

Crowle Neighbourhood Plan 2024-2041

Submission version



Church of St. John the Baptist, Crowle

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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 Crowle 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 Crowle Neighbourhood Plan ('the Plan'). It has been prepared by a Steering Group of Parish Councillors and other volunteers. Its submission to Wychavon District Council follows consultation on an earlier draft and marks an important stage in the preparation process (Figure 1).

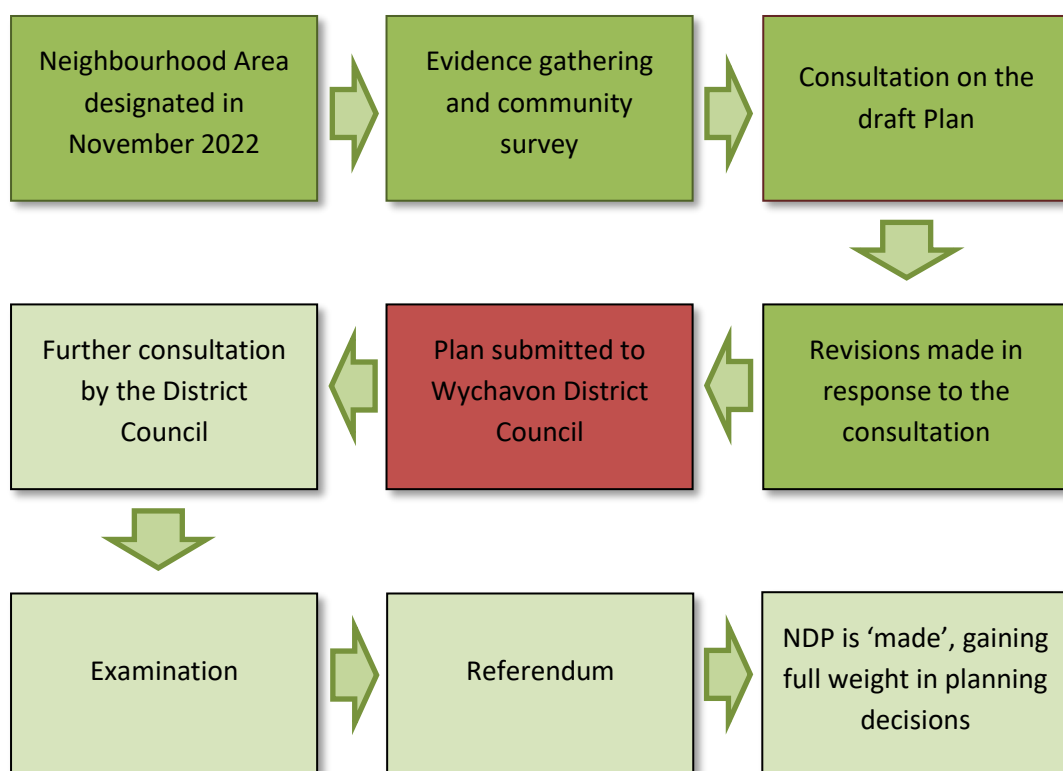


Figure 1: Neighbourhood Plan preparation process

- 1.4 The Plan is based on evidence about the characteristics of the parish and the views of the community. Locally, a Parish Housing Needs Survey was conducted in 2022, an event was held in January 2023 to launch the Plan, and a comprehensive residents' questionnaire survey was undertaken in September 2023. Reports and other documentation prepared for the South Worcestershire Development Plan have provided much useful information, and the Crowle Parish Plan prepared in 2008 was also consulted. The resultant 'evidence base' 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 To deliver the Vision and objectives, the Plan sets out policies on the development and use of land, on the built and natural environment (chapters 4 and 5); housing (chapter 6); and jobs and facilities (chapter 7). Each policy is presented in bold text within a shaded box and is followed by a short justification and explanation. Chapter 8 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. The Plan has been written to complement rather than duplicate existing planning policies.
- 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 Review (SWDPR) was adopted in March 2026, replacing the 2016 South Worcestershire Development Plan. The SWDPR is the Local Plan for the administrative areas of Malvern Hills District, Worcester City and Wychavon District.¹ The SWDPR sets out strategic and non-strategic planning policies for the development of South Worcestershire up to 2041 and makes specific provisions for the Neighbourhood Area.
- 1.11 The SWDPR defines 'development boundaries' around the settlements of Crowle and Crowle Green to establish their extent for planning purposes. Within such boundaries infill development is acceptable in principle, subject to more detailed planning policies; all land outside is open countryside where development is strictly controlled. In addition, the SWDPR

¹ The parish of Crowle is in the administrative area of Wychavon District Council.

allocates a site for new housing at Crowle for an indicative 40 dwellings at land off Church Road

- 1.12 Mineral and waste matters are addressed in Local Plans prepared by Worcestershire County Council.
- 1.13 Crowle village has recently seen planning permissions granted for significant new housing on larger sites, at Froxmere Road (12 and up to 65 dwellings in separate developments north and south of Froxmere Road respectively), on land opposite the Parish Hall (30 dwellings), and on the SWDPR allocation (62 dwellings). Further dwellings will come forward as windfalls. On this basis, the Plan does not make any further proposals for new housing.
- 1.14 In preparing the Plan, consideration has been given to the need for Strategic Environmental Assessment (SEA) and for Habitats Regulations Assessment (HRA). Wychavon District Council has concluded in a screening opinion dated September 2024 that the Plan does not require a full SEA or HRA.
- 1.15 The Plan covers the period 2024 to 2041, co-terminous with the SWDPR.

2. CROWLE NEIGHBOURHOOD AREA

- 2.1 The Crowle Neighbourhood Area was designated in November 2022 for the parish of Crowle, which covers 703 hectares to the east of Worcester in the district of Wychavon, Worcestershire (Plan 1). The qualifying body is Crowle 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 rural sense of place.

Community

- 2.3 The population of the Neighbourhood Area was 1,135 at the time of the Census in April 2021.² This compares to 1,081 in 2011, an increase of 5%. The 2021 population equates to a density of 0.6 persons per hectare (ppha), less than that of Wychavon District (2.0 ppha).
- 2.4 The number of households rose by 11% between 2011 and 2021, from 422 to 467. The average household size decreased from 2.56 to 2.43 in this period, notwithstanding the modest increase in population. In 2021, 20% of all households were single person.
- 2.5 The age profile of the Neighbourhood Area in 2021 compared to the District is shown in Figure 2. There is a relative under-representation in the parish of those age groups between 20 and 39 years, and an over-representation of younger and older age groups. Between 2011 and 2021, the proportion of the Parish population aged 65 and over rose from 18% to 26%, the most marked increase being in those aged 65-74 (11% to 15%).

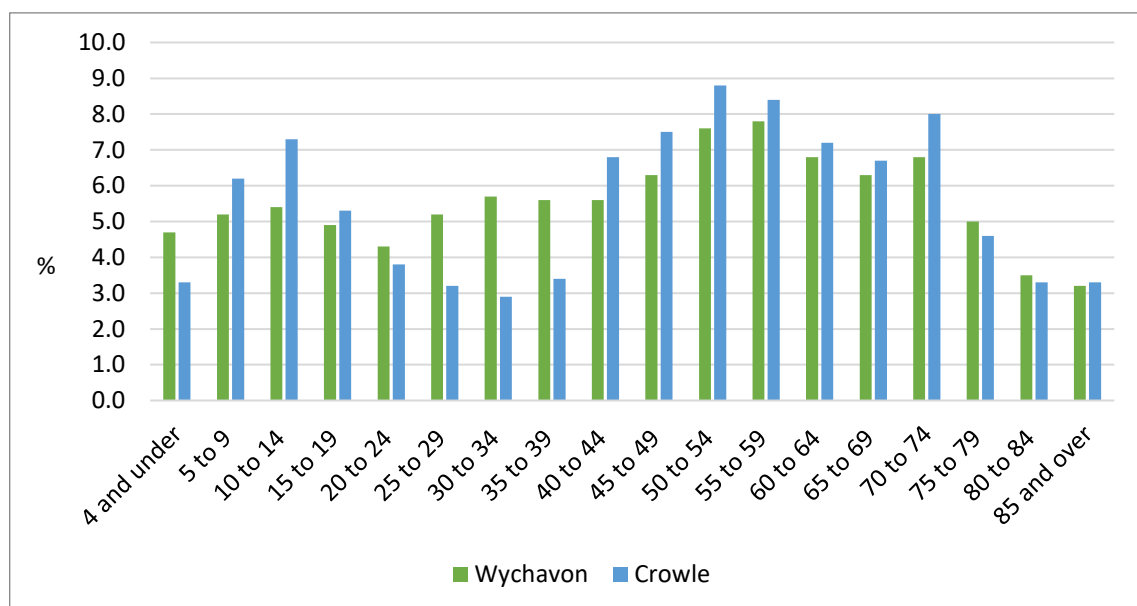
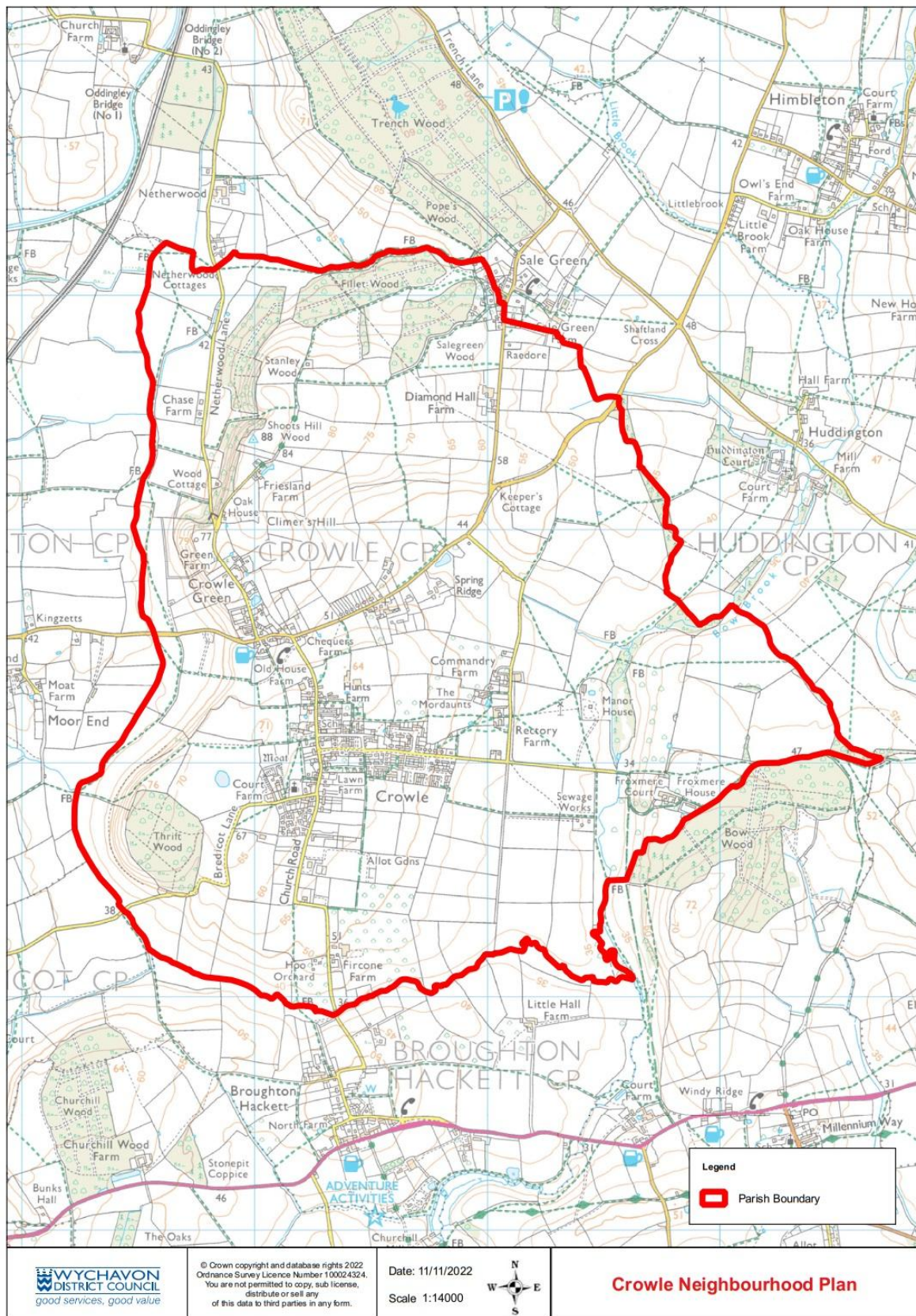


Figure 2: Age structure in 2021

² The local area statistics given in this chapter are for Crowle parish as per Census 2021 Topic Summaries and other Tables available on Nomis.



