

**FLYFORD FLAVELL, GRAFTON FLYFORD &
NORTH PIDDLER PARISH COUNCIL**

**Minutes of the Meeting held at The Flyford's Hall
on Tuesday 20th January 2026**

Present David Waide (Chairman) Sadie Densham
 Andrew Short Tracie Bluck
 Richard Croxton Tim Doughty

Mark Broughton-Taylor attended as clerk

1. Apologies

Alison Crickmore
Linda Robinson - District and County Councillor

2. Declaration of Interest:

Sadie Densham declared an interest in item 12i and vacated her seat during the discussion on that item.

3. Public Participation

It was reported that the flooding on Bishampton Road had still not been attended to. The clerk explained that this had been reported but Highways had responded that there was no safety issue and so no work was required. It was agreed to report the matter again.

It was reported that a van has been parked at the top of New Hill in Flyford Flavell for some time. The clerk agreed to report this to the police.

4. Approval of Minutes of Meeting held on 25th November 2025.

The minutes of the meeting were approved.

Proposed: Sadie Densham 2nd: Andrew Short All in favour

5. Matters Arising

The clerk reported that the audit reports were now up to date on the website. It was agreed that in order to fully comply with the legislation a schedule of payments over £100 was required. The clerk will attend to this in due course and these should be available by next meeting.

It was reported that Dvid Rhodes is still prepared to continue with the weekly inspections of the play equipment.

6. Local Police and Neighbourhood Watch

There was no report from the local police officer.

7. Report from District and County Councillor

County & District Councillor report Flyford Flavell
20th January 2026

As this is my first report of 2026, I would like to wish you all a Happy New Year and also thank all our parish councillors and our clerk for their continued efforts and commitment to support our community. Looking forward, our main challenges this year are Local Government Reform and balancing the budgets which are due to be approved in February. There will also be a new National Planning Policy Framework (NPPF) out for consultation together with a South Worcestershire Development Plan Review (SWDPR).

Free home improvements available for eligible Worcestershire residents

The Warm Homes: Local Grant scheme offers a range of fully funded improvements, including insulation, upgraded heating systems, heat pumps, solar panels and energy efficient windows and doors. A free technical survey will identify which measures are most suitable for each property.

To qualify, households must either have a gross annual household income of less than £36,000, receive means-tested benefits, or live in a pre-qualified post code area.

Eligible homes must have, or be assessed as having, an Energy Performance Certificate (EPC) rating of D to G. The EPC assessment is provided free of charge. Worcestershire County Council is delivering the scheme in partnership with local energy charity Act on Energy, alongside Worcester City Council, Wychavon District Council and Malvern Hills District Council.

If you think you might qualify, or know someone who might benefit, it's easy to apply. For more information, full eligibility criteria and to register your interest, visit [the Warm Homes Local Grant pages of our website](#). To speak to an energy advisor, contact Act on Energy's free advice line on 0800 988 2881.

Winter weather measures

We have been experiencing severe weather conditions with low temperatures and Storm Goretti. Our winter maintenance teams have ensured our transport networks remained safe and open where possible. We have 36 gritting vehicles, over 50 drivers and 16,750 tonnes of salt to grit the roads when needed throughout the winter.

Our teams monitor road surface temperature, moisture levels and forecasted low temperatures to know which routes to grit and when.

For more information about gritting in Worcestershire visit:

www.worcestershire.gov.uk/gritting

The local Severe Weather Emergency Protocol (SWEP) has been activated several times to help those in hardship stay safe in this weather. The local authorities across Worcestershire operate a SWEP. During the coldest months of the year if the temperature is forecast to be zero degrees or less, then an emergency shelter is opened at the local Salvation Army. Professional and trained staff are on hand throughout the night to ensure the shelter is a warm and safe space to stay. Support is on hand to help those who wish to explore longer term accommodation options and connect them with the support they need.

Wychavon

Final chance to have your say on SWDPR

Residents have a final chance to have their say on the South Worcestershire Development Plan Review (SWDPR) before it is officially adopted. A six-week public consultation runs from 6 January until 5pm on 17 February 2026, to allow residents and other interested stakeholders to review proposed changes to the document put forward by Planning Inspectors.

Following a series of public hearings in 2025, inspectors recommended changes to the Plan – known as main modifications – to ensure it meets legal requirements and national planning policy. The consultation will allow people to review and comment only on the modifications, raise any new issues specifically caused by the changes, or question the evidence base for a proposed alteration.

