified as the most conspicuous landscape feature in the NCA, with evidence of Roman vine terraces on the lower slopes. On the lower land, a complex undulating landscape with rich red soils gives rise to fertile farmlands and a mosaic of mixed agriculture.

4.2 Similarly, the Severn and Avon Vales NCA represents an extensive, open and low-lying agricultural landscape. A characteristic scattered mosaic of hedgerow trees, small areas of deciduous woodland, traditional orchards, parkland and remnant areas of ancient and semi-natural woodland contribute to a well-wooded appearance.

4.3 The Worcestershire Landscape Character Assessment (LCA) identifies three Landscape Types in the Neighbourhood Area. **Principal Wooded Hills** comprise the slopes of Abberley, Walsgrove and Woodbury Hills in the north and west. The intrinsic character is derived from the pronounced, often steep topography and the dominant woodland cover. There is typically a significant cover of ancient semi-natural woodland in this Landscape Type, an important asset to nature conservation. LCA guidelines include:

- To conserve and restore the ancient broadleaved character of all woodlands.

- To undertake large scale woodland planting where required to preserve the landscape character, taking account of visual impact.
 - To strengthen the wooded character of hedgelines and streamlines.
- 4.4 The majority of the Neighbourhood Area comprises **Wooded Estatelands**. This is a large-scale, wooded farming landscape which includes Great Witley village and the Witley Court parkland. The size, shape and composition of the woodlands is critical to its character, with an emphasis on an ancient semi-natural origin and irregular outlines. LCA guidelines include:
- To conserve all ancient woodland sites and restock with locally occurring native species.
 - To promote new woodland planting, favouring native broadleaves such as oak.
 - To conserve and restore the pattern of hedgerows and linkages to woodland blocks.
 - To conserve and restore parkland including historically correct ornamental planting.
- 4.5 A small area of **Timbered Plateau Farmlands** is to be found on the lower slopes of Abberley Hill, north of Yarhampton Cross. This Landscape Type is characterised by a mixed farming landscape of hedged fields, scattered farms, woods and wooded valleys, and where the landform is dominant over the pattern of tree cover and fields. LCA guidelines include:
- To conserve all ancient woodland sites and restock with locally occurring native species.
 - To promote the coalescence of fragmented ancient woodlands.
 - To promote new woodland planting, favouring native broadleaves such as oak.
 - To promote infilling of gaps in tree cover along watercourses and dingles.
 - To conserve and restore the pattern of hedgerows, hedgerow oaks and veteran trees.
 - To maintain the characteristic dispersed pattern of settlement and avoid the formation of pronounced settlement nuclei.
- 4.6 Protecting the overall landscape setting of Great Witley village is a priority for the Plan, informed by responses to the residents' survey which placed emphasis on the nearby countryside, views and traditional landscape features. Specific features contributing to landscape character, such as trees, hedgerows, and woodlands, also often have historic, cultural and biodiversity significance. For instance, fruit cultivation is of longstanding importance to the rural economy, with traditional orchards at Hill House Farm and Structon's Heath Farm, and this continues today making a notable contribution to the distinctive landscape character of the Neighbourhood Area.

Key views

Policy GWH2: Key views

Where a development proposal within the Neighbourhood Area would have a significant visual impact on the key views (KV) listed below and shown on Plan 2 and the accompanying photographs, a Landscape and Visual Impact Assessment or similar study should be provided to demonstrate that the levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately reflecting, respecting, and where possible, enhancing its landscape context:

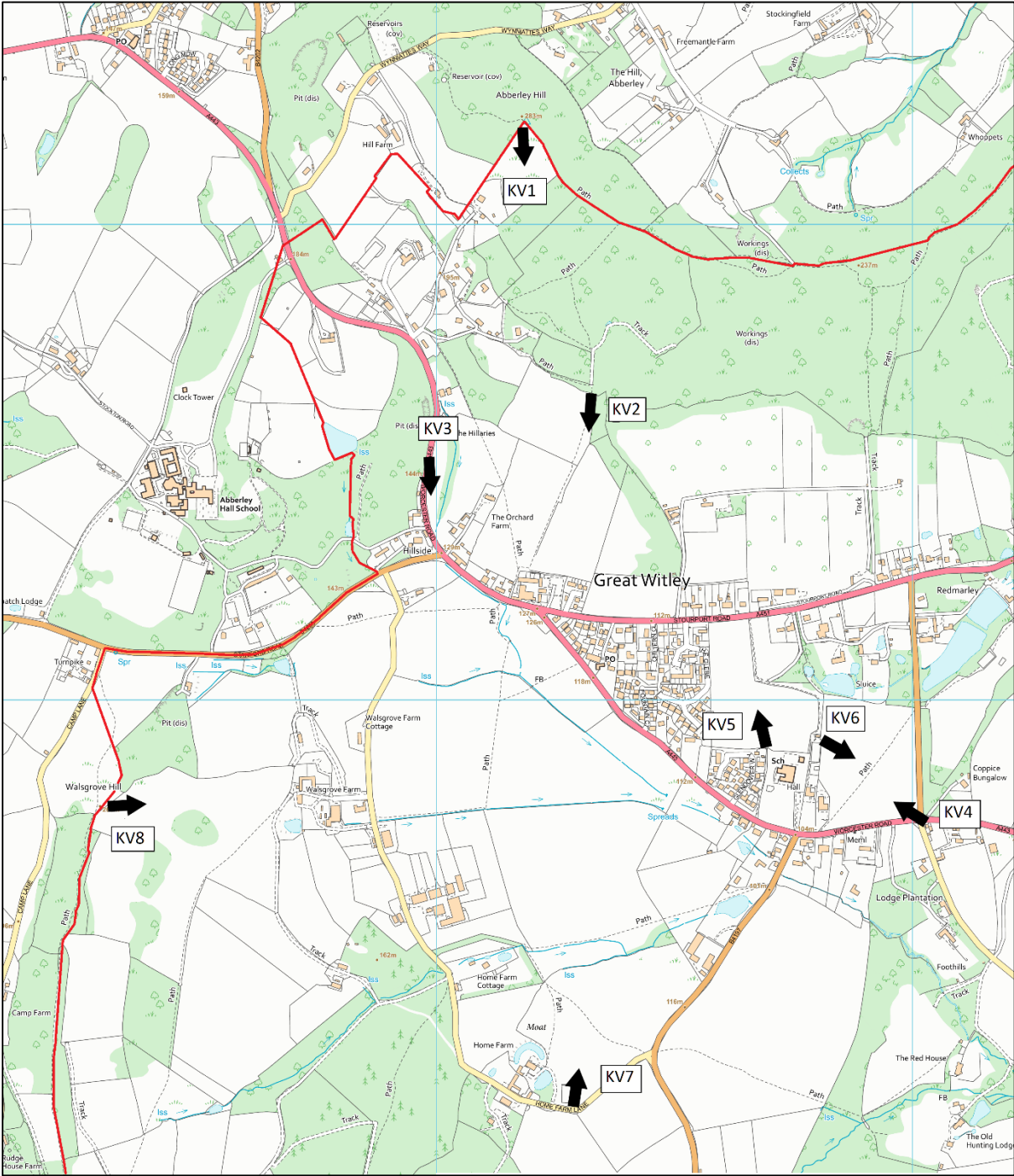
- **KV1 and KV2: views from Abberley Hill towards Woodbury and Walsgrove Hills.**
- **KV3 and KV4: views from the A443 on the approach to Great Witley village from the west (KV3) and east (KV4).**
- **KV5: view from rear of Glendower Way towards Abberley Hill.**
- **KV6: view from Quartergreen towards Stourport Lodge.**
- **KV7: view from Home Farm Lane towards Abberley Hill.**
- **KV8: view from Walsgrove Hill towards Great Witley village and Witley Court.**