Plan 1: Crowle Neighbourhood Area

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- 2.6 In 2021 89% of homes in the Neighbourhood Area were owner-occupied, either outright or with a mortgage or loan (Figure 3). The corresponding figure for the District was 70%. Conversely the proportions of shared ownership, social rented and privately rented homes were all less compared to the District. Most affordable housing in the Neighbourhood Area in 2021 was social rented (19 units), with three shared ownership units and no local authority-provided housing.

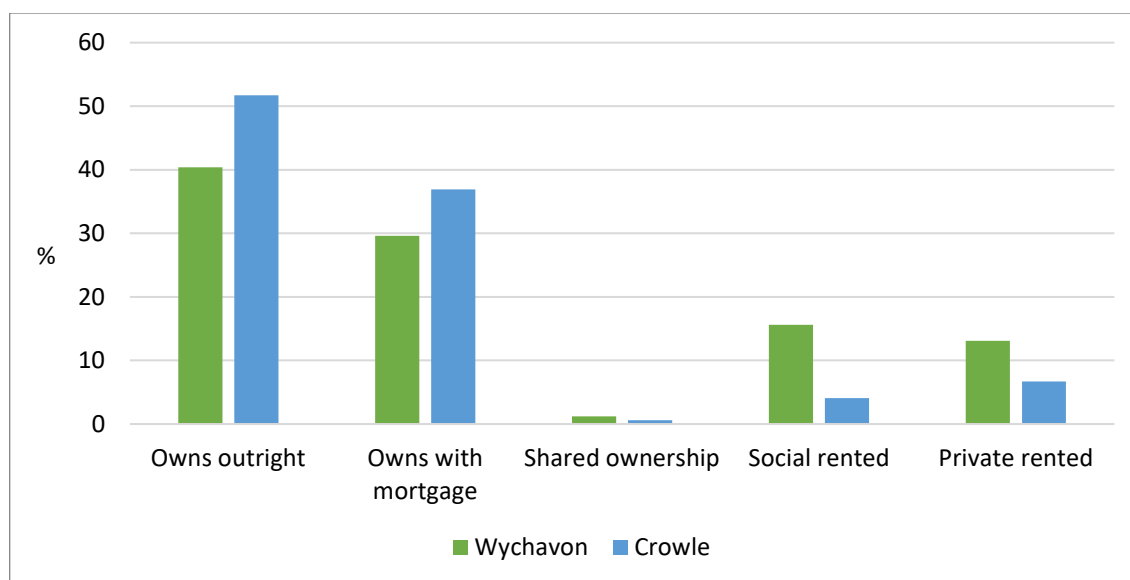


Figure 3: Tenure

- 2.7 Whilst the amount of affordable housing in the Neighbourhood Area at the time of the Census was relatively low compared to the District, new provision is coming forward in the Parish which will significantly expand supply. This comprises: 12 affordable houses on a rural exception site at Froxmere road (completed); 12 affordable houses on land west of Church Road, as part of a larger development (section 106 agreement providing for nine social rented units and three First Homes, under construction); and 25 affordable houses on land east of Church Road, as part of the development of the SWDPR allocation (section 106 agreement providing for 18 social rented units and seven First Homes). These schemes will provide opportunities to meet the locally arising housing need identified in the 2022 Housing Needs Survey. This found nine households requiring affordable homes in the next five years. Of these, six sought shared ownership and three affordable rented.
- 2.8 The main settlement and focus of local facilities is Crowle village, which lies in the centre of the Neighbourhood Area. The village has 12th century origins with historic links to the Bishop of Worcester. It initially grew along Bredicot Lane, Church Road and School Lane with frontage development resulting in a linear settlement form; today's regular, straight road pattern suggests planned origins. More recently, the village has expanded to the east with new housing being constructed in the 20th century in greater depth along both sides of Froxmere Road. Crowle has a primary school, Church, a modern Parish Hall (Millennium and Platinum Halls), shop and café, and well-equipped playing fields.

- 2.9 Crowle Green lies to the north of Crowle, with pastureland separating the two settlements. It has retained a strong linear form. Crowle Green has a Post Office, public house/restaurant, and a motor repair garage.
- 2.10 Sale Green lies to the north. The Neighbourhood Area and parish boundary runs through the village.
- 2.11 The local road network in the Neighbourhood Area largely comprises single track rural roads with limited opportunities for improvement. There are notable restrictions in access to/from the Parish, such as at Broughton Hackett to the south (connecting to the A422) and along Bredicot Lane to the west (connecting to A4538 Pershore Lane). There are also congestion and parking issues at peak times on Church Road in Crowle, including adjacent to the School and to the Parish Hall and playing field.
- 2.12 Away from the local road network, the Neighbourhood Area is well-connected by road and rail. The M5 is within easy reach (J6 three miles), and the City of Worcester is six miles to the west. There are two railway stations in Worcester, and Worcestershire Parkway is seven miles to the south. The 356 bus service connects the three villages in the Neighbourhood Area to Worcester, the level of service enabling a daytime journey to work six days a week at the time of writing. The Neighbourhood Area is crossed by numerous public rights of way principally giving access between the villages and into the surrounding countryside.

Environment

- 2.13 The Neighbourhood Area is bounded by Crowle Brook in the south and west, with Bow Brook flowing to the east. The land rises from Bow Brook towards the west and north, with the three villages occupying elevated positions in the local landscape. In the west, a pronounced ridgeline rising from the Severn Plain runs north-south, the highest point being Climer's Hill (88m) north of Crowle Green. The ridgeline is marked by scattered blocks of deciduous woodland, mostly in the north (Shoots Hill Wood, Stanley Wood, Fillet Wood, and Salegreen Wood) together with Thrift Wood in the west. It enables far-reaching views towards Worcester and the Malvern Hills, for instance from Bredicot Lane and Thrift Wood.
- 2.14 The agricultural landscape is an undulating mosaic of large-scale fields used for arable and livestock farming, framed by tree and hedge boundaries, with few areas of woodland away from the north and west.
- 2.15 The Neighbourhood Area has a wealth of designated heritage assets with a key focus being land and buildings at Crowle village. They are:
- The moated site and monastic retreat at Crowle Court, which is a scheduled ancient monument. The site was an estate of the Bishop of Worcester from the 9th century, serving as a summer residence or retreat for the priors of Worcester in the medieval period.

- 37 listed buildings. The Church of St John the Baptist at Crowle is Grade II*, all other listings being Grade II. They include a stone coffin, chest tomb and the Crowle War Memorial, all in the churchyard, together with Froxmere Court, farmhouses, cottages, and former agricultural buildings such as barns and stables.
- Crowle Conservation Area, comprising the historic core of the village in Bredicot Lane, Church Road and School Lane and which includes Crowle Court and the Church and churchyard.

2.16 More detailed appraisals of the listed buildings in the Parish and of the Crowle Conservation Area can be found in Appendix B.

2.17 In terms of biodiversity and geodiversity, there are a range of sites and habitats which are identified and protected in the Local Plan. Sites of Regional or Local Wildlife Importance within the Neighbourhood Area are:

- Crowle and Bow Brooks and associated areas of woodland.
- Thrift Wood.
- Green Pool.
- Woodland and pasture west of Netherwood Lane.



Crowle War Memorial

2.18 Priority Habitat Inventory sites in or bordering the Neighbourhood Area comprise:

- Lowland Calcareous Grassland at Thrift Wood and Netherwood Lane.
- Lowland Meadows at Pear Tree Way in Crowle village.
- Deciduous Woodland around the perimeter of the Neighbourhood Area including Thrift Wood, Shoots Hill Wood, Stanley Wood, Fillet Wood, Salegreen Wood and woodland associated with Bow Brook.
- Scattered Traditional Orchards, notably north and west of Commandery Farm.
- Woodpasture and Parkland east of Manor Farm/Bow Brook (BAP Priority Habitat).
- Coastal and Floodplain Grazing Marsh at west of Crowle Brook (bordering).

2.19 Thrift Wood, Shoots Hill Wood, Stanley Wood, Fillet Wood, Salegreen Wood and Bow Wood (bordering) are also ancient and semi-natural/ancient replanted woodland.

2.20 There is one Site of Regional or Local Geological Importance: Crowle Quarry above Netherwood Lane.

2.21 Areas that are (or could become) of particular importance for biodiversity are shown on the Worcestershire Local Nature Recovery Strategy's Local Habitat Map and include many of the above locations.

2.22 The Neighbourhood Area drains to the east and south via the Crowle and Bow Brooks, the latter joining the River Avon near Defford. 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 corridors of the Crowle and Bow Brooks on the Parish boundaries. In addition, surface water flooding occurs along Church Road, at its northern end and between the school and church; Old Turnpike Road, and Froxmere Road.



Froxmere Road, east of Crowle looking towards Bow Wood

Economy

- 2.23 The prevailing land use is mixed agriculture, with the farmland rated as grade 3 (good to moderate) throughout, save for a band of grade 4 (poor) along the corridor of the Bow Brook in the east. Farms and small businesses such as The Chequers, The Shop at Crowle, Crowle Garage, Crowle Post Office, and Springfield Nursery and Tearoom provide employment, along with homeworking. There are no purpose-built business or commercial trading estates.
- 2.24 In 2021, 61% of working-age residents were in employment the week before the Census, more than in the District as a whole (57%). Almost half of these were classed as being in either 'professional occupations' or as 'managers, directors and senior officials' (27% and 22% respectively). The equivalent proportions for Wychavon were 18% and 16%. Associate professional/technical occupations were also well-represented locally compared to the District. In contrast, occupations such as sales, customer service, and 'process, plant and machine operatives' were under-represented, these accounting for 8% of jobs in the Neighbourhood Area compared to 14% for Wychavon.
- 2.25 Reflecting the rural location, car ownership rates are relatively high. In 2021, almost all households, 94.8%, had the use of one or more cars or vans (District 88.2%).
- 2.26 For those travelling to work, in 2021 this was most commonly by driving a car or van (54% of working-age residents in employment), similar to the equivalent District figure (55%). The Neighbourhood Area had a notably higher proportion of residents who worked mainly at or from home – 41% locally compared to 30% in Wychavon.

3. VISION AND OBJECTIVES

Key issues

- 3.1 The key issues to be addressed in the Plan have been identified by the Steering Group taking account of the feedback from community consultations, surveys, and the characteristics of the Neighbourhood Area set out in chapter 2. It is recognised that planning policies in the NPPF and the Local Plan already address many issues of local relevance and concern. The Plan focusses on those topics where additional local detail will help decision makers in considering development proposals in the Neighbourhood Area. The Plan addresses these topics through its Vision, objectives, and the neighbourhood planning policies on the development and use of land in chapters 4 to 7.
- 3.2 Many of the issues raised in community feedback are outside the scope of the Plan, because they are not related to development and land use. They include existing conditions and service levels in respect of traffic and highways, other transport matters including parking and public transport, other infrastructure including public foul drainage, open spaces, and services and facilities. Where appropriate, these are addressed in the Plan as Community Actions in chapter 9.
- 3.3 The key planning issues tackled by the Plan are as follows:
- Protecting and enhancing the local environment including landscape character, village identity and setting, key landscape views, and open space of importance to the community.
 - Ensuring that development preserves or enhances the character or appearance of the Crowle Conservation Area.
 - Matching the size and type of new housing to the needs of the community.
 - Ensuring that new housing and other development is designed to be in keeping with the rural and historic character of the villages.
 - Ensuring that new development is served by suitable infrastructure including wastewater treatment, highways, electricity generation, and other services and facilities.
 - Protecting community facilities and enabling new provision.
 - Providing for small-scale employment development where the potential impacts can be suitably balanced.
 - Supporting renewable and low carbon energy development, including through a community-led initiative.