Some of the modifications strengthen policies for the major strategic sites. They include setting out the need for key infrastructure to be delivered at Wychavon Town (known in the Plan as Worcestershire Parkway) and for the proposed transport hub at Rushwick to be delivered to support wider development before the new railway station is built.

One of the most significant changes is the removal of Throckmorton as a proposed allocated site for housing and employment. This is now identified as an 'area of search', meaning more work is needed to demonstrate development is appropriate on the site.

This land will be considered for allocation through the next review of the Plan. All comments from the consultation will be sent directly to the inspectors, who will review them and then issue their final report, unless a significant issue has been raised that needs further consideration.

Once the final report has been received by inspectors, the SWDPR will go before Malvern Hills District, Worcester City and Wychavon councils for formal adoption. This is expected to take place in March. Once adopted, the Plan will strengthen planners'

Visit www.swdevelopmentplan.org to take part in the consultation. The link can be found under the consultations menu or the latest news section.

Linked to the SWDPR there is also an opportunity to have your say on the Wychavon Town Supplementary Planning Document (SPD). The SPD acts as a set of guidance for developers as they work up their proposals and will be used by planners when deciding planning applications related to Wychavon Town, formerly known as Worcestershire Parkway.

The document sets out the vision, objectives and spatial framework to create the new town which will include 10,000 low carbon homes, low-traffic neighbourhoods, four parks and plenty of green space. There will also be a vibrant town centre, neighbourhood centres, flexible community spaces, employment land, primary and secondary schools, a sports hub, sports pitches and a GP and healthcare centre. Details of how the development of the town will be monitored and managed to ensure key infrastructure goes in at least at the same time as housing, is also set out in the document. The Wychavon Town SPD consultation runs from Monday 12th January to 5pm on Tuesday 17th February 2026.

Give us your views by filling in the online survey accessed at [Help shape the future of Wychavon Town](#). The full document and appendixes can also be found here.

You can also visit one of our drop-in consultation events being held on the following dates, where officers will be available to discuss the proposals for Wychavon Town:

- Tuesday, 20 January 4.30pm to 7.30pm at Stoulton Village Hall, Church Lane, Stoulton WR7 4RE
- Littleworth Suite, Norton Parish Hall, Wadborough Road, Littleworth, WR5 2QB. Paper copies of the SPD will be available from local libraries, Stoulton and Norton Village Halls, Worcestershire Parkway Railway Station ticket office and the Civic Centre in Pershore.

Residents' Survey 2025 results

Thank you to everyone who completed the 2025 Residents' Survey, which took place from 10 October to 9 November 2025. There were 2,027 responses to the survey, an increase of 39% from 1,458 in 2024.

The overall picture for this year's results shows lower levels of satisfaction compared to 2024 in a number of areas, however the proportion of respondents who rate Wychavon District Council as good or very good has remained the same as 2024. Although nearly all the headline tracking questions have shown a decrease in satisfaction compared to last year, the figures are like the results for 2023. Levels of satisfaction with many of our services remain very strong. There has been little change in satisfaction with eight services since 2024. Satisfaction with two services has improved and there are notable drops in satisfaction with three services.

Here are some of the headlines:

Headline questions

- 80% satisfied with the local area as a place to live (82% in 2024, 79% in 2023)
- 64% satisfied with how Wychavon District Council runs things (72% in 2024, 64% in 2023)
- 51% agree we provide value for money (55% in 2024, 51% in 2023)

- 60% agree we act on concerns of residents (64% in 2024, 61% in 2023)
- 72% agree we keep residents informed about our services (75% in 2024, 69% in 2023)
- 56% rate us as good or very good (little change compared to 2024 and 2023)
- 88% feel safe in local area during the day and 62% after dark (both down on 2024, but slightly up on 2023)

Satisfaction with services used or experienced in the last year

- 93% waste and recycling
- 91% parks and open spaces
- 89% Wychavon run sports and leisure facilities
- 86% public toilets
- 84% Wychavon car parks (first time of asking) • 76% community safety
- 72% Council Tax and housing benefits
- 72% customer contact centres
- 71% Worcestershire Regulatory Services (up from 67% in 2024)
- 67% street cleaning (down from 75% in 2024 and 2023)
- 60% dealing with fly-tipping (down from 65% in 2024)
- 60% housing support services (based on 259 responses)
- 36% planning and building control (down from 45% in 2024)

Wychavon Council are currently analysing the free text responses, including the reasons respondents gave for being dissatisfied with services. There are a significant number of comments expressing dissatisfaction with the level of new development within the district and a perception that planning decisions don't take account of residents' concerns.

