

Regulation 16 Consultation
on the Submitted Hanley Castle Neighbourhood Plan
RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Hanley Castle Parish Council has submitted the draft Hanley Castle Neighbourhood Plan to Malvern Hills District Council. In accordance with Regulation 16, Malvern Hills District Council would like to invite comments from organisations and individuals on the Neighbourhood Plan.

This consultation runs for seven weeks from Friday 16th February to Friday 6th April 2018.

If you wish to comment on the draft Hanley Castle Neighbourhood Plan **please complete and return this form no later than 5:00 pm on Friday, 6th April 2018 to:**

Email: developmentplans@malvern hills.gov.uk, or by

Post: Planning Policy, Malvern Hills District Council, Planning Services, The Council House, Avenue Road, Malvern, Worcestershire, WR14 3AF.

All comments will be made publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Malvern Hills District Council in line with the Data Protection Act 1998.

Please fill in your details in the boxes below:

Full Name: Paul Barton

Organisation (if applicable): Bruton Knowles

Address (including postcode):

Olympus House
Olympus Park
Quedgeley
Gloucester
GL2 4NF

Telephone number: [REDACTED]

Email address: [REDACTED]

Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

MnGR6- Preferred Site Allocations (pg.35)

Please use the space below to make comments on this part of the Neighbourhood Plan.

Please see the supporting Covering Letter and Appendix 1

Please use a separate form for each representation.

Future Notification

Please state whether you would like to be notified of the decision on the Neighbourhood Plan proposal:

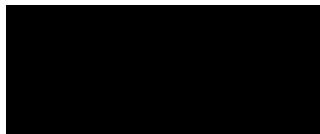
Yes



No



Signature



Date 04/04/2018

Signed on Behalf of Paul Barton

Property ConsultantsOlympus House,
Olympus Park,
Quedgeley
GL2 4NF

T: [REDACTED]

F: [REDACTED]

E: [REDACTED]

W: brutonknowles.co.uk

Offices across the UK

Date: 03 April 2018
Our Ref:Planning Services (Planning Policy)
Malvern Hills District Council
The Council House
Avenue Road
Malvern
WR14 3AF***E-mail Only: developmentplans@malvernhills.gov.uk***

Dear Sir or Madam,

**RE: HANLEY CASTLE CONSULTATION RESPONSE REPRESENTATION:
POLICY MNGR6- PREFERRED SITE ALLOCATIONS (SEVERN END
ESTATE)**

I write on behalf our client Sir Nicholas Lechmere regarding the above consultation, please find the following comments to ensure the Council is aware our client's site(s) are available and deliverable. The estate owns much of the land surrounding Hanley Castle, and given the village has one of the most sought after secondary schools in Worcestershire, and Upton upon Severn's growth is severely restricted by flood, our client would like to ensure the estate land is recognised as being available, and could accommodate a sustainable amount of growth in an appropriate area.

For the purpose of this representation, we have split our client's land in to six parcels, in order possible areas of development can be seen, and so not all land is put forward in one allocation which could have the potential to 'swamp' Hanley Castle. Instead small areas of land are put forward which we consider could contribute to the sustainable growth of Hanley Castle. All parcels of land are adjacent to the built form of Hanley Castle, where there is existing access to infrastructure and facilities (as illustrated in the supporting Location Plan).

The Severn End Estate forms part of a larger estate than the six parcels put forward and it should be stressed that if required by officers that additional land can be made available as an allocation where considered appropriate.

Hanley Castle is considered as a sustainable location, and perhaps deserves a higher position in the South Worcestershire Development Plan Settlement Hierarchy given it has access to a good range of facilities that includes; a public house (Three Kings Inn), a place of worship (St Mary's Church) and the highly regarded Hanley Castle High School, and its proximity to Upton upon Severn. Hanley Castle is considered as a Category 3 village, as set out in the South Worcestershire Development Plan, but is located circa 1 mile to the north of Upton upon Severn that is considered as an 'other town' – third in the settlement hierarchy.

Bruton Knowles consider note that the Neighbourhood Plan (NP) does not allocate any housing to Hanley Castle largely because the preferred site allocations are all included in Hanley Swan. It is considered that by not allocating land around Hanley Castle, this is a missed opportunity given the presence of such a popular school and village's location close to Upton upon Severn.

With regards to High School that is located in Hanley Castle. It is noted that that the school is oversubscribed and many children travel considerable distances to the school. Many parents move to the schools catchment area to ensure their children have the best chance of obtaining a place at the school. However the village itself only supplies a very small fraction of the pupils attending the school and transport problems therefore exist at school opening and closing times.

This is recognised in the NP (pg. 111, para. 1) which goes on to state that the High School has problems with the provision of available car parking facilities. At the start and in particular at the end of the school day parents park their cars along Church End and invariably the line of parked cars extends back on to the B4211.

Our client owns much land surrounding the school and land could be made available to alleviate any of the above parking issues should land be made available within the NP for an appropriate housing allocation. Our client's land is in a sustainable location and is likely to be brought forward for development at some point in the future, and this point could be brought forward should the NP steering group, the school and the District Council consider there is an opportunity to be explored.

An assessment of each of the 6 parcels suitability for housing (illustrated on the supporting Location Plan) is set out in Appendix 1.