Vision

By the end of the Plan's life in 2041 the Parish of Crowle will be:

- A home to a **thriving local community** with a distinctive Parish identity based on the separate historic villages of Crowle, Crowle Green, and Sale Green;
- A **sustainable rural environment** where the distinctive landscape character, key views, green spaces, and the setting of the villages are protected and enhanced, providing an attractive and peaceful countryside for all to enjoy;
- A place where **well-designed new development** provides the size and type of new homes that are shown to be needed, in numbers which are proportionate to the size of the villages;
- A place where accessible **community facilities** support social and cultural well-being; and
- A place where **appropriate economic development** is supported, helping to provide local employment in small businesses, farming, and other rural enterprises.



Objectives

3.4 The following objectives for the neighbourhood planning policies reflect the community priorities and concerns identified in consultation and surveys. They will contribute to the achievement of sustainable development:

Built environment

- To ensure new development is designed to respect and enhance its context and settlement character, including the linear pattern of growth of Crowle and Crowle Green, and to maintain local distinctiveness.
- To ensure that development serves to preserve or enhance the special interest, character and appearance of the Crowle Conservation Area.

Natural environment

- To protect, enhance and strengthen the distinctive landscape character of the Neighbourhood Area including trees, woodland, hedgerows, and traditional orchards.
- To protect the landscape setting of the villages and maintain the separate identity of Crowle and Crowle Green.
- To identify and protect important views of the countryside from the villages and elsewhere.
- To identify green areas of particular importance to the community and designate them as Local Green Space.

Housing

- To require a mix of size and type of dwellings which meet the community's needs.
- To ensure that new housing is well-designed, sustainable, and respects the existing and historic settlement form of the villages.
- To ensure that housing development is proportionate to the size of the existing villages and the availability of community facilities and services.

Jobs and facilities

- To support small-scale employment developments which are in scale and keeping with the character of the Neighbourhood Area, and appropriate to their location.
- To protect existing community facilities and enable new provision as required to support a healthy, inclusive, and safe community.
- To support appropriate proposals for renewable and low-carbon energy generation, including a community-led initiative.

4. BUILT ENVIRONMENT

Design

Policy CRW1: Design

Development proposals should maintain and enhance the local distinctiveness of the Crowle Neighbourhood Area and achieve a high quality of design by:

- 1. having regard to the design guidelines set out in the Crowle Design Guidance and Codes. A Design and Access Statement or similar should be provided to show how the Design Guidance and Codes have been addressed and positively influenced the proposed design solution; and**
- 2. respecting the character of the locality and street scene as to layout, density, height, massing, architectural detailing, building to building distances, boundary treatment, landscaping, and materials; and**
- 3. 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 and open space which is in keeping with landscape character and provides for wildlife, with a preference for native deciduous species; and**
- 4. being capable of being safely accessed from the local road network without undue impacts on the character of the locality and on biodiversity which cannot be mitigated; and**
- 5. avoiding creating unacceptable impacts on neighbourhood amenity and the tranquillity of the countryside from noise, volume and nature of traffic generated, dust or odour. External lighting should avoid undue adverse impacts on amenity, wildlife, and dark skies.**

Modern design approaches which take an innovative approach, including to energy efficiency and sustainability, will be welcomed where they make a positive contribution to the character of the area and contribute to local distinctiveness.

- 4.1 The design of individual buildings and their relationship to each other and their surroundings is an important aspect of the local environment. National policy is that good design is a key aspect of sustainable development. Neighbourhood Plans can play an important role by identifying the special qualities of an area and explaining how this should be reflected in development. Design guides and codes can provide a local framework for creating beautiful and distinctive places with a consistent and high quality of design.³

³ NPPF paragraphs 131 - 133.

4.2 The Crowle Design Guidance and Codes have been prepared to help assist future change and development in the Neighbourhood Area.⁴ They are based on a character assessment of the Neighbourhood Area, and provide detailed and locally based design guidance which should be demonstrably taken into account by new development. The guidance addresses three objectives:

- Integrate development with the built setting.
- Contribute to the rural village lifestyle and character.
- Protect and enhance the landscape setting.

4.3 For each of these objectives Table 1 sets out when the guidance and codes are to be considered by development proposals and the matters to be addressed.

Code	Prefix	When to use the Code
Built setting (BS)	BS.01	Building height, scale and roofscape. Code to be applied when determining the height and roofscape of development in the NA.
	BS.02	Fenestration and architectural details. Code to be applied when determining the fenestration and architectural details of development in the NA.
	BS.03	Architectural materials and colour palette. Code to be applied when determining the architectural materials and colour palette of development in the NA.
	BS.04	Housing extensions and conversions. Code to be applied when determining the appropriateness of proposed residential extensions and conversions.
Rural village (RV)	RV.01	Pattern of growth. Code to be applied to shape the pattern of development in the NA.
	RV.02	Site situations. Code to be applied to ensure the scale and type of development is appropriate to its location in the NA.
	RV.03	Views and landmarks. Code to be applied to make sure key views and landmarks are protected.
	RV.04	Village streets. Code to be applied to development that proposes new streets in the NA.
	RV.05	Development in close proximity to heritage assets. Code to be applied when development may affect the setting of a heritage asset.
	RV.06	Plot and building layout. Code to be applied to development that proposes new plots, new buildings or extensions in the NA.
Landscape setting (LS)	LS.01	Landscape design. Code to be applied to development in the NA to ensure locally distinctive and wildlife friendly landscape design.
	LS.02	Boundary treatments. Code to be applied to development in the NA to ensure locally distinctive boundary treatments.

Table 1: Application of Design Guidance and Codes to development

Source: Crowle Design Guidance and Codes table 02. NA: Neighbourhood Area

⁴ AECOM, Crowle Design Guidance and Codes, September 2023.

- 4.4 The Crowle Design Guidance and Codes should be applied alongside other national and local guidance, including the South Worcestershire Design Guide Supplementary Planning Document (SPD) which provides guidance on overarching design principles. In addition, Wychavon District Council are presently preparing a set of design codes, to be adopted as SPD in due course; the Neighbourhood Area falls within the code for Pershore and the surrounding area.
- 4.5 In this context, the Plan supports development that respects the character, appearance, and amenity of the surrounding area, identifying design elements to be considered when assessing how any given proposal contributes to its environs. Responses to the residents' survey identified a range of factors that are important to the community in the design of new development. Priority was given to retaining trees and other landscape features on development sites, traffic impacts and road safety, scheme layout, density, and to minimising noise and other forms of pollution, including by protecting dark skies. In this regard, night-time lighting has adverse impacts on wildlife; external security and other lighting (including street lighting) should be kept to a minimum and be designed to be energy efficient, unobtrusive and avoid light spillage.
- 4.6 The creation of new or improved accesses to serve development can have notable environmental impacts, particularly in the open countryside or settlement edge. For example, the loss of hedgerows to achieve required sight lines can have adverse impacts on rural character and appearance, and on biodiversity. Proposals should seek to mitigate such adverse impacts to an acceptable level, with hedgerows retained as far as possible.

Crowle Conservation Area

Policy CRW2: Crowle Conservation Area

Development proposals within Crowle Conservation Area or its setting should preserve or enhance its character or appearance, having regard to the significance and special interest of the Conservation Area as set out in the Appraisal and Management Plan. Proposals will be supported provided that they:

- 1. serve to preserve or positively enhance the Conservation Area by virtue of their use, character, and design; and**
- 2. avoid any demolition of a building or structure if its loss would be harmful to the character of the Conservation Area; and**
- 3. respect the prevailing density of buildings and their plan form, recognising the variations that occur in these factors within the Conservation Area; and**
- 4. reflect the size, height, scale, form, proportions and detailing of the existing and surrounding built form; and**
- 5. use local materials and vernacular techniques wherever possible; and**
- 6. ensure that any extensions and service buildings are subsidiary to the main property, are not unduly prominent in the street scene, and use sympathetic materials to the main property; and**
- 7. retain the important boundary features, significant views, gardens and open spaces, trees and tree groups, and water features identified in the Appraisal and Management Plan; and**
- 8. specify local materials or native species for any new boundary treatments such as walls, railings, fencing or hedging; and**
- 9. preserve the open countryside setting of the Conservation Area.**

4.7 Crowle Conservation Area was designated in 1969 in recognition of its special architectural and historic interest. The nature of that special interest is set out in the District Council's Appraisal and Management Plan, prepared in 2009. The Appraisal included a review in 2008 of the extent of the original Conservation Area which led to the boundary being revised, notably to include additional land and buildings to the north along Church Road and at Foredraught Lane. The present Conservation Area boundary is shown on Plan 2.

4.8 Crowle Conservation Area is focussed on the historic core of the village near the church in Bredicot Lane, Church Road and School Lane. Its character is that of a historic village comprising cottages, houses, farm buildings and ancillary buildings set within an early framework of plots and roads. The prominence of older buildings and the presence of farm buildings, areas of open space, gardens, large mature trees and grass verges, give it the feel of an historic rural village despite some modern development. The special interest of the designated area comprises:

- Its long history, still evident in the layout of the village and its buildings.
- The survival of the historic identity of the village, evident in its buildings and layout.
- The number and quality of historic buildings.
- The Scheduled Ancient Monument moated site and monastic retreat at Crowle Court.
- The number of thatched buildings.
- The survival of historic fabric and detailing.
- The contribution of the natural environment in trees, gardens, open spaces and hedges.

4.9 The Appraisal highlights several problems and pressures for change. These are:

- Intrusion of new development through infill or re-development.
- Design quality of new buildings.
- Loss of architectural features and materials including doors, windows, and other historic and appropriate details.
- Loss of gardens and associated boundaries such as walls, fences, and hedges.
- Introduction of modern paving materials and timber panelled fences.
- Introduction of satellite dishes.