4.7 The topography of the Neighbourhood Area affords expansive views of the countryside around Great Witley village. Key views for protection have been identified by the Steering Group, and informed by responses to the residents' survey. Almost half of survey respondents thought that protecting views within and from Great Witley village was important, particularly that on the approach to the settlement along the A443 from the east (listed here as KV4). Respondents referred to Abberley, Walsgrove and Woodbury Hills, as well as to historic landmarks as the Abberley clock tower and Stourport Lodge, as landscape features and landmarks of note to be protected.

4.8 Key views for protection are listed in Table 1 below and shown on Plan 2 and the accompanying photographs. All views can be seen from publicly accessible points in the Neighbourhood Area.

Ref	Description	Grid ref
KV1	View from Abberley Hill/the Worcestershire Way looking south towards Woodbury and Walsgrove Hills.	SO75186721
KV2	View from lower slope of Abberley Hill looking south towards Woodbury and Walsgrove Hills.	SO75326664
KV3	View from A443 looking south on the approach to Great Witley village from Abberley and the west.	SO74976644
KV4	View from adjacent Stourport Lodge/A443 looking west across Pain's Field towards Abberley Hill and the Clock Tower.	SO76026574
KV5	View from rear of Glendower Way looking north across Glebe Field towards Abberley Hill.	SO75696589
KV6	View from outside the Quartergreen changing rooms looking south east across Pain's Field towards Stourport Lodge and the A443.	SO75806591
KV7	View from Home Farm Lane looking north towards Great Witley village and Abberley Hill.	SO75296514
KV8	View from Walsgrove Hill looking east towards Great Witley village and Witley Court	SO74296577

Table 1: Key views



 Neighbourhood Area

Plan 2: Key views



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KV1: Abberley Hill looking south



KV2: Abberley Hill looking south



KV3: A443 west of village looking south



KV4: A443 east of village looking west



KV5: Glendower Way looking north



KV6: Quartergreen looking south east



KV7: Home Farm Lane looking north



KV8: Walsgrove Hill looking east north east

Local Green Spaces

Policy GWH3: Local Green Spaces

The following areas of land as shown on Plan 3 are designated as Local Green Space:

- **LGS1: Bowen’s Field**
- **LGS2: Glebe Field**
- **LGS3: Pain’s Field.**

Development will be managed in a manner consistent with that applicable to designated Green Belt.

4.9 National planning policy allows neighbourhood plans to designate land as Local Green Space to protect green areas of particular importance to local communities.³

4.10 One of the notable characteristics of Great Witley is the presence of open land close to the village, between the two ‘A’ roads and the B4197. As development has taken place in this village ‘triangle’ in the west, the remaining areas of open land to the east have come to make an increasingly important and significant contribution to village character and to an appreciation of its natural and historic setting.

4.11 The three areas of land described here share some common boundaries and make a collective contribution to village character, whilst each being distinct in its own way. That collective contribution comprises relief from surrounding development, tranquillity, wildlife value, recreational and access opportunities, and providing a rural setting to the village which links visually to the surrounding landscape and local heritage. At the same time, each area is demonstrably special to the local community for different reasons, as evidenced by responses to the residents’ survey. Recognising the differences between them, they are designated as separate Local Green Spaces by policy GWH3. Table 2 sets out how each area meets the requirements for designation, being:

- **in reasonably close proximity to the community served:** all of the Local Green Spaces are in close proximity to Great Witley village as shown on Plan 3 and detailed in Table 2.
- **demonstrably special to the local community and holding a particular local significance:** Table 2 explains how each Local Green Space meets this requirement by virtue of the uses they represent and benefits they offer. Overall, the Local Green Spaces make a significant contribution to the beauty and tranquillity of Great Witley village and its rural setting.

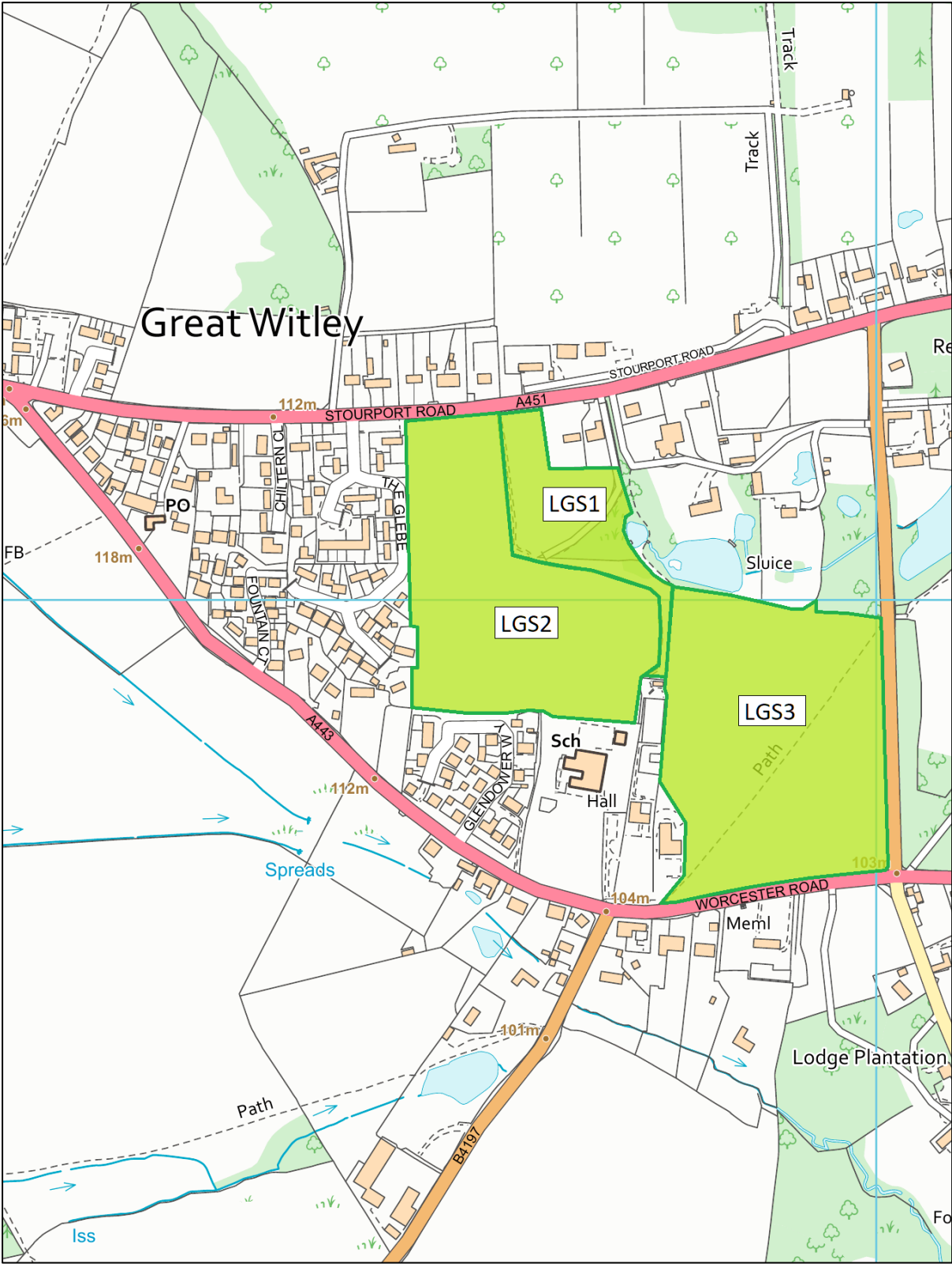
³ NPPF para. 106.