As you will see the parcels put forward have no physical constraints and are each able to accommodate a housing allocation and/ or land which could be used to facilitate the school's requirements if necessary.

I trust that this information is sufficient, however should you have any queries please do not hesitate to contact me.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Paul Barton MRTPI
Associate Planner

Appendix 1: Site Assessment

Parcel 1: Land South of Bowling Green

The site at circa 9 hectares is located adjacent to Hanley Castle's settlement boundary, where there is existing housing located to the north. The northern part of the site is located adjacent to the Conservation Area.



'Parcel 1 in Block Red'



'Parcel 1 Primary Access'



'Parcel 1 Secondary Access'

Environment Agency Flood Risk mapping for land-use planning, indicates that the site is located in Flood Risk Zone 1. This indicates that the site has a low probability of flooding (less than 1 in 1,000 annual probability of river flooding).

Access to the site is gained from both the B4211 and Bowling Green that both have good visibility in both directions. The High School's sports facilities are accessed via Bowling Green further up the road and any potential expansion of the school could utilise the secondary access located at Bowling Green.

The site has limited physical constraints and any future development will need to consider the setting of surrounding heritage assets. It should be considered that the site is large enough to comfortably accommodate a housing allocation and land which could be used to facilitate the school's requirements if necessary.

Parcel 2: Land South of Quay Lane

The site at circa 7.5 hectares is located adjacent to Hanley Castle's settlement boundary to the north. To the north of site is Herbert's Farm and Ballards Farm which contain a series of listed buildings and a scheduled ancient monument.



'Parcel 2 in Block Red'



'Parcel 2 Access'

Environment Agency Flood Risk mapping for land-use planning, indicates that the majority of the site is located in Flood Risk Zone 1. The east part of the site is included within Flood Risk Zone 2 and 3 and these areas of flood risk will not be developed on if an allocation were to come forward.

Access to the site is gained from the B4211 that has good visibility in both directions. As you will see from the image above the existing entrance is wide to accommodate the use of agricultural vehicles.

The site is able to accommodate a housing allocation and land which could be used to facilitate the school's requirements if necessary and could accommodate nearby heritage assets into any design.

Parcel 3: Land to the East of Church End Farm

The site at circa 11 hectares is located to the east of Hanley Castle's settlement boundary, where Church End Farm is found. The high school's playing fields are allocated as green space and are located to the west, and existing residential development can be found on Quay Lane, located to the south of the site's boundary.



'Parcel 3 in Block Red'



'Parcel 3 Access'

Environment Agency Flood Risk mapping for land-use planning, indicates that the majority of the site is located in Flood Risk Zone 1. Similar to parcel 2, the east part of the site is included within Flood Risk Zone 2 and 3 and these areas of flood risk will not be developed on if an allocation was to come forward.

It has been noted that there appears to be a number of trees located on site and any scheme would seek to retain these and incorporate them into a design layout.

Access to the site is gained from the B4211 that has good visibility in both directions. The entrance is adjacent to an existing residential dwelling, which currently utilizes access from the B4211.

The site would make an appropriate housing allocation and could be used to facilitate the school's requirements if necessary.

Parcel 4: Land East of the B4211

The site at circa 10 hectares is located to the north east of Hanley Castle's settlement boundary. To the west is an existing residential dwelling and the Church of Good Shepherd, and to the south Severn End Lodge can be found.



'Parcel 4 in Block Red'

'Parcel 4 Access'

Environment Agency Flood Risk mapping for land-use planning, indicates that the site is located in Flood Risk Zone 1.

Access to the site is gained from the B4211 that has good visibility in both directions.

The site is in a sustainable location and appears to have limited physical constraints. For these reasons the site would make an appropriate housing allocation which could serve the village and Upton upon Severn located to the south.

Parcel 5: Land North of the B4209

The site at circa 5.9 hectares is located to the north of Hanley Castle's settlement boundary. To the south is a private drive to existing residential dwellings. To the north is Merevale Farm and to the west is Parsonage Farm. The site is bounded by the B4211 to the east.



'Parcel 5 in Block Red'

Environment Agency Flood Risk mapping for land-use planning, indicates that the site is located in Flood Risk Zone 1.

Access to the site is currently gained through the farm to the north. An access can be created from the B4209 or B4211, which both have good visibility in both directions.

The site is immediately available and deliverable and is able to accommodate a housing allocation which could serve the village.

Parcel 6: Land South of the B4209

The site at circa 4 hectares is located to the north west of Hanley Castle's settlement boundary. The site is bounded by the B4211 to the north and Gilberts Lane to the east, where there are a series of existing dwellings which form the edge of the settlement boundary. To the south is an existing dwelling and a series of outbuildings which front Gilberts Lane adjacent to the site.



'Parcel 6 in Block Red'

'Parcel 6 Access'

Environment Agency Flood Risk mapping for land-use planning, indicates that the majority of the site is located in Flood Risk Zone 1.

Access to the site is gained from Gilberts End Lane that has good visibility in both directions.

The site is adjacent to the existing settlement boundary and is available to accommodate a housing allocation which could serve the nearby village and surrounding facilities.

Location Plan of 6 Parcels