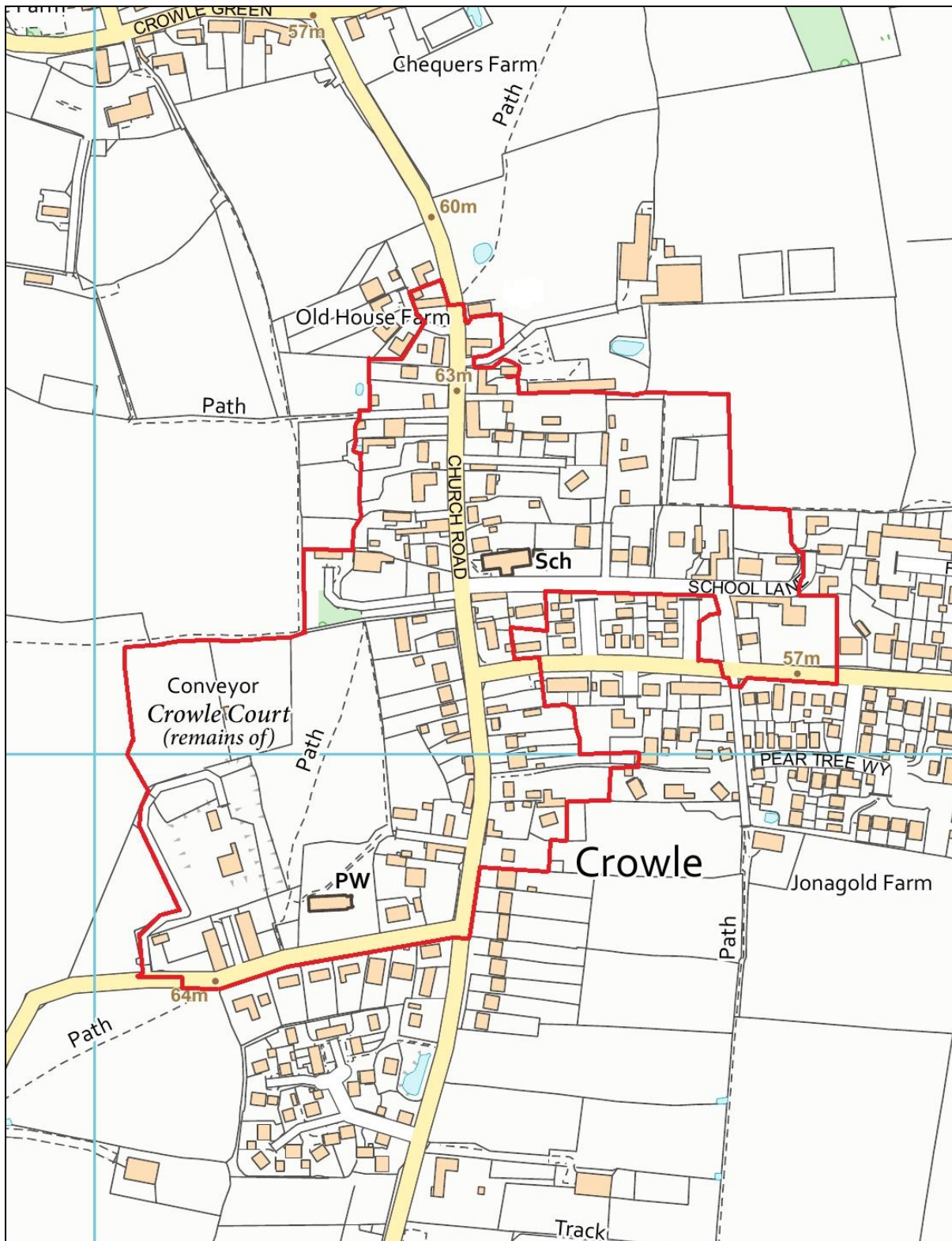
4.10 National planning policy requires that heritage assets are conserved in a manner appropriate to their significance. It sets out a graduated approach to apply when considering the impacts of a proposed development on designated heritage assets such as Conservation Areas. This approach is reflected in Local Plan policy. Within this framework, policy CRW2 draws on the Conservation Area Appraisal and Management Plan to set out guidance on how development proposals should be assessed so that its character and appearance can best be preserved and enhanced. It is complementary to the Crowle Design Guidance and Codes.

Non-designated heritage assets

4.11 The Appraisal identifies a number of unlisted buildings of local interest in the Conservation Area. National planning policy requires that in considering proposals affecting such non-designated heritage assets regard should be had to the scale of any harm or loss and the significance of the asset.⁵

4.12 Where other buildings/structures of local interest which are not designated are identified, the Parish Council will seek their inclusion on the District Council's Local List of non-designated heritage assets, in line with the guidance set out in the Local List Supplementary Planning Document. A Community Action is included to that effect in Table 4.

⁵ NPPF paragraph 216.



Plan 2: Crowle Conservation Area



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Conservation Area

5. NATURAL ENVIRONMENT

Landscape character

Policy CRW3: 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, hedgerows, and traditional orchards, and by restoring, enhancing, and making new provision where this is appropriate; and
3. they respect the open countryside setting of the settlements of Crowle, Crowle Green, and Sale Green. Development which would have an adverse effect upon the landscape setting of these villages, considered in terms of the assessed landscape character, will not be supported.

5.1 The Neighbourhood Area is situated within the Severn and Avon Vales National Character Area (NCA), as defined by Natural England. The NCA represents an extensive, open, and low-lying agricultural vale landscape. It is characterised by a scattered mosaic of hedgerow trees, small areas of deciduous woodland, traditional orchards, parkland, and remnant areas of ancient and semi-natural woodland contribute to an overall well-wooded appearance. With the exception of parkland, all these elements can be found in the Neighbourhood Area.

5.2 The Worcestershire Landscape Character Assessment (LCA) identifies two Landscape Types in the Neighbourhood Area. Most of the Area comprises **Wooded Estatelands**. This is a large-scale, mixed farming landscape which includes Crowle, Crowle Green, and Sale Green. There are areas of woodland principally in the north (Salegreen Wood, Fillet Wood, and Stanley Wood) and south-west (Thrift Wood); all these are ancient and semi-natural woodland. The size, shape and composition of the woodlands is critical to landscape character. Opportunities for landscape gain identified by the LCA for this Type include to:⁶

- Strengthen the pattern of discrete woodland blocks by new planting and replanting/restoring existing woodland.
- Conserve all ancient woodland and restock with locally occurring native species.
- Encouraging mixed farming with retention/restoration of permanent pasture.

⁶ LCA Landscape Type Advice Sheet – Planning and Development

- Plant new hedgerows, restore, strengthen, or protect existing hedgerows, and promote appropriate management.
- Perpetuate the existing characteristic clustered settlement pattern.

5.3 The western fringe of the Neighbourhood Area extends into an area of **Wet Pasture Meadows** associated with the Crowle Brook which marks the western Parish and Neighbourhood Area boundary. This Landscape Type is a flat, low-lying, largely uninhabited landscape characterised by a regular pattern of hedged fields and ditches fringed by lines of willow and alder. LCA guidelines for land management are to:

- Conserve all permanent pasture.
- Conserve and restore linear tree cover along watercourses, ditches, and hedge lines.
- Seek opportunities to encourage the conversion of arable land back to pasture.
- Encourage the retention and appropriate management of existing wetland habitats.
- Encourage the creation of new wetland habitats.
- Discourage activities likely to increase the drainage or lower the water table.
- Discourage any building or construction works.

5.4 As well as their importance to landscape character, many of the above landscape features are also of biodiversity significance. The Worcestershire Local Nature Recovery Strategy identifies ancient and ancient semi-natural woodland, veteran trees, grassland and meadows in the north and west of the Neighbourhood Area as Areas of Particular Importance for Biodiversity. Policy CRW3 will support the delivery of priorities and Potential Measures (PM) set out in the Strategy, including PM13 (enhance condition of existing woodlands for wildlife), 17 (enhance condition of hedgerows), 26 (enhance wildlife value of older traditional orchards), and 27 (create new traditional orchards).

5.5 Protecting the overall landscape setting of the villages of Crowle, Crowle Green and Sale Green 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, woodland, and traditional orchards also often have historic, cultural and biodiversity significance and should be retained on development sites wherever possible.

Crowle/Crowle Green Local Gap

Policy CRW4: Crowle/Crowle Green Local Gap

Development proposals within the Crowle/Crowle Green Local Gap as shown on Plan 3 will only be supported provided that they would not diminish or reduce the physical and/or visual separation between the settlements or compromise its open character and integrity.

In applying this policy, regard will be had as appropriate to:

- 1. building scale, footprint, massing, height, and design; and**
- 2. the suitability of the proposed use to the rural character of the Local Gap; and**
- 3. any intensification likely to arise when compared to the current use; and**
- 4. the individual effects of proposals and the cumulative effects when considered with other existing and proposed development.**

5.6 The countryside between Crowle and Crowle Green serves to define and maintain the historic separation and distinct identities of the two settlements. It contributes to the rural setting of the villages and to landscape character. These attributes are readily appreciated from public rights of way running between the two settlements, Church Road, and Old Turnpike Road. It contributes to local distinctiveness and a sense of place. In the residents' survey, three-quarters of respondents agreed that the gap between the two settlements should be protected from development.

5.7 Open land between Crowle and Crowle Green was identified as a Strategic Gap in the Wychavon District Local Plan (adopted 2006), being designated with particular regard to maintaining the separate identities of the two villages and preventing their coalescence. The designation (re-named as a Significant Gap) was continued in the 2016 SWDP. However, the SWDPR removed the designation following an Appraisal which pointed to the applicability of open countryside and historic environment policies, the latter a reference to the Crowle Conservation Area which lies to the south.⁷ The suggestion was that the designation is unnecessary with these other policies in place. Significant Gaps continue to be used as a policy tool in the SWDPR.

5.8 The justification to establish a local gap designation on the land has been considered as part of the Neighbourhood Plan process. Neither open countryside or historic environment policies explicitly address the planning reasons for gap designation – in this case, maintaining settlement identity, preventing coalescence, and protecting the landscape setting of the villages. The designation of a local gap between Crowle and Crowle Green will secure these planning objectives. The principle of such an approach is also strongly supported by the

⁷ South Worcestershire Councils, Significant Gap Appraisal, 2022, pdf pages 13 and 14.

community. Establishing a Local Gap thus helps deliver on a key role for neighbourhood planning – to give communities power to develop a shared vision for their neighbourhood and to shape and direct the development and growth of their local area.

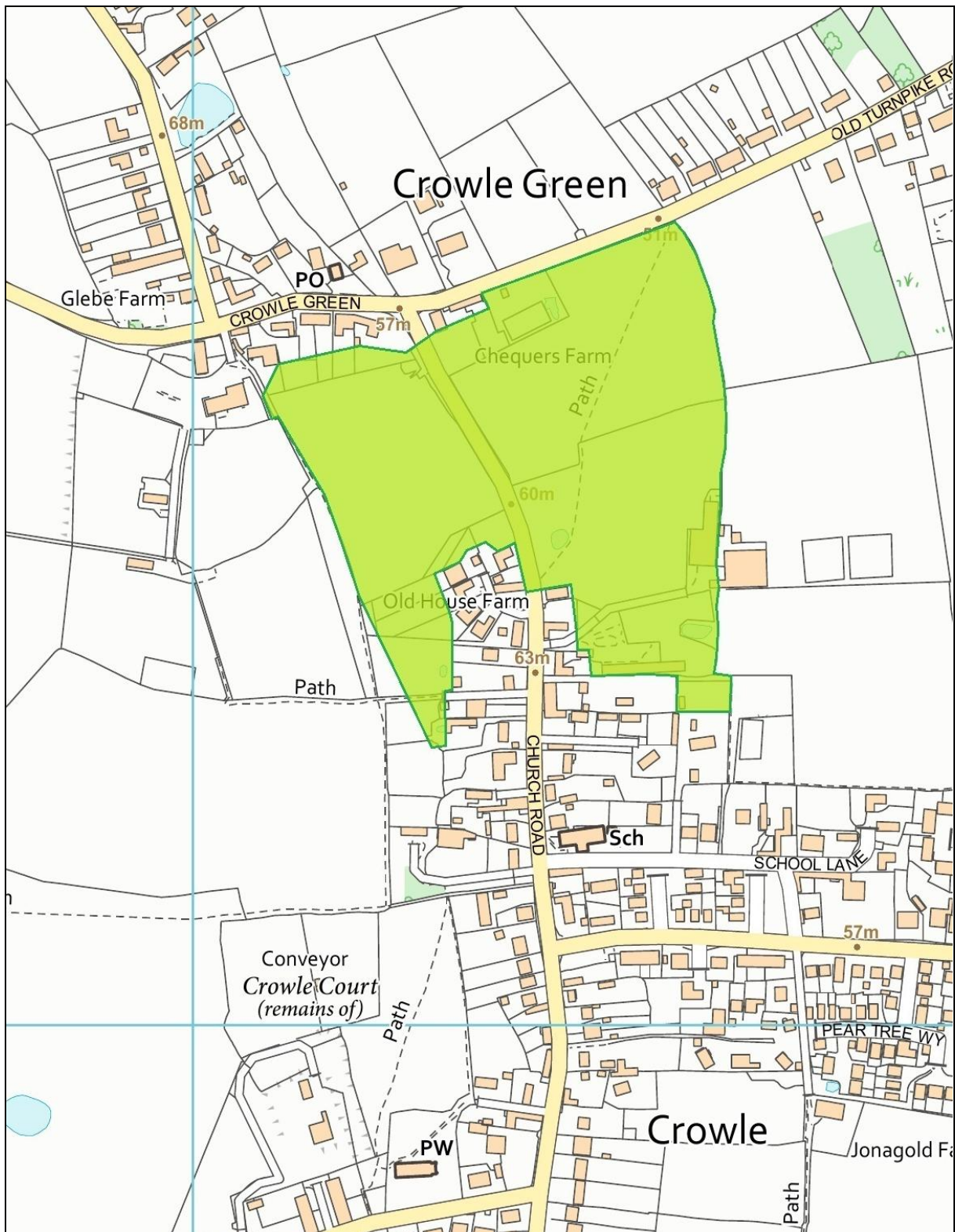
- 5.9 The boundaries of the Local Gap are shown on Plan 3. They are the same as those of the Crowle-Crowle Green Significant Gap which has been previously examined and determined through the SWDP process. There has been no change in circumstances, and no boundary adjustments are required. In particular, the SWDP development boundaries for the two settlements have not been amended where they abut the Local Gap.