- **local in character and not an extensive tract of land:** the Local Green Spaces are all local in character and do not represent extensive tracts of land. The area of each is given in Table 2.

Close proximity to the community of Great Witley	Reason for being demonstrably special and holding a particular local significance	Area (ha.)
<p>LGS1: Bowen’s Field</p> <p>Land to the south of the A451 Stourport Road. The village development boundary is to the north east, on the other side of the A451, and to the west, across the Glebe Field (The Glebe/Woodbury Close). LGS1 includes the footpath link alongside the eastern edge of Glebe Field.</p>	<p>Bowen’s Field is an area of recreational land owned by the Parish Council. It includes a football pitch, picnic tables, wildflower meadow area, a pond and a small plantation of ornamental trees, together with deciduous woodland (Priority Habitat). It affords relief from the surrounding development, contributes to the rural setting of the village, and gives an opportunity to appreciate its natural beauty in a tranquil location. The footpath through the site enables safe access between the A451 Stourport Road and the A443 Worcester Road, and to village facilities (Surgery, Village Hall/Quartergreen and Primary School). The footpath is provided with adult exercise equipment. Bowen’s Field is of local significance because of its beauty, recreational value (formal and informal), tranquillity, and wildlife.</p>	1.3
<p>LGS2: Glebe Field</p> <p>Land south of the A451 Stourport Road. The village development boundary is to the north on the other side of the main road, the west (The Glebe/Woodbury Close) and south (Glendower Way). The Primary School also adjoins to the south. The Quartergreen recreational facilities and footpath to Bowen’s Field are to the east.</p>	<p>The Glebe Field occupies a central location in the village ‘triangle’. Its open, rural quality makes an important contribution to village feel and character, providing a marked and tranquil contrast with, and visual relief from, surrounding development. There are ecological interests associated with badgers and the nearby Priority Habitat deciduous woodland. Views across the land from the south (footpath at rear of Primary School and Glendower Way) demonstrate its intrinsic natural beauty, tranquillity, and its contribution to the rural setting of the village. This view extends northwards to Abberley Hill (see protected view KV5 in policy GWH2). Similar views looking west are available from the footpath which links Bowen’s Field and the Quartergreen. The surroundings footpaths ensure LGS2 is highly visible and that its essential qualities</p>	4.1

Close proximity to the community of Great Witley	Reason for being demonstrably special and holding a particular local significance	Area (ha.)
	<p>can be readily appreciated. The Glebe Field is of local significance because of its beauty, tranquillity, and wildlife.</p> <p>Allocation of the western part of the field for residential development is proposed in the SWDPR. Should this proposal be confirmed and adopted the remaining eastern part of the field will continue to be designated as Local Green Space.</p>	
<p>LGS3: Pain’s Field</p> <p>Land to the north west of the junction of the A443 and B4197, with the Surgery and Quartergreen recreational area adjoining to the east. The Old Chapel is on the other side of the A443 Worcester Road to the south, with the village development boundary to the south west.</p>	<p>Pain’s Field lies at a prominent position on the eastern approach to the village of Great Witley. It affords views which demonstrate its intrinsic natural beauty, encompassing the rural setting of the village and further afield landscape features, such as the Abberley clock tower and Abberley Hill (see protected view KV4 in policy GWH2) and Stourport Lodge (KV6). There are ecological interests associated with badgers and the nearby Priority Habitat deciduous woodland. The land is crossed by a footpath (public right of way), giving opportunities for informal recreation in a tranquil setting, away from development and the main roads. The footpath also enables safe access on foot to and from village services (Surgery, Village Hall/Quartergreen and Primary School), avoiding walking alongside the busy A443/B4197. The historic Witley Court registered park and garden extends into the site in the south-east, and there are views of the Grade II-listed Stourport Lodge to be had from the public footpath. Pain’s Field is of local significance because of its beauty, informal recreational value, tranquillity, wildlife, and historic significance.</p>	5.0

Table 2: Local Green Spaces



Plan 3: Local Green Spaces

NORTH © Crown copyright and database rights (2023) Ordnance Survey (AC0000863313). Not to scale.

Heritage

Policy GWH4: Heritage

Development proposals should protect, conserve and where possible enhance the historic environment of the Neighbourhood Area including Witley Court and its setting. In considering the impact of proposed development on heritage assets, appropriate account will be taken of their significance by:

- 1. giving great weight to conserving designated heritage assets, irrespective of the scale of any potential harm or loss; and**
- 2. for non-designated heritage assets, including archaeological sites and buildings of local interest, balancing the scale of any harm or loss against their significance; and**
- 3. taking account of any contribution made to the significance of heritage assets by their setting. This includes the contribution that is made to the setting of the Witley Court complex of designated heritage assets by its close relationship with Great Witley village; and**
- 4. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form.**

4.12 The Neighbourhood Area has a wealth of designated heritage assets, many of which are associated with Witley Court. They are:

- Two scheduled monuments, comprising Witley Court and Woodbury Hill Camp.
- 47 listed buildings (Appendix B), of which 16 are to be found in and around Witley Court. These include Grade I listings for the remains of Witley Court itself, the Church of St. Michael and All Angels, and the Perseus and Andromeda fountain. The Triton fountain and the curved linking wing, pavilion and orangery and including five-arched arcade to rear of link are Grade II*, the rest being Grade II. Elsewhere, there is one other Grade II* entry for Home Farm House, all other entries being Grade II and including the Great Witley War Memorial.
- Two registered parks and gardens. Witley Court is Grade II* and extends to 361 hectares including land north of the A443 and land outside the Neighbourhood Area to the east. Abberley Hall registered park and garden is Grade II; its 41 hectares are mostly outside the Neighbourhood Area to the west.

