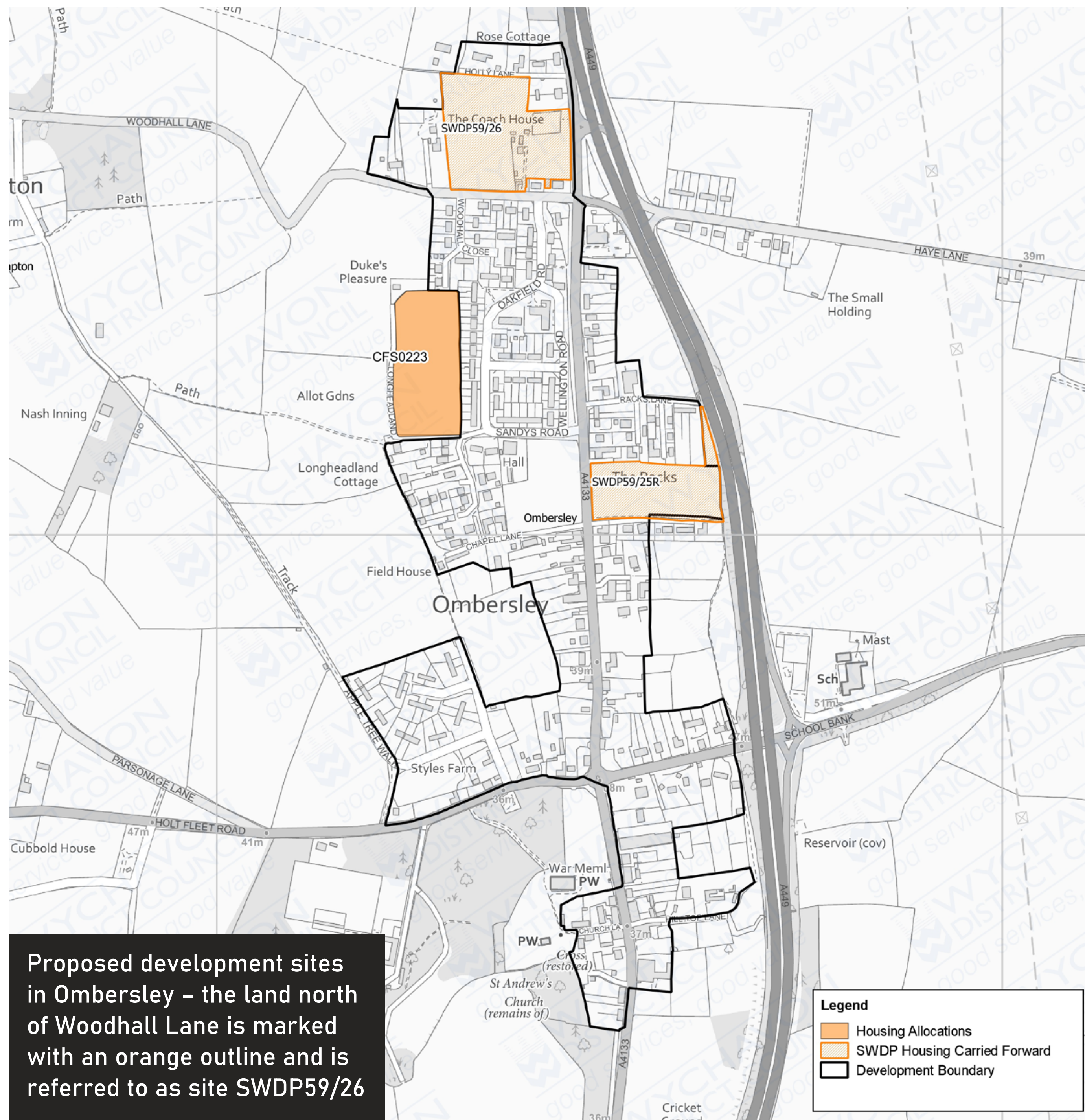


# OMBERSLEY PROPOSALS

SPITFIRE  
HOMES

THE SITE AT WOODHALL LANE WAS ALLOCATED IN THE 2016 SOUTH WORCESTERSHIRE DEVELOPMENT PLAN (SWDP) FOR RESIDENTIAL DEVELOPMENT AND HAS SINCE BEEN REALLOCATED AS PART OF THE 2019 SWDP REVIEW.



Spitfire recognise that The Ombersley and Doverdale Parish Council has been developing its own Neighbourhood Plan over the last few years, through the Tomorrow's Ombersley and Doverdale Group (TOAD). With the draft recently released, Spitfire are keen to align their plans with the document, particularly in relation to the way the site will be developed.

When bringing forward the development proposal for the land north of Woodhall Lane, particular consideration has been given to the village and its special character.

It is vital that development on the site is sympathetic to the village of Ombersley and to ensure it makes a positive contribution which therefore reduces pressure to develop alternative sites in the parish.

While the site was initially identified as having a capacity of 54 dwellings in the 2015 Strategic Housing Land Availability Assessment (SHLAA) it was subsequently reduced to an 'indicative' figure of 25 dwellings before the adoption of the 2016 SWDP.

Policy SWDP 13 E (iii) states 'Housing development in south Worcestershire will make the most effective and efficient use of land, with housing density designed to enhance the character and quality of the local area, commensurate with a viable scheme and infrastructure capacity'.

Spitfire have taken account of both the SWDP Policy 13, SHLAA assessment and SWDP Allocation which has resulted in a proposal for 45 dwellings on site. It is recognised this is above the indicative SWDP allocation. This figure is however only a guide, and after taking all site specific factors into account, Spitfire have created a well designed layout which makes efficient use of the land while leaving 40% of it undeveloped as green space. Densities within the different character areas across the scheme range from 21 dwellings per hectare to 45, reflecting the character of the surrounding development patterns.