Crowle/Crowle Green Local Gap seen from the public footpath on its western edge



Crowle/Crowle Green Local Gap from the public footpath at its NE corner



Plan 3: Crowle/Crowle Green Local Gap



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Local Gap

Key views

Policy CRW5: Key views

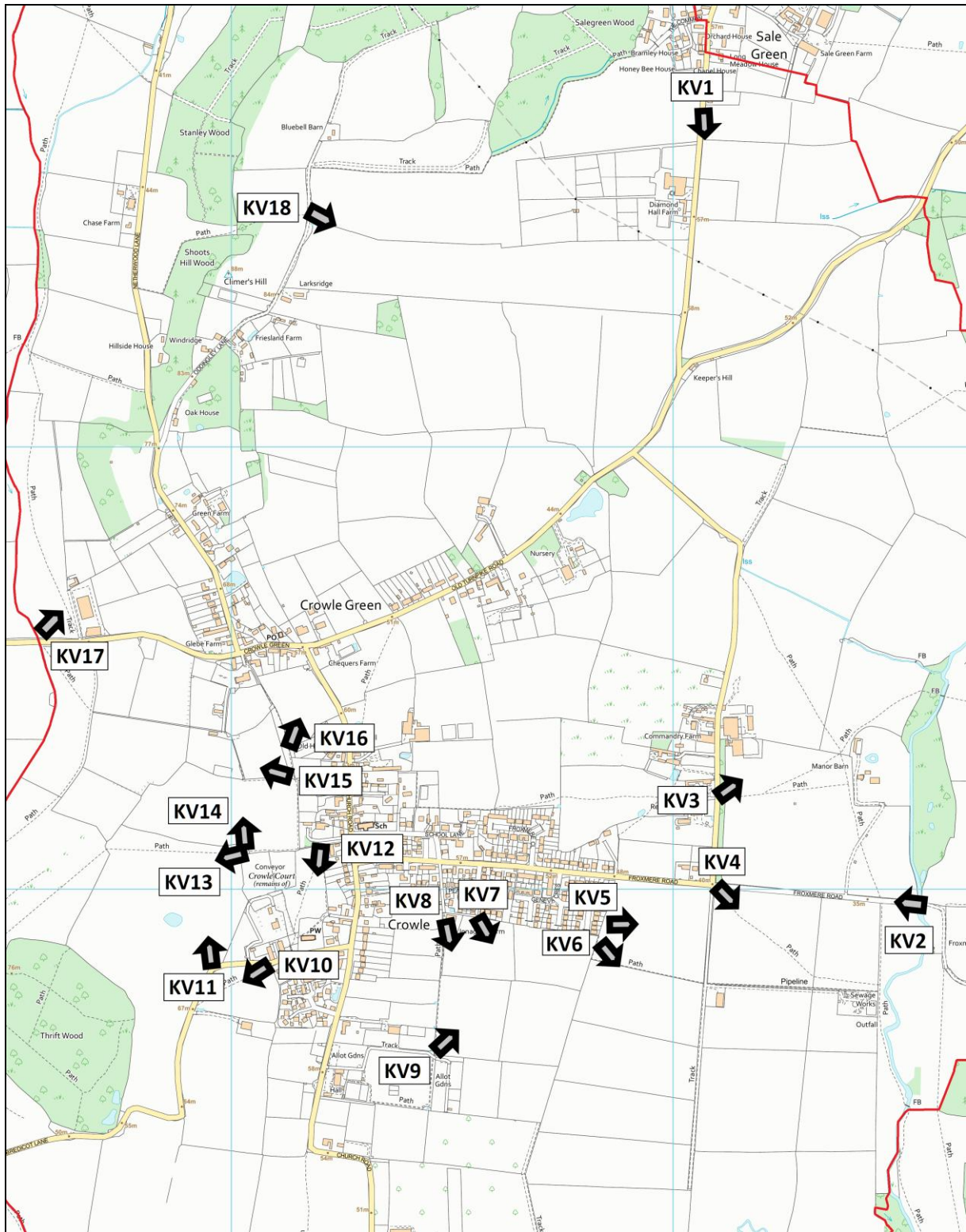
Where a development proposal within the Neighbourhood Area would have a significant visual impact on the key views (KV) listed below and shown on Plan 4 and the accompanying photographs, a Landscape and Visual Impact Assessment or similar study should be provided to demonstrate that the levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately reflecting, respecting, and where possible, enhancing its landscape context:

- KV1: view from Sale Green towards Lower Crowle and Bredon Hill.
- KV2: view from Froxmere Road towards Crowle.
- KV3: view from Rectory Farm towards Huddington.
- KV4: view from Froxmere Road towards Bow Wood, Upton Snodsbury, and Bredon Hill.
- KV5 and KV6: views from Geneva Crescent towards Froxmere Court, Bow Wood, Upton Snodsbury, and Bredon Hill.
- KV7: view from open space at rear of Pear Tree Way towards Bredon Hill.
- KV8: view from Jonagold Farm towards Bredon Hill.
- KV9: view from rear of Jubilee playing field towards Pear Tree Way, Geneva Crescent, Froxmere Road, and Huddington.
- KV10: view from Bredicot Lane towards Thrift Wood.
- KV11: view from Bredicot lane towards Climer's Hill and Netherwood Lane.
- KV12: view from footpath by Glebe Orchard towards Crowle church.
- KV13 and KV14: views from Crowle towards Climer's Hill and Netherwood Lane.
- KV15: view from Crowle towards Tibberton, the M5, and Sixways.
- KV16: view from Crowle towards Crowle Green and Sale Green.
- KV17: view from Crowle Brook towards Crowle Bank.
- KV16: view from Oddingley Lane/Climer's Hill towards Bow Wood.

- 5.10 Key views for protection have been identified by the Steering Group, taking into account responses to the residents' survey and the views referenced in the Crowle Conservation Area Appraisal.
- 5.11 The key views are listed in Table 2 and shown on Plan 4 and the accompanying photographs. All views are available from publicly accessible points in the Neighbourhood Area.

Ref	Description	Grid ref
KV1	View from Sale Green looking south towards Lower Crowle and Bredon Hill.	SO93065774
KV2	View from Froxmere Road looking west towards Crowle.	SO93565596
KV3	View from Rectory Farm looking northeast towards Huddington.	SO93105620
KV4	View from Froxmere Road looking southeast towards Bow Wood, Upton Snodsbury and Bredon Hill.	SO93095600
KV5	View from Geneva Crescent looking east towards Froxmere Court and Bow Wood.	SO92835589
KV6	View from Geneva Crescent looking southeast towards Upton Snodsbury and Bredon Hill.	SO92835589
KV7	View from open space at rear of Pear Tree Way looking southeast towards Bredon Hill.	SO92555593
KV8	View from Jonagold Farm looking southeast towards Bredon Hill.	SO92475594
KV9	View from rear of Jubilee playing field looking northeast towards Pear Tree Way, Geneva Crescent, Froxmere Road, and Huddington.	SO92465562
KV10	View from Bredicot Lane looking west towards Thrift Wood.	SO92095582
KV11	View from Bredicot Lane looking north towards Climers Hill and Netherwood Lane.	SO91965582
KV12	View from footpath by Glebe Orchard looking south towards Crowle church.	SO92195609
KV13	View from western edge of Crowle looking west towards Thrift Wood.	SO92045608
KV14	View from western edge of Crowle looking north towards Climer's Hill and Netherwood Lane.	SO92045608
KV15	View from western edge of Crowle looking west towards Tibberton, the M5, and Sixways.	SO92145625
KV16	View from western edge of Crowle looking northeast towards Crowle Green and Sale Green.	SO92125632
KV17	View from Crowle Brook looking northeast towards Crowle Bank.	SO91565656
KV18	View from Oddingley Lane/Climer's Hill looking southeast towards Bow Wood.	SO92175752

Table 2: Key views



Plan 4: Key views



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Neighbourhood Area



KV1: Sale Green looking south



KV2: Froxmere Road looking west



KV3: Rectory Farm looking northeast



KV4: Froxmere Road looking southeast



KV5: Geneva Crescent looking east



KV6: Geneva Crescent looking southeast



KV7: Pear Tree Way looking southeast



KV8: Jonagold Farm looking southeast



KV9: Jubilee playing field looking NE



KV10: Bredicot Lane looking west



KV11: Bredicot Lane looking north



KV12: Adjacent Glebe Orchard looking S



KV13: Crowle looking west



KV14: Crowle looking north



KV15: Crowle looking west



KV16: Crowle looking northeast



KV17: Crowle Brook looking northeast



KV18: Oddingley Lane looking southeast

Local Green Spaces

Policy CRW6: Local Green Spaces

The following areas of land as shown on Plan 5 are designated as Local Green Space:

- **LGS1: Jubilee Playing Field**
- **LGS2: Crowle allotments**
- **LGS3: Pear Tree Way**
- **LGS4: Parish Garden**
- **LGS5: Green Pool**

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

5.12 National planning policy allows neighbourhood plans to designate land as Local Green Space to protect green areas of particular importance to local communities. Such designation should be consistent with the local planning of sustainable development, complement investment in sufficient homes, jobs and other essential services, and be capable of enduring beyond the end of the plan period. The designation should only be used where the green space concerned is in reasonably close proximity to the community served, is demonstrably special to the community and holds a particular local significance, and is local in character and not an extensive tract of land.⁸

5.13 Areas of land at Crowle and Crowle Green which meet these requirements have been identified, taking into account responses to the residents' survey. Overall, these spaces are of value to the community because of their beauty, including adding to the rural character of the villages and to an appreciation of their countryside setting; recreational role; tranquillity; and richness of their wildlife. Their particular local significance is detailed in Table 3.

5.14 The Plan's Vision and objectives confirm that this approach is consistent with the local planning of sustainable development, with social, economic and environmental matters having been considered together. The designation of these areas will complement investment in homes, jobs and other essential services addressed elsewhere in the Plan. They meet the further requirements of national planning policy for designation, being:

- **In reasonably close proximity to the community served:** all of the Local Green Spaces are in close proximity to Crowle or Crowle Green as shown on Plan 5 and detailed in Table 3.
- **Demonstrably special to the local community and holding a particular local significance:** Table 3 explains how each Local Green Space meets this requirement by virtue of the uses they represent and benefits they offer.

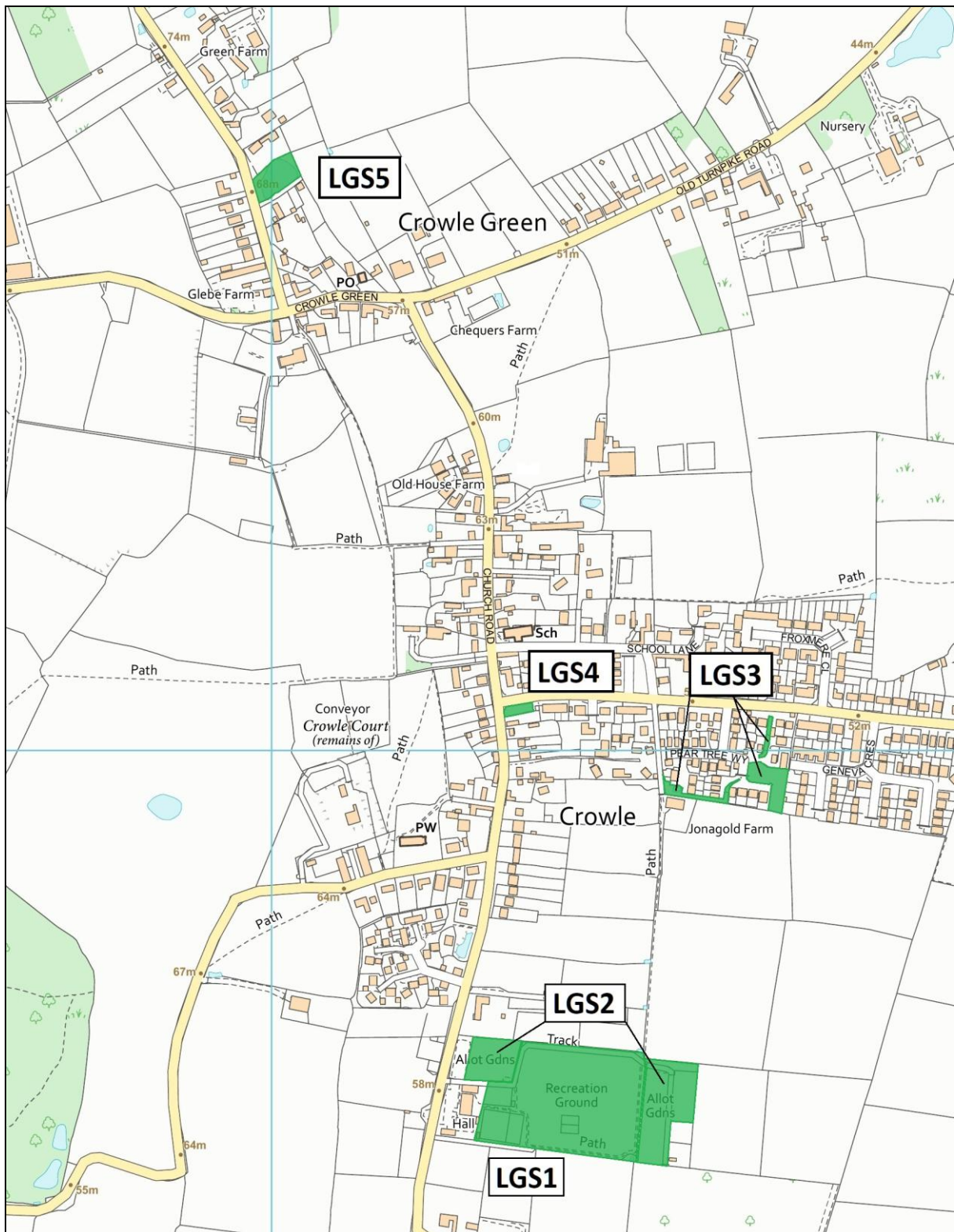
⁸ NPPF paragraphs 106 and 107.

- **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 3.

Close proximity to the community	Reason for being demonstrably special and holding a particular local significance	Area (ha.)
LGS1: Jubilee Playing Field Situated on the southern edge of Crowle village, east of Church Road. The village development boundary is to the north.	Jubilee Playing Field is owned by the Parish Council and provides for a range of formal recreational activities (football pitches, multi-use games area/tennis courts, bowls pitch, and children's play area). It also provides for informal recreation, with a much-used path around the perimeter affording wide-ranging views over the surrounding countryside. It contributes to the rural setting of the village and gives an opportunity to appreciate its natural beauty in a tranquil location. Jubilee Playing Field is of local significance because of its beauty, recreational value (formal and informal), and tranquillity.	2.3
LGS2: Crowle allotments	Crowle allotments are situated alongside the recreational facilities provided in LGS1. They are of local significance as they provide a tranquil rural location on the edge of the village for the growing of fruit and vegetables, an opportunity for informal recreation providing mental and physical health benefits.	1.0
LGS3: Pear Tree Way Situated on the southeastern edge of Crowle village within housing at Pear Tree Way and inside the development boundary.	The open spaces at Pear Tree Way provide a tranquil, traffic-free route (public right of way) between Froxmere Road and the bridleway at Jonagold Farm, and which itself connects to the Jubilee Playing Field/village shop. They afford views over hedgerow to the surrounding countryside on its southern edge (see KV7), giving an opportunity to appreciate the rural setting of the village. They include an area of open space available for informal recreation and a pond, Pear Tree Pool, of value to wildlife. LGS3 is a Lowland Meadow Priority Habitat Inventory site.	0.27

Close proximity to the community	Reason for being demonstrably special and holding a particular local significance	Area (ha.)
	Pear Tree Way is of local significance because of its beauty, recreational value, tranquillity, and richness of its wildlife.	
LGS4: Parish Garden Open space in the centre of Crowle village at the junction of Church Road and Froxmere Road.	The Parish Garden is an informally planted area of open space owned by the Parish Council. It makes an important contribution to the rural village character, providing a tranquil contrast with, and visual relief from, surrounding development. The Parish Garden is of local significance because of its beauty, tranquillity, and informal recreational use.	0.045
LGS5: Green Pool Pond at Netherwood Lane, Crowle Green, inside the village development boundary and with development adjoining to north and south.	Green Pool makes an important contribution to the rural character of Crowle Green, offering a tranquil contrast with surrounding development. It is a Site of Local Wildlife Importance and registered common land, and an Area of Particular Importance for Biodiversity as identified in the Worcestershire Local Nature Recovery Strategy. Green Pool is of local significance because of its beauty, tranquillity, and richness of its wildlife.	0.2

Table 3: Local Green Spaces



Plan 5: Local Green Spaces



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6. HOUSING

Neighbourhood Area housing requirement

Policy CRW7: Neighbourhood Area housing requirement

In determining planning applications involving the provision of housing and the extent to which any housing requirement that may be identified by the strategic policy-making authorities for the Crowle Neighbourhood Area has been met, regard will be had to the contribution made by Local Plan allocation and the grant of planning permissions for new housing.

- 6.1 A key concern of residents expressed in Plan consultations has been the amount of new housing which has recently been proposed and approved in the Neighbourhood Area. This growth has been focussed at Crowle village, where up to 169 new houses have recently been granted planning permission as follows:
- Local planning authority (LPA) ref 20/00143/FUL, land off Froxmere Road, Crowle, 12 dwellings, planning permission granted on appeal 22 February 2022.
 - LPA ref W/22/02683/FUL, land at Church Road, Crowle, 30 dwellings, planning permission granted 22 December 2023.
 - LPA ref W/23/00647/OUT, land south of Froxmere Road, up to 65 dwellings, planning permission granted on appeal 12 December 2024.
 - LPA ref W/22/01706/FUL, land at Church Road, Crowle, 62 dwellings, planning permission granted on 11 July 2025. This site is a housing allocation in the Local Plan: SWDPR 71 Wychavon allocations, Table 22, site ref WYPH12, land off Church Road, Crowle, indicative housing figure 40 dwellings.
- 6.2 The SWDPR does not identify any housing requirements for designated neighbourhood areas such as Crowle on the basis that the overall housing target for South Worcestershire is to be met through the SWDPR itself (i.e. the housing requirement for the Neighbourhood Area is nil).
- 6.3 Policy CRW7 provides confirmation that regard will be had to Local Plan allocation and planning permissions in determining the extent to which any future housing requirement has been met.

Housing development

Policy CRW8: Housing development

To be supported, proposals for new housing must:

- 1. be proportionate in size to the village concerned and to the Neighbourhood Area as a whole, and respect the existing settlement form, rural character, and countryside setting. Proposals for new market housing outside the development boundaries will only be supported in the exceptional circumstances set out in national planning policy; and**
- 2. demonstrate that acceptable arrangements for wastewater treatment are or will be in place to serve the whole proposal before development commences. Development that may result in the capacity of the Crowle wastewater treatment works and/or the public sewerage network becoming overloaded will not be supported; and**
- 3. have regard to the capacity of other infrastructure and facilities to accommodate the additional demands likely to arise from the proposal, providing if necessary for additional capacity to at least maintain existing service levels; and**
- 4. provide for energy and water conservation and the generation of renewable energy. All new housing should aim to achieve the highest standards of energy conservation, being ideally carbon neutral whilst as a minimum complying with Building Regulations; and**
- 5. incorporate other sustainability measures to include building orientation and design, sustainable construction methods and materials, and provision for waste recycling, cycle storage, communications and broadband technologies, and electric vehicle charging points; and**
- 6. avoid unacceptable impacts on residential amenity including from loss of privacy, overlooking, and reduction of outlook or daylight; and**
- 7. show how the proposal can be safely accessed by all, providing sufficient off-road parking (a minimum of one car parking space per bedroom) and safe, direct, and attractive connections by foot and cycle to community facilities and public transport as far as practicable. Proposals should also demonstrate that the likely traffic impacts on the rural and largely single-lane local road network are acceptable in terms of capacity, congestion, and highway safety; and**
- 8. be located and designed to avoid adverse impacts on the amenity of the future occupants from the operation of existing uses, including agricultural, business and community uses, where such impacts could lead to unreasonable restrictions being placed on them.**

6.4 Though the Neighbourhood Area's housing requirement has been met, housing proposals may still arise, for instance as infill schemes inside the development boundaries, or outside those boundaries in the open countryside. Proposals for new village housing should respect the

established settlement form, their character as rural, historic villages, and countryside setting. The historic linear pattern of development is identified in the Design Guidance as a particularly distinctive element of built character (see policy CRW1), which is at risk when development in depth is proposed. Depending on the scale of growth proposed there may also be implications for the ability of local facilities, services, and infrastructure to accept the additional demands placed upon them. Any proposals arising in the open countryside will only be supported where they meet one or more of the relevant exceptional circumstances set out in national planning policy.⁹

6.5 National policy for rural housing is for planning policies and decisions to be responsive to local circumstances. Feedback from the residents' survey strongly supported a Plan requirement for new housing proposals to be proportionate to the size of the existing villages. Proposals will be assessed against this requirement for both the village concerned and the Neighbourhood Area as a whole, taking into account:

- Existing population and number of households.
- Other permitted and proposed housing development.
- The Neighbourhood Area housing requirement 2021-2041.
- Impact on settlement form and rural setting.

6.6 A specific local concern is with the ability of Severn Trent Water's wastewater treatment works east of Crowle to accommodate additional flows, and the potential for increased pollution risk to the Bow Brook arising from discharges from the works to the watercourse. Drainage issues were the top planning priority for new dwellings in the residents' survey, with the safeguarding of water quality in local watercourses being second priority in minimising the adverse impact of new development on the environment.

6.7 These concerns are confirmed by the Water Cycle Study undertaken for the SWDPR. This reports an estimated headroom for 26 dwellings at the Crowle works (Severn Trent Water assessment) against potential housing growth of 43 units over the Local Plan period to 2041. The Study concludes that the Crowle works are likely to be close to or exceeding flow consent.¹⁰ Reflecting this, the Infrastructure Delivery Plan includes the Crowle wastewater treatment works as one of a group of 19 such works across South Worcestershire which may require a change to their permit and / or an upgrade to capacity in order to accommodate growth, and where water quality was also an important consideration.¹¹

6.8 To ensure these issues are fully addressed, a wastewater management strategy should be submitted with the planning application concerned, demonstrating that acceptable arrangements for wastewater treatment are or will be in place before development commences. The strategies should incorporate detailed hydraulic modelling¹² and identify any

⁹ NPPF paragraph 84.

¹⁰ Water Cycle Study, September 2021, Table 7.2, page 95.

¹¹ Infrastructure Delivery Plan, September 2022, page 66 and Table 5.5.

¹² Hydraulic modelling to identify improvements required is referenced as a requirement for most of the sites at Crowle and Crowle Green assessed in the Strategic Housing and Economic Land Availability Assessment undertaken for the SWDPR.

improvements required. If use of the public sewerage system is intended, the developer should discuss the proposed approach to wastewater treatment with Severn Trent Water prior to submission. Confirmation should be provided in the submitted wastewater management strategy that the proposed approach has been endorsed by Severn Trent Water. Where wastewater treatment to meet water quality requirements cannot be demonstrated, development may need to be phased or delayed until capacity becomes available through regulatory investment or developer funding in advance of such investment.

6.9 The residents' survey showed that other key community priorities in the consideration of new housing were:

- Impacts on the amenity of neighbouring dwellings.
- Arrangements for access and parking. Development should serve to positively promote walking and cycling, by giving these modes priority over other means of travel in scheme layout and design. Schemes should maximise the scope to access community facilities such as the Primary School, Parish Hall and playing fields on foot and by cycle, on routes which avoid the principal roads wherever possible and which link to the existing network of footpaths within the village.
- Achieving sustainable, eco-designs. The policy supports minimising the carbon footprint of new housing 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.

Housing mix

Policy CRW9: 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:

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

Proposals for self-build housing will also be supported.

- 6.10 It is important to make sure that housing is provided to meet local requirements to help deliver sustainable and balanced communities.
- 6.11 In responses to the residents' survey the community strongly favoured 2-bedroom properties, followed by 3-bedroom dwellings. In terms of the types of housing that should be built over the lifetime of the Plan, respondents favoured adapted/easy access homes such as bungalows, supported/sheltered housing for older people, and self-build housing. The Launch event consultation also supported smaller houses and bungalows/lifetime homes.
- 6.12 The Parish Housing Needs Survey undertaken in 2022 confirms this picture, with respondents feeling that homes for elderly people and 2-3 bedroom family homes were most needed.
- 6.13 The latest Strategic Housing Market Assessment (SHMA)¹³ shows that the largest component of the housing mix for Wychavon District in the period 2021-2041 comprises 3-bedroom houses (35-40%). The SHMA also points to the need to consider the housing needs of older people, with notable aspirations in this group for bungalows, flats, and smaller houses.
- 6.14 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. It would be appropriate for any such provision to be made at Crowle/Crowle Green, to facilitate convenient access to the community facilities and other village services which are available in these settlements. Self-build dwellings will also be supported in principle.

¹³ Strategic Housing Market Assessment, 2021 update, table 6.3.

Householder development

Policy CRW10: 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 CRW8 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 massing, height, materials, and detailing; and**
- 3. the proposal does not lead to an unacceptable loss of useable private amenity space or of on-curtilage parking.**

Proposals for the laying of an impermeable driveway should have regard to the loss of permeable area, any resultant increase in flood risk, and the impact on the street scene.

- 6.15 Householder developments are those within the curtilage of a dwellinghouse which require an application for planning permission.¹⁴ 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. The laying of a traditional, impermeable driveway covering 5 m² or more and which does not provide for the water to run to a permeable area also requires planning permission. Householder developments accounted for over one-third (37%) of all planning applications in the Neighbourhood Area in the last five years (since 2018).
- 6.16 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 potential increase in home working which is already a significant feature of local economic activity.
- 6.17 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 CRW10 reflects these considerations. It is to be applied together with relevant criteria in policy CRW8, notably the need to respect the amenity of neighbouring dwellings. This was the top priority in the residents' survey, followed by no additional on-road parking and designs to match the original/main dwelling.

¹⁴ 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).

7. JOBS AND FACILITIES

Small-scale employment

Policy CRW11: 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.**

7.1 Crowle Neighbourhood Area is strongly rural in character, with employment provided by village services, farms, and land-based businesses throughout the parish (such as The Chequers, Crowle Pre-School, The Shop at Crowle, Crowle Garage, Crowle Post Office, and Springfield Nursery and Tearoom); home working is also relatively important. This overall pattern is likely to continue in the plan period. There is little scope for new building for employment purposes within the village development boundaries, which would likely be at odds with the prevailing residential character.

7.2 The residents' survey demonstrated support for those types of small-scale economic development which would be suitable to the rural surroundings and the village context, namely small-scale farming/horticulture, farm diversification, and small-scale retail (such as a café, shop, or craft outlets). There was notable opposition to storage and distribution, intensive agriculture, light manufacturing, or business units. In relation to managing new economic development, residents were particularly concerned to minimise any increase in traffic and to avoid unacceptable impacts from noise or light.

7.3 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. 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.

- 7.4 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, together with associated impacts on road safety and tranquillity; any proposals which may lead to further increases will be carefully scrutinised. To reduce traffic and to support sustainable transport, proposals should take all opportunities to encourage active travel through walking and cycling. Access to public transport should also be enabled and promoted. Proposals should be acceptable in terms of their impacts on amenity, including from noise or air pollution (odour and dust), external lighting, and hours of operation.
- 7.5 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 CRW12: Community facilities

Development proposals that would result in the loss of community facilities will only be supported when the criteria in relevant Local Plan policies can be shown to be met.

This includes the following community facilities at Crowle and Crowle Green as shown on Plan 6:

- **The Shop and Café at Crowle**
- **Crowle Post Office**
- **Crowle CE First School**
- **Crowle Church (St John the Baptist)**
- **The Chequers at Crowle**
- **Crowle Parish Hall – Millennium and Platinum Halls**
- **Jubilee playing field.**

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

1. **the local road network can accommodate any additional traffic without compromising highway safety; and**
2. **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**
3. **there will be no significant harmful impacts on residential amenity; and**
4. **their siting, scale, and design respects the character of the surrounding area, including any historic and natural assets.**

7.6 The Neighbourhood Area enjoys a wide range of community facilities. These meet a variety of educational, religious, health and wellbeing, and day-to-day community needs and requirements. Built facilities include Crowle CE First School, the Parish Hall, and the Church. There is also a village shop/café, public house, and post office. Outdoor sports and recreation provision is made at the Jubilee playing field adjacent to the Parish Hall, where there are changing rooms, public toilet, football pitches, multi-use games area/tennis courts, bowls pitch, children's play area and allotments. Respondents to the residents' survey showed that The Shop and Café at Crowle, the Post Office, and the school were seen as particularly important.

7.7 The following Local Plan policies set out the planning criteria which will be considered when development proposals are made which could lead to the loss of such facilities:

- *SWDPR 12 Promotion of Town, District and Local Centres.*
- *SWDPR 47 Built Community Facilities.*

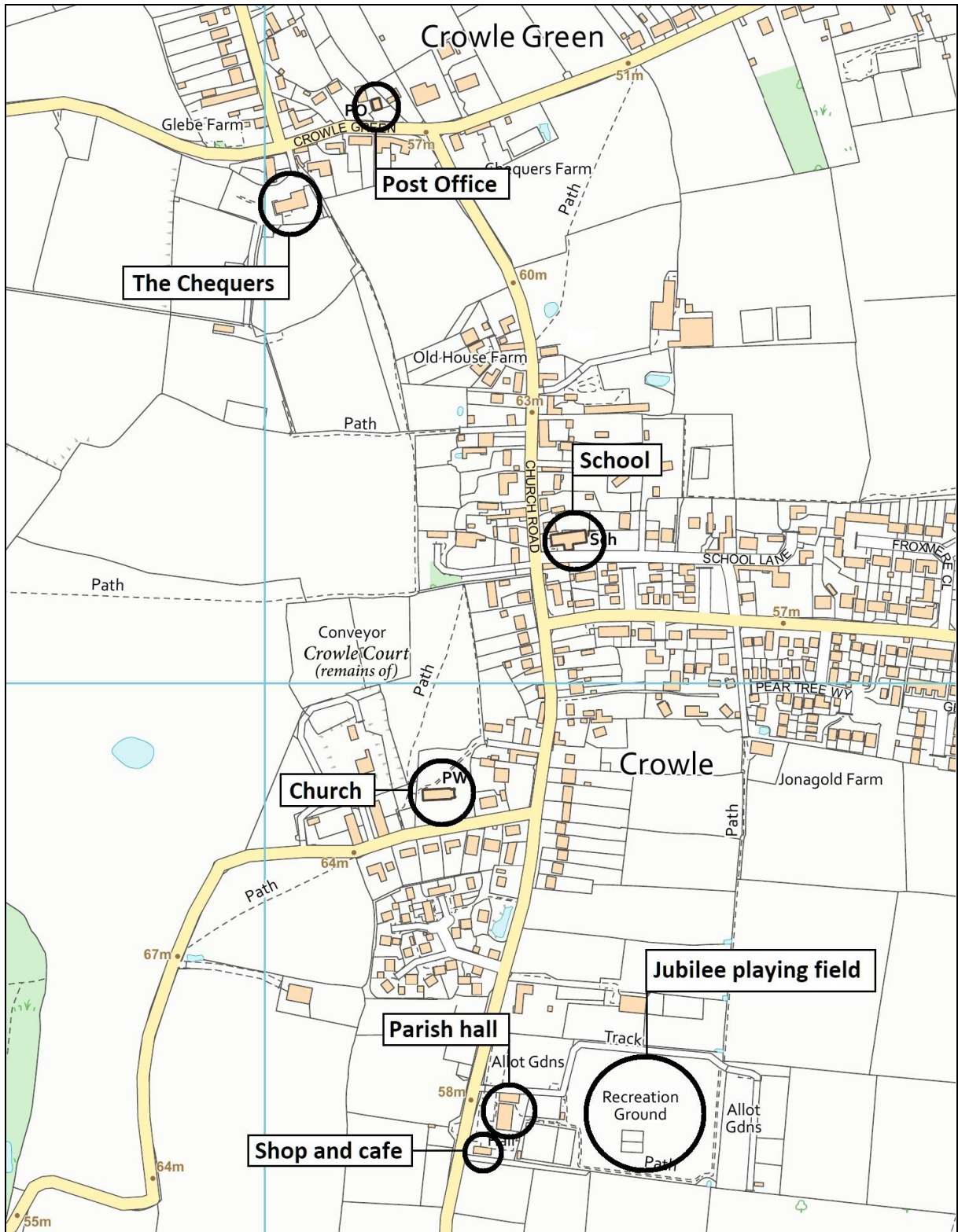
- SWDPR 48 *Open Space*.

7.8 The provision or enhancement of community facilities can be enabled by financial contributions from new residential development. In considering how to make best use of such developer contributions, regard will be had to the residents' survey responses. These suggested a range of improvements to community facilities, particularly to outdoor recreational provision at the playing fields/children's play area and the Parish Hall.

7.9 Further feedback from residents and from local community groups on desired improvements to recreational facilities was obtained in 2025 as part of a Parish Council-sponsored review of provision by a working group of volunteer parishioners. This feedback informed detailed proposals for new and improved recreational facilities at the Parish Hall/Jubilee playing field, together with land to the east also owned by the Parish Council. Developer contributions are expected to help fund the proposals. The main new and improved facilities arising from the review and intended to meet the needs of residents of all ages and local community groups are:

- New play area for older children.
- Improvements to existing children's play area.
- New, enlarged cycle mud track.
- Natural habitat wilding and rest/relaxation area, with picnic tables.
- Outdoor exercise equipment zone.
- Improvements to the exercise track round the Jubilee Field.
- Grass Multi-Use Games Area.
- Padel court.
- New community building.
- Storage containers for local community groups.
- Additional on-site parking.

7.10 Survey responses have also been reflected in the Community Actions (see chapter 9). The co-location of services to maintain and improve the viability and sustainability of existing facilities will be encouraged as a Community Action.



Plan 6: Community facilities



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Renewable and low carbon energy

Policy CRW13: Renewable and low carbon energy

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

- 1. the scale and form of development is appropriate to its surroundings and 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 (including cumulative impacts) on visual and residential amenity, landscape character including the countryside setting of Crowle, Crowle Green and Sale Green, key views, heritage assets, biodiversity, and the utility and enjoyment of public rights of way.**

Proposals for community-led renewable and low carbon energy development where benefits can be demonstrated are particularly encouraged.

- 7.11 The generation of electricity from renewable and low carbon sources is supported and encouraged in national planning policy and the Local Plan as part of making the transition to a low carbon future. The residents' survey canvassed opinion on domestic, commercial, and community-led initiatives for generating energy from solar, wind and ground. The preferred options were for the domestic and community-led generation from solar and ground sources. Commercial schemes or any form of wind energy generation were not preferred.
- 7.12 Taking this feedback into account alongside the positive framework established by other planning policies, the Plan is supportive of renewable and low carbon energy proposals provided they are suitably located and designed, and that their planning impacts are appropriately addressed. The above policy sets out the key relevant planning issues in the Neighbourhood Area for the consideration of such proposals. It will also apply to solar panels proposed by householders when planning permission is required.
- 7.13 The residents' survey demonstrated agreement to a community-led initiative (solar and ground sources) providing direct benefits to householders. Such a proposal would be welcomed. A Community Action has been included in chapter 9 to support this initiative.