4.13 The group of designated heritage assets associated with Witley Court is an important feature in the local distinctiveness of the Neighbourhood Area, because of both their significance and geographical extent. The heritage interest extends westwards as far as Great Witley village. Stourport Lodge (Grade II listed) at the A443/B4197 junction marks the western entrance to the Witley Court park, and the Witley Court registered park and garden continues beyond the

road junction as far as the Old Chapel and includes a small part of Pain's Field to the north-west. There is inter-visibility between designated heritage assets, Great Witley village and surrounding open land, and the higher land beyond to the north and west, notably Abberley Hill and Walsgrove Hill. These surroundings are part of the setting in which the designated heritage assets associated with Witley Court are experienced and as such they make a positive contribution to their significance. The contribution made by Great Witley village and its landscape setting is particularly noteworthy because of the close spatial and visual relationship between the settlement and the Witley Court complex. This relationship is recognised above in policy GWH4.

- 4.14 Historic farmsteads are a feature of the Neighbourhood Area and development proposals should have regard to their distinctive character including their plan form and layout. Due reference should be made, and full consideration be given to the Worcestershire Farmsteads Assessment Framework produced by Worcestershire County Council and English Heritage. This offers guidance to achieve the sustainable development of historic farmsteads, including their conservation and enhancement.

5. HOUSING

Housing mix

Policy GWH5: Housing mix

Proposals for new housing of five or more units must demonstrate, subject to viability considerations, that they provide market dwellings of a type and size that positively contribute to meeting the latest assessment of housing needs. There is a particular requirement in the Neighbourhood Area for:

- **Smaller family housing (3 bedrooms).**
- **Starter homes (2 bedrooms).**
- **Housing designed to meet the needs of older people including bungalows.**

Proposals for accommodation associated with start-up small farming initiatives, live/work units and for self-build housing will also be supported.

- 5.1 It is important to make sure that housing is provided to meet local requirements to help deliver sustainable and balanced communities.
- 5.2 Responses to the residents' survey show that the community favours smaller family homes with 3 bedrooms (48%) followed by 2-bedroom properties (24%), with less support for larger property (4- or more bedrooms, 18%).
- 5.3 In terms of type, there was support for adapted/easy access homes such as bungalows (70%) and supported/sheltered housing for older people (59%), followed by accommodation associated with small farming initiatives, live/work and self-build.
- 5.4 The latest Strategic Housing Market Assessment⁴ shows that the largest component of the housing mix for Malvern Hills District in the period 2021-2041 comprises 3-bedroom houses (35-40%).
- 5.5 Providing a suitable mix of housing will help meet housing market pressures and local need. In addition, the provision of new housing suitable for older people will allow existing residents to stay in the community, enabling downsizing and so the release of existing larger homes for family occupation. Housing to support small-scale farming initiatives, live/work units and self-build dwellings will also be supported.

⁴ Strategic Housing Market Assessment, 2021 update, table 6.1.

Design of new housing

Policy GWH6: Design of new housing

Proposals for new housing should serve to maintain and enhance the rural character of the Neighbourhood Area and achieve a high quality of design by:

- 1. matching the character of adjoining development with respect to siting, density, height, scale, architectural detailing, building to building distances, private amenity space, means of enclosure, landscaping, and materials; and**
- 2. retaining natural site features of amenity and biodiversity value, such as trees, ponds, and hedgerows, as far as possible, and providing new tree planting and other landscaping which is in keeping with landscape character and provides for wildlife, with a preference for native deciduous species; and**
- 3. avoiding unacceptable impacts on local infrastructure and services; and**
- 4. avoiding unacceptable impacts on the amenity of neighbouring dwellings including from loss of privacy, overlooking, reduction of outlook or daylight, noise, or traffic generated. External property lighting should avoid undue adverse impacts from light spillage on amenity, wildlife, and dark skies; and**
- 5. incorporating sustainability measures including energy and water conservation, renewable energy generation, provision for the recycling of waste, cycle storage, and electric vehicle charging; and**
- 6. being safely accessible from the highway network without undue impacts on the character of the locality and on biodiversity which cannot be mitigated and not result in additional on-road parking; and**
- 7. take every available opportunity to promote walking and cycling. Proposals in or adjacent to Great Witley village should provide safe, direct, and attractive connections by foot and cycle to community facilities and public transport and which avoid the A443 and A451 as much as possible.**

5.6 The residents' survey showed that key community priorities for the design of new housing were for the overall character and appearance of the Parish to be maintained; house designs to be in keeping with their neighbours; the retention of natural site features such as trees; acceptable impacts on the local infrastructure/services, and on the amenity of residents; and sustainable, eco-designs.

5.7 Policy GWH6 reflects these findings and identifies local factors to be addressed in the consideration of proposals for new housing. It is applicable to all forms of residential development including changes of use, subdivisions, and replacement dwellings as well as new-build construction, as reasonably relevant to the proposal.

5.8 The policy supports new dwellings that respect the character, appearance, and amenity of the surrounding area, identifying a range of design elements to be considered when assessing

how any given proposal contributes to its environs. Care should be taken that the materials of new houses reflect those used locally, with a preference for red brick, and that their height is not unduly prominent and overbearing, again by reference to adjoining development and the established vernacular. The policy also favours minimising the carbon footprint of housing development and encourages sustainable designs, for instance using renewable energy sources such as solar panels and air source heat pumps, and the promotion of water conservation through such means as water harvesting.

- 5.9 The creation of new or improved accesses to serve development can have notable environmental impacts. For example, impacts on rural character and appearance and on biodiversity may arise from the loss of hedgerows to achieve required sight lines. Proposals should seek to mitigate such adverse impacts to an acceptable level, with hedgerows retained as far as possible.
- 5.10 Development should serve to positively promote walking and cycling, by giving these modes priority over other means of travel in scheme layout and design. In and adjacent to Great Witley village, walking and cycling along the busy 'A' roads is intimidating for vulnerable road users. Schemes should maximise the scope to access community facilities such as the Primary School, Village Hall, Quartergreen and GP Surgery on foot and by cycle, on routes which both avoid the main roads wherever possible and which link to the existing network of footpaths within the village.