The survey results will be published on Wychavon Council website this month. The results of the recent round of the Local Government Association's resident satisfaction telephone polling will be shared when it is published to provide some wider context about perceptions of local councils across the country.

8. Footpaths Officer

Despite the County Council's reluctance to endorse the Parish Council's decision it was proposed 'To invite Sarah Doughty to act as footpaths officer on behalf of the Parish Council.' The exact role is to be worked out over the coming weeks but Sarah would act as a link between the various organisations and landowners and carry out some minor repair and maintenance works. The parish Council will ensure that suitable insurance is provided.

Proposed David Waide Seconded Andrew Short All in favour

9. Flyford Green and Pond

It was reported that the Boules Court on the Green had been satisfactory completed and paid for. An application to cover 70% of the cost will now be made to the Wychavon Rural Fund under the terms of the grant.

It was reported that the Fields In Trust Agreement had now been completed and the documents returned to Fields In Trust. This means that the Green is now protected in perpetuity as a public open space.

A provisional tree report was verbally given to councillors concerning the trees around the pond. This highlighted that the main tree which is of safety concern may not be on our land. It was agreed to enquire at the Land Registry to see if the boundary could be discerned from the Land Registry Plan.

10. Flyfords Hall

It was reported that the hall had been given a grant for upgrading the toilets and this was due for completion by the end of March.

12. Planning Matters

i. Mrs Jean Goff

*Briary House Farm, North Piddle Lane, North Piddle,
Worcester, WR7 4PR
Permission in Principle for self-build Live Work unit with
associated garage and landscaping*

W/25/02427/PIP

It was reported that this application had been approved. Concerns had been raised about the merits of the application and councillors were all of the opinion that the approval went against planning policy as they understood it. The clerk had arranged an online meeting for the chairman and himself to discuss this matter with the head of planning for 22nd January 2026. Several options were under review which included asking for a Judicial Review or taking the matter to the Local Government Ombudsman.

ii. Mr J Fallows

*Bramble Lodge, Bishampton Road
Flyford Flavell
Two storey Side Extension*

W/25/02081/HP

iii. Steve Haskey Design Ltd

*The Homestead, Bishampton Road
Flyford Flavell*

W/25/02751/AGR

Prior Notification for the erection of an agricultural storage shed

Please note W/25/02556/AGR Withdrawn

This application has been approved

To Update on action

- iv. Hill Top Farm
Enforcement action concerning new gateway

This matter had been reported to the Enforcement Team at Wychavon. They had investigated the matter and consider that there is no enforcement issue and have closed the case. The parish council agreed to continue to monitor developments on the site.

11. Planning Policy

NPPF & SWDP Development Plan

Proposed amendments to the NPPF will be circulated for consultation in February.

The Revised South Worcestershire Development Plan is expected to be approved in March. See Local Councillor report for details.

13. Highways and Footpaths

The to do list had been reviewed and the outstanding issues will be added to the action plan.

Drains are blocked at the top of Grafton Flyford. This has been reported and action has been approved but nothing has been done so far.

Pots holes had been reported in Flyford Flavell at the top of New Hill.

14. Treasurer's Report

Balances	Current Account	£896.08
	Deposit Account	£1,625.24

Investment

The capital value of the CCLA investment fund has dropped about 20% in the last few years although the income has remained consistent. It was agreed to ask CCLA for a report on the investment and gauge some advice concerning its long term viability.

15. Precept

It was proposed to increase the precept by 5% based on a budget requirement of £18,264 for 2026/2027.

Proposed Andrew Short Seconded Tim Doughty There were five in favour and one against

The budget for The Green committee was set at any balance coming forward at the end of the calendar year plus the investment payments for Dec 24, March 25, June 25 and Sept 25.

16. Website

It was reported that Viv Wall was reviewing the information on the War Memorial for uploading onto the website.

17. Briary House Farm Planning in Principle

Please see note at 21i above. This matter was held in camera and Sadie Densham left the meeting before the discussion.

18. Any Other Business

None

Date of Next Meeting

31st March 2026

Signed:

Date: