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Offenham Neighbourhood Plan Call for Sites

Invitation to Submit Sites for Housing, Employment, or Community Use

✓ EWA H 016
16.05.26

To: Landowners, Agents, and Stakeholders

Date: 10th March 2026

Subject: Call for Sites – Offenham Neighbourhood Plan (ONP)

Dear Sir/Madam,,

Offenham Parish Council is currently preparing its Neighbourhood Plan (ONP).

As part of our evidence-gathering process, we are formally inviting landowners and agents to submit land for potential inclusion in the Plan.

This "Call for Sites" aims to identify land suitable for:

- Residential development (including affordable housing)
- Employment or business use
- Community facilities or infrastructure
- Local Green Space designation

Submission Requirements To be considered for technical assessment, please complete the enclosed Site Submission Form for each individual site. All submissions must include:

1. A clear Ordnance Survey location map with the site boundaries outlined in red.
2. Details of any known constraints (e.g., access, covenants, or flooding).
3. Proposed use and approximate site capacity.

The Assessment Process Submissions will undergo an independent technical assessment for sustainability and deliverability, in accordance with the NPPF and the South Worcestershire Development Plan. Please note that submission does not guarantee allocation or Parish Council support. Sites meeting technical thresholds will be shared for public consultation later this year.

You can view the existing community survey and draft policies at:
www.offenhamparishcouncil.gov.uk/offenham-neighbourhood-plan

How to Respond Submit your completed forms and maps by **31st May 2026** to:

- **Email:** ONP@offenhamparishcouncil.gov.uk
- **Post:** Councillor Henderson, 4 Knowledge Cottages, Boat Lane, Offenham, WR11 8RS

We look forward to your submissions as we shape the future of Offenham.

Yours faithfully,

Sharon Graham
Vice-Chair, Offenham Neighbourhood Plan Steering Group



Site Submission Form

If you are a landowner and wish for a site to be considered for the technical assessment, please complete this form and post it to Councillor Henderson, 4 Knowledge Cottages, Boat Lane, Offenham, WR11 8RS or send by email to ONP@offenhamparishcouncil.gov.uk by **31st May 2026**

Field	Details
Landowner Name	
Contact Address	
Email / Phone	
Site Location/Address	
Current Land Use	(e.g., Agricultural, Garden, Brownfield)
Proposed Use	(e.g., Residential, Community Use, Green Space)
Estimated Size (Ha)	
Market Deliverability Is the site available now, or in 5/10 years?	

Statement of Intent: I understand that this submission is part of a technical evidence-gathering exercise and does not constitute a planning application or guarantee future allocation in the Neighbourhood Plan.

Data Protection: Information provided will be used solely for the ONP process and shared with technical consultants and Wychavon District Council. Personal contact details will not be published.

Signed: _____ Date: _____



Your Submission Checklist. The technical essentials.

To be accepted for assessment by Wychavon District Council, your map **must** meet these professional standards.

1. The "Red Line" Rule

You must use a bold red line to outline the **exact** boundary of the land you are proposing.

- **Do:** Include the entire area, including any access tracks to the public highway.
- **Don't:** Use highlighter pens or thick markers that obscure the underlying map details.

2. The Map Base

Please use an up-to-date **Ordnance Survey (OS)** base map.

- **Scale:** Use 1:1250 (for urban/village plots) or 1:2500 (for larger agricultural fields).
- **Context:** Show enough of the surrounding area (roads, neighbouring houses) so we can pinpoint the location.

3. Identify Constraints & Access

Use your map or the form to tell us:

- **Access:** Where will vehicles enter the site?
- **Biodiversity:** Are there significant trees or historic hedgerows?
- **Utilities:** Are there overhead power lines or known underground pipes?

Need help with a map? If you do not have access to an OS map, you can obtain one via the Planning Portal or local mapping services. Submissions without a clear red-line boundary cannot be processed.

Deadline for all submissions: 31st May 2026

Frequently Asked Questions

1. Does submitting my land mean I am applying for planning permission? No. This is an evidence-gathering exercise for the Neighbourhood Plan. It is a "pre-planning" stage. Formal planning applications must still be submitted separately to Wychavon District Council.

2. Will this affect my property value or Council Tax? Simply submitting a site for consideration does not change the legal status or valuation of your land. Valuation only changes if a site is formally allocated in the final Plan and subsequently receives planning permission.

3. If I submit my land, will my personal details be made public? The location of the site and the proposed use will be made public during the consultation phases. However, your personal contact details (phone, email) are protected under GDPR and will only be used by the Steering Group and technical assessors.

4. What if my land is currently a nursery or farm? We encourage "brownfield" and horticultural site submissions. The Plan aims to support the local economy; understanding where modern glasshouses or rural diversification could happen helps us protect the "green gaps" between Offenham and Evesham.

5. I don't want to build houses; can I submit land for protection? Yes. You can use this form to propose land for **Local Green Space (LGS)** designation. This provides protection similar to Green Belt status, ensuring the land remains an open space for the community for years to come.



Invitation:

Offenham Neighbourhood Plan – Business & Landowner Briefing

Dear Sir/Madam,

As a key contributor to the local economy, your perspective on the future of Offenham is vital. We are entering a critical phase in the development of the **Offenham Neighbourhood Plan**, a legal document that, once adopted, will carry significant weight in determining how land is used and how businesses operate within our parish.

To ensure the Plan reflects the practical realities of our local industries—from our historic horticultural roots to our growing community of home-based entrepreneurs—we invite you to a targeted consultation evening.

Event Details

- **Date:** Thursday 16th April 2026
- **Time:** 7:00 PM – 8:15 PM
- **Location:** Offenham Royal British Legion, Main Street, Offenham WR11 8QD

Why Should You Attend?

This briefing is specifically designed for landowners and business owners. Unlike general community meetings, this session focuses on **Economic Sustainability and Land Use Policy**. We will provide technical clarity on:

- **Agricultural Integrity:** Understanding the strict criteria for development on agricultural land and policies designed to prevent land fragmentation.
- **Infrastructure for Growth:** Our strategy for addressing mobile "blackspots," high-speed connectivity, and managing commercial traffic without compromising village character.
- **Legal Protection:** How the Plan acts as a safeguard against speculative development while supporting essential local expansion.

Your Voice on the Record

The insights shared during the meeting and subsequent feedback will form part of our evidence base. If you cannot attend but wish to ensure your business interests are represented, please contact us at ONP@offenhamparishcouncil.gov.uk for details on how to submit a **Written Representation**.

Also enclosed in this pack is a Feedback form which you can submit after the meeting. Copies of this will also be available at the meeting

Your expertise is essential to ensuring Offenham remains a viable, thriving place to work and invest.

We look forward to seeing you there.

Yours sincerely,

Sharon Graham, Vice-Chair
The Offenham Neighbourhood Plan Steering Group



Stakeholder Feedback Form.

Offenham Neighbourhood Plan: Stakeholder Consultation Form

Meeting Date: Thursday, 16th April 2026 | Venue: Royal British Legion | Time: 19.00-20.15

Part 1: Participant Profile

To help us categorise the feedback for the evidence base.

Name / Business Name: _____

Primary Interest (Circle one):

Landowner

Brick-and-Mortar Business

Home-based Business

Self-employed

Other: _____

Location/Postcode within Parish: _____

Part 2: Policy Feedback

Please provide your professional perspective on the proposed objectives.

1. Land Use & Agricultural Integrity

The Plan aims to prevent the "fragmentation" of horticultural land. Do you feel the proposed "strict conditions" for development (e.g., essential worker housing) are:

- Too Restrictive
- Balanced
- Too Lenient

2. Digital & Physical Infrastructure What is the single biggest infrastructure barrier to your business or land management currently?

Mobile signal/Blackspots

Broadband speed

HGV/Logistics access

Other: _____

Details: _____

3. Economic Growth Are there specific commercial protections you feel are missing from the current draft policies?

Part 3: Formal Representation

Request for Follow-up:

Please tick if you would like a member of the Steering Group to contact me regarding a specific land designation or business concern. []

Public Record:

Please tick if you consent to your comments being included (anonymised where necessary) in the Statement of Consultation for the Independent Examiner. []