Turnpike Close

Householder development

Policy GWH7: Householder development

Proposals for alterations and extensions to existing dwellings or for ancillary development within residential curtilages will be supported where they are in accord with policy GWH6 and:

- 1. the existing dwelling remains as the dominant element of built form on the curtilage, to which the proposed development is subordinate; and**
- 2. the proposal respects and complements the existing dwelling in scale, height, form, materials, and detailing; and**
- 3. the proposal does not lead to an unacceptable loss of useable private amenity space or of on-curtilage parking.**

5.11 Householder developments are those within the curtilage of a dwellinghouse which require an application for planning permission.⁵ Examples include alterations and extensions, conservatories, loft conversions, home offices, dormer windows and the provision of ancillary accommodation, swimming pools, garages, car ports and annexes. There are permitted development rights allowing such work within specified limits and conditions without the need for planning permission. Nonetheless householder development accounted for over one-third (36%) of all planning applications in the Neighbourhood Area in the last five years (since 2018).

5.12 Proposals for householder development are expected to continue to come forward in the Neighbourhood Area up to 2041 as the housing stock is adapted to changing demands and requirements, including a likely increase in home working which is already a significant feature of local economic activity.

5.13 In considering such proposals, the overall aim is to ensure that they respect and complement both the existing dwelling and the immediate locality including the amenity of neighbours, and that undue adverse impacts associated with over-development, such as inadequate private garden provision or additional on-road parking, are avoided. Policy GWH7 reflects these considerations. It is to be applied together with relevant criteria in policy GWH6, notably the need to respect the amenity of neighbouring dwellings.

⁵ Householder development does not include proposals to build a separate dwelling in the garden, changes of use to part or all a property to non-residential (including business) uses, or anything outside the garden of the property (including stables if in a separate paddock).

6. JOBS, SERVICES AND INFRASTRUCTURE

Small-scale employment

Policy GWH8: Small-scale employment

Proposals for small-scale employment development which are in accord with relevant Local Plan policies will be supported provided that:

- 1. they are of a scale, type and nature appropriate to their location and setting, and to the rural character of the Neighbourhood Area; and**
- 2. the traffic generated can be accommodated on local roads without undue operational, safety or environmental consequences, including which may arise from road widening or loss of hedgerows; and**
- 3. all available practicable opportunities are taken to enable access by walking, cycling, and public transport for staff and visitors; and**
- 4. there are no unacceptable adverse impacts on the amenity of residents, including through increases in traffic, noise or air pollution, light levels, and working hours.**

- 6.1 Great Witley is a strongly rural area with employment provided by retail and community services in the village, and farms and land-based businesses throughout the parish; home working is also relatively important. This overall pattern is likely to continue in the plan period. There is little scope for new building in the Great Witley development boundary for employment purposes, which would likely be at odds with the residential character of the village.
- 6.2 The residents' survey demonstrated support for small-scale retail (such as a café, shop, or craft outlets), small-scale farming/horticulture, market gardening, farm diversification and equine businesses. There was notable opposition to intensive forms of agriculture such as livestock units, polytunnels or glasshouses. In relation to managing new economic development, residents were particularly concerned to minimise any increase in traffic on main roads through the village, ensure that the scale of any business was appropriate to the rural community, and to reduce noise and light impacts.
- 6.3 The Plan supports suitable small-scale development for employment purposes, provided such proposals are of a scale and nature which are appropriate to their location and setting and are in accord with the Local Plan policy. This includes the diversification of agricultural and other land-based rural businesses for employment, tourism, leisure, and recreation uses; the conversion and re-use of redundant rural buildings, and home working (when planning permission is required). The aim is to enable small-scale employment in the Neighbourhood Area to continue to evolve, with a flexible approach to growing enterprises and to enabling self-employment.

- 6.4 The Plan seeks to ensure that economic development will be locally appropriate by providing neighbourhood planning requirements, informed by the results of the residents' survey. Traffic levels and speed are key issues of concern throughout the Neighbourhood Area, especially on the main roads through Great Witley village but also on the rural lanes, and any proposals which may lead to further increases will be carefully scrutinised. In managing movement, proposals should take all opportunities to encourage active travel through walking and cycling, and to enable access to public transport. Proposals should also be acceptable in terms of their impacts including from noise or air pollution (odour and dust), external lighting, and hours of operation.
- 6.5 Improvements to mobile reception and broadband speed were seen as important in the residents' survey to support and enable working from home. Promoting such improvements is outside the scope of the Plan and is therefore addressed as a Community Action.

Community facilities

Policy GWH9: Community facilities

Development proposals that would result in the loss of existing community facilities will only be supported when the criteria in Local Plan policy SWDP 37B or its successor can be shown to be met.

The existing community facilities covered by this policy are shown on Plan 4 and the accompanying photographs and are:

- **Post Office and shop**
- **GP Surgery**
- **Village Hall**
- **St. Michaels and All Angels Church**
- **Great Witley CE Primary School**
- **Old Chapel (Abberley and Witley Scouts and Guides)**
- **Eso petrol filling station and SPAR shop**
- **Garden tea rooms, Witley Court.**

Proposals for new built community facilities or the enhancement of existing facilities will be required to demonstrate that:

- 1. the siting, scale and design respects the character of the surrounding area, including any historic and natural assets; and**
- 2. the local road network can accommodate the additional traffic without compromising highway safety; and**
- 3. the facilities are accessible by a choice of transport modes including walking and cycling and include adequate off-road vehicle and cycle parking on the site; and**
- 4. there will be no significant harmful impacts on residential amenity.**

6.6 Great Witley village enjoys a wide range of community facilities. They meet a variety of educational, religious, health and wellbeing, and day-to-day community needs and requirements, thereby contributing to the quality of life in the Neighbourhood Area. Respondents to the residents' survey showed that the Post Office/shop, GP Surgery, Village Hall, and petrol filling station were particularly well-used. Great Witley Village Hall accommodates many regular community events including the pre-school.