8. DELIVERING THE NEIGHBOURHOOD PLAN

- 8.1 The Neighbourhood Plan is a long-term planning document for the period up to 2041. Crowle 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.
- 8.2 The principal means of doing this will be through decisions on planning applications. These are taken by Wychavon 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 statutory 'development plan'.
- 8.3 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.
- 8.4 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.
- 8.5 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.

9. COMMUNITY ACTIONS

- 9.1 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 consultations 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 4 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.
- 9.2 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.
- 9.3 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 County Council and other partners to identify and implement measures to improve road safety, to include speed indicator devices, footway improvements including widening and hedge cutting, the enforcement and lowering of speed limits, and weight/parking restrictions including at Church Road, Crowle.
CA2	Highways – road safety priority locations	To work with Worcestershire County Council and others to improve road safety at: • Church Road, Crowle in vicinity of the Parish Hall and School and at southern end (blind corner adjacent to Bleak House). • Junction Bredicot Lane/Church Road (blind corner). • Junction Church Road/Old Turnpike Road (blind corner). • Junction Netherwood Lane/Crowle Green (blind corner).
CA3	Highways – road maintenance	To work with Worcestershire County Council to address issues of highway maintenance including flood risk management, surface water 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, 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.
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	Community transport	To support continued provision of community transport by Droitwich Council for Voluntary Service.
CA8	Walking and cycling	To work with Worcestershire County Council and landowners to seek improvements to connectivity in and around Crowle, Crowle Green and Sale Green to foster walking and cycling as alternatives to use of the private car for short trips, to promote the maintenance of public rights of way throughout the Parish, and to support strategic links to Worcester and other destinations using the Worcester and Birmingham Canal.

Ref.	Topic area	Community Action
CA9	Outreach services	To work with service providers to ensure existing provision is maintained and to investigate the scope to establish new outreach provision of GP medical, dentistry and financial services.
CA10	Community-led generation of renewable and low carbon energy	To investigate options for a community-led initiative for the generation of renewable and low carbon energy, noting the support in the residents' survey for community solar and ground sources providing direct benefits to householders e.g. reduced tariffs.
CA11	Electric vehicle charging points	To promote and support appropriate proposals for the further provision of publicly-available electric vehicle charging points.
CA12	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.
CA13	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, website, and social media.
CA14	Community facilities	To encourage and promote: • The enhancement and improvement of community facilities including recreational activities by using developer contributions, taking account of community priorities. • The co-location of community services in achieving and enhancing the viability of existing activities. • Extending services offered by The Shop and Café. • Facilities for dogwalkers. To consider whether to nominate community facilities to Wychavon District Council for designation as Assets of Community Value.
CA15	Non-designated heritage assets	To seek the inclusion of local heritage buildings and structures as may be identified on the District Council's Local List.

Table 4: 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, 2024.

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

Census 2011 and 2021 available on the ONS Nomis website.

Natural England, National Character Area profile 106: Severn and Avon Vales, 2014.

Environment Agency and Natural Resources Wales, Severn river basin management plan, 2022 (Avon-Midlands West operational catchment/Bow Brook: Shell to confluence River Avon water body).

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

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

Malvern Hills and Wychavon District Councils, Local list of heritage assets Supplementary Planning Document (SPD), undated.

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

South Worcestershire Councils, SPDs to the SWDP.

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

Worcestershire County Council, Streetscape Design Guide, Spring 2020.

South Worcestershire Councils, Water Cycle Study – Phase 2, Final Report, September 2021.

South Worcestershire Councils, Strategic Housing Market Assessment, Wychavon Final Report September 2019 and 2021 update for the SWDP area, November 2021.

South Worcestershire Councils, Significant Gap Appraisal, 2022.

South Worcestershire Councils, Infrastructure Delivery Plan, September 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, Crowle and Crowle Green village sites.

South Worcestershire Councils, 2019 Village Facilities and Rural Transport Study Update Topic Paper, November 2024.

South Worcestershire Councils, South Worcestershire Development Plan Review, adopted March 2026.

Worcestershire County Council, Worcestershire Local Nature Recovery Strategy, March 2026.

Parish and local level evidence

Wychavon District Council, Crowle Conservation Area Appraisal and Management Plan, January 2009, adopted by Wychavon District Council 16th March 2010.

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

Crowle “2020” group, Crowle Parish Plan 2008-2020, undated.

Midlands Rural Housing for Crowle Parish Council, A detailed investigation into the housing needs of Crowle parish, February 2023.

Reports by AECOM for Locality:

- Crowle Design guidance and codes, September 2023.

Reports by DJN Planning Ltd. for Crowle Parish Council:

- Launch event consultation 15 January 2023, Results report, January 2023.
- Questionnaire survey 2023, Results report and Comment Listings, January 2024.

Wychavon District Council, Crowle Neighbourhood Plan 2024-2041, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion, September 2024.

Wychavon District Council, Design codes for Pershore and surrounding area, undated draft consulted upon in January/February 2024.

Wychavon District Council, online planning applications.

APPENDIX B: LISTED BUILDINGS AND CONSERVATION AREA APPRAISALS

B.1 The following appraisals have been provided by a member of the Crowle Neighbourhood Plan Steering Group.

Listed buildings appraisal

- B.2 The Parish of Crowle has one of the highest number of listed buildings in any village in the County of Worcestershire where 37 properties and other structures are recorded in the National Archive dating from the 12th to the 20th centuries (Table 5).
- B.3 The earliest designations relate to the historical association with the Bishopric of Worcester but, from the 15th century onwards, an agricultural community developed and expanded diversely onwards to the present day.
- B.4 Initially, in the 15th and 16th centuries, two storey barns were built where cattle were housed at ground level and the peasant farmers above on the first floor benefitting from the heat of the animals below.
- B.5 Beginning in the 17th century, cottages were constructed with cruck timber frames and thatched roofs, wattle and daub infill wall panels many of which remain to this day but now with a rendered outer protection. However, in the 19th and 20th centuries, some of these dwellings were re-constructed, due to decay and age, with brick outer skins and clay tile roofs.
- B.6 By the late 17th century, the village witnessed a significant expansion in population, resulting in a greater concentration of dwellings in Church Road, School Lane and Bredicot Lane. At the same time, there was an increase in agricultural activity as well as the emergence of a fruit growing industry where orchards began to dominate large areas within the village as well as orchards expanding into the surrounding countryside.
- B.7 The 18th century witnessed changes in lifestyle of the population whereby barns no longer provided occupation for both livestock and humans such that small two storey brick cottages began to appear many of which remain today but none of whom have been listed. Some, later, in the 19th century, were engulfed by extensions into more classical style residences as can be seen within Chequers House and Kemerton House (which is non-listed).
- B.8 The 19th century consolidated the ongoing growth and occupation of Crowle when larger, and more expensive properties were constructed at Green House Farm, Chequers House, Rectory Farmhouse and most significant of all, at Froxmere Court. Similarly, Crowle School appeared in the village centre and has remained as a focus of the community although not listed.
- B.9 Appropriately, the last structure to be recognised with an historical past is the War Memorial in St. John's Churchyard commemorating the loss of lives of both World Wars.

List entry name	Grade
The Old Tithe Barn and Old Church Barn	II
The Barn	II
Cutler's Croft	II
Crowle Cottage	II
Church Cottage	II
Chequers House	II
Wheel Cottage	II
Church of St John the Baptist	II*
Green Farmhouse	II
Rose View	II
Froxmere Court	II
Barn about 50 yards south-west of Rectory Farmhouse	II
Anvil Cottage, Jasmine Cottage and Old Chequers Cottage	II
Malt House Cottage	II
Old Pear Tree Cottage	II
The Cottage	II
Perry Mill Barn	II
Barn and adjoining stable about 50 yards south of Green Farmhouse	II
Barn about 10 yards north-east of Commandery Farmhouse	II
Rectory Farmhouse	II
The Thatch	II
The Old Granary	II
Granary, cart shed and stables about 30 yards west of Rectory Farmhouse	II
Martin's Cottage	II
Chest tomb about 6 yards south-east of the Church of St John the Baptist	II
Foxley Barn	II
Stone coffin immediately south of the nave of the Church of St John the Baptist	II
Commandery Farmhouse	II
The Old Cart Shed	II
The Malt House	II
Woodstock Cottage	II
Derelict outbuilding about 14 yards north-west of Court Farmhouse	II
1 and 2 Gable Cottages	II
Crowle Barn	II
Chequers Barn	II
Thatch Cottage	II
Crowle War Memorial	II

Table 5: Listed buildings in Crowle

Conservation Area appraisal

- B.10 The Conservation Area of Crowle was first designated in November 1969 where the boundary was later reviewed in 2008.
- B.11 Today, Crowle is a thriving village with historic associations extending as far back as AD 836 in connection with a gift of land at Hanbury by the Bishop of Worcester to King Wiglaf of Mercia.
- B.12 The Domesday records of 1086 show that the monks of Worcester held a Manor in Crowle, a relationship which, although changing through the centuries, ended only with the departure of the Bishop of Worcester from the residence at Froxmere Court in 1950.
- B.13 Crowle appears to have been a planned village from as early as the 12th. century as can be observed by the straight regular road patterns of Church Road, School Lane and Bredicot Lane all of which would have given access to the surrounding agricultural landscape.
- B.14 The oldest known building is at the site of today's St. John the Baptist Church with 12th.century origins alongside Crowle Court moated Manor House believed to have been constructed in 1260 thereafter followed by a large Tithe Barn which was located adjacent to the moated site in around 1354-56. The moated site and monastic retreat at Crowle Court is a scheduled ancient monument.
- B.15 At that time, the village was occupied as a monastic retreat by the Priors of Worcester with the Manor being the summer residence.
- B.16 Early houses, cottages and farm buildings in the 15th.century extending on to the 17th.century, were timber framed structures built by the peasant farmers often obtaining the timber supplies from abandoned vessels found in the shipyards along the River Severn in Worcester.
- B.17 The subsequent construction of houses, cottages and the School in the 19th.century illustrated the growing prosperity of the locality whereby the historic agricultural occupation was extended to establishing a vibrant orchard market further expanded by a domestic activity allied to the glove making industry in Worcester.
- B.18 Today's Parish contains 37 historic listed buildings the oldest of which remain the three "cruck framed" cottages (Crowle Cottage, Church Cottage and Woodstock Cottage) together with the ruins of the medieval Tithe Barn, itself now converted into two dwellings at Court Farm.
- B.19 Those earliest houses were largely one and half to two storey, "H" plan or simple rectangular plan with a range of steeply pitched roofs, originally thatched but often later replaced with clay tiles, wall chimneys and outside chimney stacks.
- B.20 Dormers were frequently present either eaves mounted or wholly contained within the slope of the roof and are particularly modest in surviving thatched roof dwellings.
- B.21 Windows in timber framed houses had side hung casements either timber or metal frames often arranged in a random pattern to suit the internal accommodation and fitted flush to the walls with minimal cills and flat heads.

- B.22 Doors were mainly solid, vertically planked and occasionally with modest detailed open porches.
- B.23 Later houses in the 19th.century reflected the design and style of classical architecture being mostly detached or semi-detached with a mixture of pitched clay tile roofs, casement, or sash windows, panelled or boarded doors and sometimes with a porch or canopy.
- B.24 The original Manor House at Crowle Court was destroyed by fire in around 1864 and St. John's Church was demolished and re-built later in the 1880's.
- B.25 A period of rapid expansion in the 20th.century took place following the Second World War whereby the livestock sales at the Old Chequers Inn, four shops, and two bakeries all ceased to exist, and the famous Crowle Races were last held in 1939.
- B.26 Since that time, new developments have infilled the gaps of former cottages, orchards and gardens and most historic farm buildings have been demolished or converted into residential dwellings.
- B.27 The immediate countryside, open gardens and protected mature trees all provide the settings to many of the village's historic buildings and make a valuable contribution to its character and appearance thus ensuring Crowle has a core Conservation Area worthy of preserving.