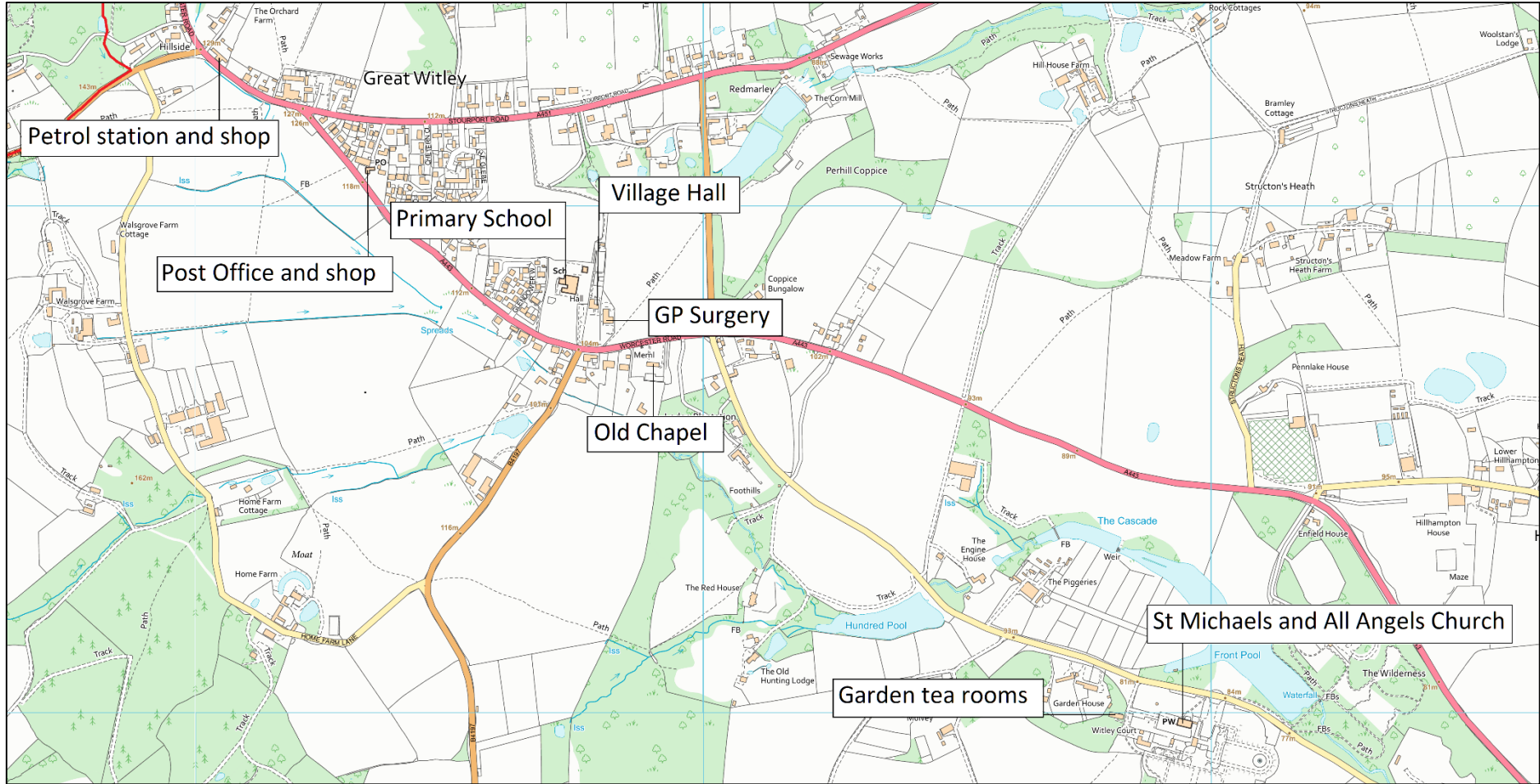
6.7 SWDP 37 *Built Community Facilities* supports the provision of new facilities and the enhancement of existing provision, setting out criteria which must be met by any proposals that would result in the loss of a site or building currently or last used as a community facility. It applies to both the buildings concerned and associated areas of land and car parking. Policy GWH9 lists the community facilities in the Neighbourhood Area to be considered under this policy.

- 6.8 The provision or enhancement of community facilities can be enabled by financial contributions from new residential development. Such contributions have been used in the village (alongside other public and private funding) to establish the Quartergreen multi-sports court/changing room and children’s play area at the rear of the Village Hall, and in the purchase of Bowen’s Field. Recreational open spaces and facilities such as at Quartergreen are safeguarded by national planning policy, SWDP 38 *Green Space*, and the emerging SWDPR.
- 6.9 In considering how to make best use of any future developer contributions, regard will be had to the residents’ survey responses. These showed support for improvements to public open spaces, the Village Hall, sport facilities, the children’s play area, and for the provision of allotments. Village Hall improvements could enable more daytime opportunities for older people to keep in contact and widen the range of services offered, for instance to include a library.
- 6.10 The co-location of services to maintain and improve the viability and sustainability of existing facilities will be encouraged as a Community Action.




Quartergreen to rear of Village Hall – children’s play area with multi-sports court and changing rooms beyond





Neighbourhood Area

Plan 4: Community facilities

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Post Office and shop



GP Surgery



Village Hall



St. Michaels and All Angels Church



Great Witley CE Primary School



Old Chapel (Scouts and Guides)



Esso petrol filling station and SPAR shop



Garden tea rooms, Witley Court

Renewable and low carbon energy

Policy GWH10: Renewable and low carbon energy

Renewable and low carbon energy proposals that will benefit the community will be supported where:

- 1. the form of development is appropriate to its surroundings and is not of an industrial scale or nature such that this would be inappropriate to the rural character of the Neighbourhood Area; and**
- 2. there is no substantial increase in traffic volumes including HGV traffic; and**
- 3. there is no undue detrimental impact on visual and residential amenity, landscape character including the setting of Great Witley village, key views, and biodiversity.**

Community-led renewable and low carbon proposals where benefits can be demonstrated are encouraged.

- 6.11 The Plan is supportive of renewable and low carbon energy proposals where these can be accommodated without undue impacts on visual and residential amenity and on the character and appearance of the Neighbourhood Area including its landscape character, key views and biodiversity. Highway safety and capacity will be a particular concern where schemes may give rise to significant traffic movements including by heavy goods vehicles on the main road through Great Witley village or the narrow rural lanes, for instance through the movement or import of fuel, as may be associated with biomass.
- 6.12 Comments made to the residents' survey supported community-led schemes which could allow the village to be 'off-grid'.

7. DELIVERING THE NEIGHBOURHOOD PLAN

- 7.1 The Neighbourhood Plan is a long-term planning document for the period up to 2041. Great Witley and Hillhampton Parish Council will seek to implement the objectives and policies of the Plan with the aim of achieving the Vision and delivering the sustainable development of the Neighbourhood Area.
- 7.2 The principal means of doing this will be through decisions on planning applications. These are taken by Malvern Hills District Council as local planning authority in accordance with the development plan unless material considerations indicate otherwise. The Neighbourhood Plan will, when made, form part of the overall 'development plan'.
- 7.3 When responding to consultations on planning applications, the Parish Council will base its response on development plan policies including those in the Neighbourhood Plan, taking due account of other material considerations. Existing and new Parish Councillors will ensure that they are briefed on the Neighbourhood Plan and its purpose, that they are familiar with its contents, and skilled in the application of its policies to development proposals.
- 7.4 The Parish Council will work pro-actively with applicants and the District Council to seek to support planning applications that improve the economic, social, and environmental conditions of the Neighbourhood Area. This will include suggesting the use of planning conditions or obligations to make unacceptable development acceptable.
- 7.5 The Parish Council will monitor the implementation of the policies in the Plan and keep under review the need for the Plan to be amended and updated. Policies in this document may be superseded by other development plan policies or by the emergence of new evidence. Where its policies become out-of-date, the Parish Council, in consultation with the District Council, will decide how best to review and up-date the Plan.

8. COMMUNITY ACTIONS

- 8.1 The formal role of the Plan is the setting of planning policies which deal with land use and development. However, in preparing the Plan and in its responses to the residents' surveys the local community has identified ways of improving the local area which extend beyond this remit. These generally concern infrastructure and transport matters. Such issues cannot be addressed through the land use planning policies of the Plan but may be expressed as Community Actions. These are set out in Table 3 overleaf. Whilst the Community Actions shown reflect the concerns raised, it is also the case that many of these issues are the subject of ongoing work by the Parish Council with partner organisations.
- 8.2 Where possible and appropriate, developer contributions will be sought to deliver, or support the delivery, of improvements to these aspects of parish life, where such obligations are:
- Necessary to make the development acceptable in planning terms.
 - Directly related to the development proposed.
 - Fairly and reasonably related in scale and kind to the development.
- 8.3 The Community Actions do not form part of the Neighbourhood Plan and do not constitute planning policy.

Ref.	Topic area	Community Action
CA1	Highways – road safety for all users	To work with Worcestershire Council Council and other partners to identify and implement measures to improve road safety, to include speed indicator devices, pavement improvements including widening and hedge cutting, the enforcement and lowering of speed limits, and weight/parking restrictions.
CA2	Highways – road safety priority locations	To work with Worcestershire County Council and others to improve road safety at: <ul style="list-style-type: none"> • A443/A451 junction at Hundred House • A443/B4197 junction • A451/B4197 junction at Stourport Lodge • A443/B4197 Martley Road junction with adjacent accesses to the Primary School and Village Hall/GP Surgery. • A443/B4203 junction with adjacent accesses to the Esso petrol filling station and SPAR shop.
CA3	Highways – road maintenance	To work with Worcestershire County Council to address issues of highway maintenance including drainage (road run-off, ditches, and gullies) and hedge cutting (including maintaining the ability of walkers to see over hedgerows) as they arise.
CA4	Highways – other matters	To work with Worcestershire County Council to address other highway issues including noise pollution, air quality, the further provision of passing places in justified locations, traffic calming at the priority and other locations, and road and footpath signage.
CA5	Street lighting	To resist the introduction of street lighting when the views of the Parish Council/ community are sought on highway planning and design by Worcestershire County Council or developers, in accordance with the Parish Council’s stated policy.
CA6	Public transport provision	To work with Worcestershire County Council, bus operators and Community Transport providers to investigate ways of addressing issues identified and to continue to press the case for existing service levels to be maintained and for improvements to be delivered. This includes the potential provision of Bus on Demand services (Worcestershire on Demand).
CA7	Walking and cycling	To work with Worcestershire County Council and landowners to seek improvements to connectivity in and around Great Witley village to foster walking and cycling as alternatives to use of the private car for short trips, and to promote the maintenance of public rights of way throughout the Parish.
CA8	Communications and broadband	To promote and support improvements to communications and broadband infrastructure by working in partnership with

		Worcestershire County Council and network operators. This may include consideration of a community-led scheme.
CA9	Community information and communication	To continue to maintain and improve ways of providing information to and communicating with the community including use of notice boards, publications, and the website.
CA10	Community facilities	To encourage and promote: <ul style="list-style-type: none"> • The enhancement and improvement of community facilities including by using developer contributions, taking account of community priorities. • The co-location of community services in achieving and enhancing the viability of existing activities. • To consider whether to nominate community facilities to Malvern Hills District Council for designation as Assets of Community Value.
CA11	Landscape designation	To keep under review opportunities which may arise to recognise the special qualities of the Neighbourhood Area's landscape, including through designation as a National Landscape (formerly Area of Outstanding Natural Beauty).
CA12	Non-designated heritage assets	To seek the inclusion of local heritage buildings and structures on the District Council's Local List.

Table 3: Community Actions

APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the NDP.

National level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, December 2024.

Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities, Planning Practice Guidance.

Ministry of Housing, Communities and Local Government, HM Treasury, Department for Energy Security and Net Zero, and Department for Levelling Up, Housing and Communities, Policy Statement on Onshore Wind, 8 July 2024.

Census 2011 and 2021 available on the ONS Nomis website.

Natural England, National Character Area profiles, 102: Teme Valley and 106: Severn and Avon Vales, 2014.

Environment Agency, Catchment data explorer for Severn Middle Catchment.

Environment Agency, Flood Map for Planning.

Environment Agency, Risk of flooding from Surface Water.

Historic England, National Heritage List for England.

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx>.

Natural England, Regional Agricultural Land Classification map for West Midlands, 2010.

County and district level evidence

[South Worcestershire Councils comprise Malvern Hills District Council, Worcester City Council and Wychavon District Council].

Malvern Hills District Council, Local List SPD, May 2015.

South Worcestershire Councils, South Worcestershire Development Plan 2006-2030, adopted 25 February 2016.

South Worcestershire Councils, Design Guide Supplementary Planning Document, March 2018.

South Worcestershire Councils, other Supplementary Planning Documents (SPDs) to the SWDP.

South Worcestershire Councils, Village Facilities and Rural Transport Study, September 2019, and November 2024 update.

Worcestershire County Council, Streetscape Design Guide, Spring 2020.

South Worcestershire Councils, Strategic Housing Market Assessment, Malvern Hills Final Report September 2019 and 2021 update, November 2021.

South Worcestershire Councils, Development Boundaries Review 2022.

South Worcestershire Councils, SWDP Review, Regulation 19 Publication Consultation document, November 2022 (submitted to the Secretary of State for independent examination on 27 September 2023).

South Worcestershire Councils, Strategic Housing and Economic Land Availability Assessment supporting the SWDPR Regulation 19 document, Great Witley village sites.

Worcestershire County Council and English Heritage, Worcestershire Farmstead Assessment Framework, undated.

Parish and local level evidence

Worcestershire County Council, Landscape Character Assessment and Supplementary Guidance, August 2012, and interactive map online at http://www.worcestershire.gov.uk/info/20014/planning/1006/landscape_character_assessment

Reports by DJN Planning Ltd. for Great Witley and Hillhampton Parish Council:

- Evidence base listing, January 2023.
- Questionnaire survey 2023, Results Report and Comment Listings, March 2023.

Malvern Hills District Council, Draft Great Witley and Hillhampton Neighbourhood Plan, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion, July 2024

Malvern Hills District Council, online planning applications.

APPENDIX B: LISTED BUILDINGS

Grade	Location
I	Church of St Michael Witley Park WITLEY PARK Great Witley Malvern Hills Worcestershire
I	WITLEY COURT AND LINK TO CHURCH OF ST MICHAEL WITLEY PARK Great Witley Malvern Hills Worcestershire
II	STABLES AND COACH HOUSE WEST OF WITLEY COURT WITLEY PARK Great Witley Malvern Hills Worcestershire
II	ENCLOSING SCREEN WALL WITH ALCOVE WEST OF ORANGERY WITLEY PARK Great Witley Malvern Hills Worcestershire
II	GATE PIER AND WALL AND BASE OF SECOND GATE PIER APPROX 30M EAST OF STABLE COMPLEX TO WITLEY COURT WITLEY PARK Great Witley Malvern Hills Worcestershire
II*	TRITON FOUNTAIN C 80 M EAST OF EAST FRONT OF WITLEY COURT WITLEY PARK Great Witley Malvern Hills Worcestershire
II	GATEPIERS AND GATES TO WESTERN DRIVE TO CHURCH OF ST MICHAEL WEST OF WEST OF WITLEY COURT WITLEY PARK Great Witley Malvern Hills Worcestershire
II	GARDEN WALL TO REAR OF GARDEN HOUSE AND VILLA FIORE WITLEY PARK Great Witley Malvern Hills Worcestershire
II	WORCESTER LODGE WUTLEY PARK Great Witley Malvern Hills Worcestershire
II	Woodbury Grange Home Farm Lane Great Witley WR6 6JJ WOODBURY HILL Great Witley Malvern Hills Worcestershire
II	WOODBURY HILL FARMHOUSE WOODBURY HILL Great Witley Malvern Hills Worcestershire
II	GATE PIERS AND GATES TO NORTH WEST AND SECOND GATE PIERS TO SOUTH EAST OF GARDEN ENCLOSURE APPROXIMATELY 30 M NORTH OF HILLHOUSE FARMHOUSE Great Witley Malvern Hills Worcestershire
II	Walsgrove Farmhouse Home Farm Lane Great Witley WR6 6JJ Great Witley Malvern Hills Worcestershire
II	WITLEY MANOR B 4197 Great Witley Malvern Hills Worcestershire
II	GATES PEDESTRAIN GATE AND GATE PIERS APPROX 60 M NORTH EAST OF WITLEY MANOR B 4197 Great Witley Malvern Hills Worcestershire
II	Hundred House Worcester Road Great Witley Worcester WR6 6HU GREAT WITLEY Great Witley Malvern Hills Worcestershire
II	ROBIN'S CROFT GREAT WITLEY Great Witley Malvern Hills Worcestershire
II	FOX COTTAGE AND NO 37 (MEADOW VIEW) GREAT WITLEY Great Witley Malvern Hills Worcestershire
II	HILL HOUSE FARM HOUSE STOURPORT ROAD GREAT WITLEY WORCESTER WR6 6JB Great Witley Malvern Hills Worcestershire
II	Chestnut Barn The Old Dairy The Haywain Hillside Barn and The Oast House Home Farm Lane Great Witley WR6 6JJ Great Witley Malvern Hills Worcestershire
II	WALLS RAILINGS GATE PIERS AND GATES TO MAIN LODGE ABBERLEY PARK Great Witley Malvern Hills Worcestershire
II	Blackmore Court Martley Road Great Witley WR6 6JY Great Witley Malvern Hills Worcestershire
II	The Dairy Worcester Road Great Witley WR6 6HR GREAT WITLEY Great Witley Malvern Hills Worcestershire
II	THE CORNMILL REDMARLEY Great Witley Malvern Hills Worcestershire

Grade	Location
II	South east pavilion and adjoining section of balustrading to former garden enclosure approximately 150 metres south of Witley Court Witley Park WITLEY PARK Great Witley Malvern Hills Worcestershire
II	Stourport Lodge Worcester Road Great Witley WR6 6JT WITLEY PARK Great Witley Malvern Hills Worcestershire
II	BALUSTRADING AND STEPS TO WORCESTER LODGE WITLEY PARK Great Witley Malvern Hills Worcestershire
II*	HOME FARM HOUSE WOODBURY HILL Great Witley Malvern Hills Worcestershire
II	The Granary Home Farm Lane Great Witley Worcester WR6 6JJ WOODBURY HILL Great Witley Malvern Hills Worcestershire
II	SECTION OF BALUSTRADING TO NORTH-EAST OF WITLEY COURT WITLEY PARK Great Witley Malvern Hills Worcestershire
II	THE GARDEN HOUSE AND VILLA FIORE WITLEY PARK Great Witley Malvern Hills Worcestershire
II	ROTHERFIELD WOODBURY VIEW GREAT WITLEY Great Witley Malvern Hills Worcestershire
II	HOUSE APPROX 5 M NORTH OF WITLEY MANOR B 4197 Great Witley Malvern Hills Worcestershire
II	THE OLD RECTORY REDMARLEY Great Witley Malvern Hills Worcestershire
II	MAIN LODGE TO ABBERLEY HALL (THAT PART IN ABBERLEY) ABBERLEY PARK Great Witley Malvern Hills Worcestershire
II	REDMARLEY REDMARLEY Great Witley Malvern Hills Worcestershire
II*	CURVED LINKING WING PAVILION AND ORANGERY AND INCLUDING FIVE-ARCHED ARCADE TO REAR OF LINK - SOUTH-WEST OF WITLEY COURT WITLEY PARK Great Witley Malvern Hills Worcestershire
II	RETAINING WALLS STEPS WITH INTERMEDIATE SPURS APPROX 15 M TO SOUTH OF WITLEY COURT WITLEY PARK Great Witley Malvern Hills Worcestershire
I	PERSEUS AND ANDROMEDA FOUNTAIN APPROXIMATELY 100 METRES SOUTH OF PORTICO TO WITLEY COURT WITLEY PARK Great Witley Malvern Hills Worcestershire
II	SOUTH-WEST PAVILION AND ADJOINING SECTION OF BALUSTRADING TO FORMER GARDEN ENCLOSURE APPROX 150 M SOUTH OF WITLEY COURT Great Witley Malvern Hills Worcestershire
II	RAILINGS AND GATE PIERS AND GATES TO GARDEN ENCLOSURE NORTH AND EAST OF GARDEN ENCLOSURE NORTH AND EAST OF GARDEN HOUSE AND VILLA FIORE WITLEY PARK Great Witley Malvern Hills Worcestershire
II	EASTHOPE FARMHOUSE WOODBURY HILL Great Witley Malvern Hills Worcestershire
II	WOODBURY HILL WOODBURY HILL Great Witley Malvern Hills Worcestershire
II	Worcester Road Great Witley Worcester WR6 6HP Great Witley Malvern Hills Worcestershire
II*	HILLHAMPTON HOUSE HILLHAMPTON Hillhampton Malvern Hills Worcestershire
II	DINGLE FARMHOUSE Hillhampton Malvern Hills Worcestershire
II	LOWER HILLHAMPTON HILLHAMPTON Hillhampton Malvern Hills Worcestershire