

Hanley Castle Parish Neighbourhood Plan

2016 – 2030

April 2017

(Pre-submission version)



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Section 1: Introduction

1.1 Purpose

In April 2012 the Localism Act (2011) amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their communities by preparing a Neighbourhood Development Plan. This can be used to establish general planning policies for the development and use of land in the neighbourhood plan area.

1.2 Submitting Body

This Neighbourhood Development Plan (hereafter also referred to as the NDP) is submitted by Hanley Castle Parish Council, which is a qualifying body as defined by the Localism Act 2011. The Plan document itself has been developed by a delegated Steering Group comprising parish councillors and community representatives.

1.3 Neighbourhood Area

This NDP applies to the whole of the Parish of Hanley Castle in the south of Worcestershire; section 2.1 shows a map of the parish boundary. In accordance with the regulations the Malvern Hills District, as the local planning authority, publicised the application from Hanley Castle Parish Council. This application was approved on the 21st July 2014 and the Parish of Hanley Castle was designated as the Neighbourhood Development Plan area.

The Hanley Castle Parish Council confirms that:-

- 1 This NDP relates only to the Parish of Hanley Castle and to no other NDP areas.
- 2 This is the only NDP in the designated area. No other NDP exists or is in development for any part or all of the designated area.

1.4 Plan Period

The Hanley Castle Neighbourhood Development Plan will apply in parallel with the SWDP and will run from 2016 until 2030. It will be updated as needed to remain aligned to the SWDP. It is a response to the needs and aspirations of the community within the whole Parish as understood today, but it is recognised that challenges and concerns may change over the plan period.

The Hanley Castle Parish Council, as the originator of the Neighbourhood Development Plan, will be responsible for ensuring it remains relevant to the community and remains in accord with national and SWDP planning policy.

1.5 Purpose of the Neighbourhood Plan

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use for residents and businesses to plan for the future of their parish in a sustainable way.

A neighbourhood plan will enable the community to play a much stronger role in shaping the location and design of development in the parish. This is because a neighbourhood plan forms part of the local development plan and sits alongside the SWDP prepared by the South Worcestershire Councils. Decisions on planning applications will be made using both the SWDP and the neighbourhood plan, and any other material considerations. It has the potential to:

- give communities a bigger say over the type, location, size, pace and design of development throughout the life of the NDP - including housing, commercial development and infrastructure.
- tackle long term trends and challenges affecting our parish.

- foster progressive relationships between our community, developers and district and county local authorities.
- provide the parish with more influence on delivery and implementation of the NDP.

1.6 The Plan in Planning Policy Context

The Hanley Castle Parish Neighbourhood Plan must have regard to national policies in place in the National Planning Policy Framework and other guidance issued by the Secretary of State. It must also be in general conformity with the strategic policies contained within the South Worcestershire Development Plan (SWDP). In particular the SWDP requires the provision of a total of 20 homes on the nominated sites MHHS 03 and MHHS 14 which are to the west of Welland Road and north of the Hanley Swan Primary School.

It is also subject to and cannot override the provision of any requirements in the Worcestershire Emerging Minerals Local Plan.

1.7 The Wider Content of This Document

The development of this neighbourhood plan has touched upon many areas of concern and interest to residents but which are only incidentally related to land development issues. In order to retain this overall context these items have been retained in this document but clearly distinguished as Parish Council Responsibilities. They are easily identifiable from the land development policies through separate numbering and colour coding.

Residents must note that when voting upon this neighbourhood plan in the local referendum they should disregard these Parish Council Responsibilities for voting purposes.

Section 2: The Hanleys – Our Villages

2.1 The Parish

The parish comprises the villages of Hanley Castle and Hanley Swan, small settlements at Cross Hands, Blackmore End, Oakmere Park and along Gilbert's End, and large areas of farmland. The earliest evidence of a settlement dates back to Romano-British times (2nd - 4th centuries) when iron working was established on the west bank of the River Severn at Quay Lane. The name Hanley comes from the Saxon *Han-Leah*, meaning a high clearing, the first village developing around the church at Hanley Castle and running down to Quay Lane.

Map 1 - The Parish Boundary (shown by the green line on the map below.)



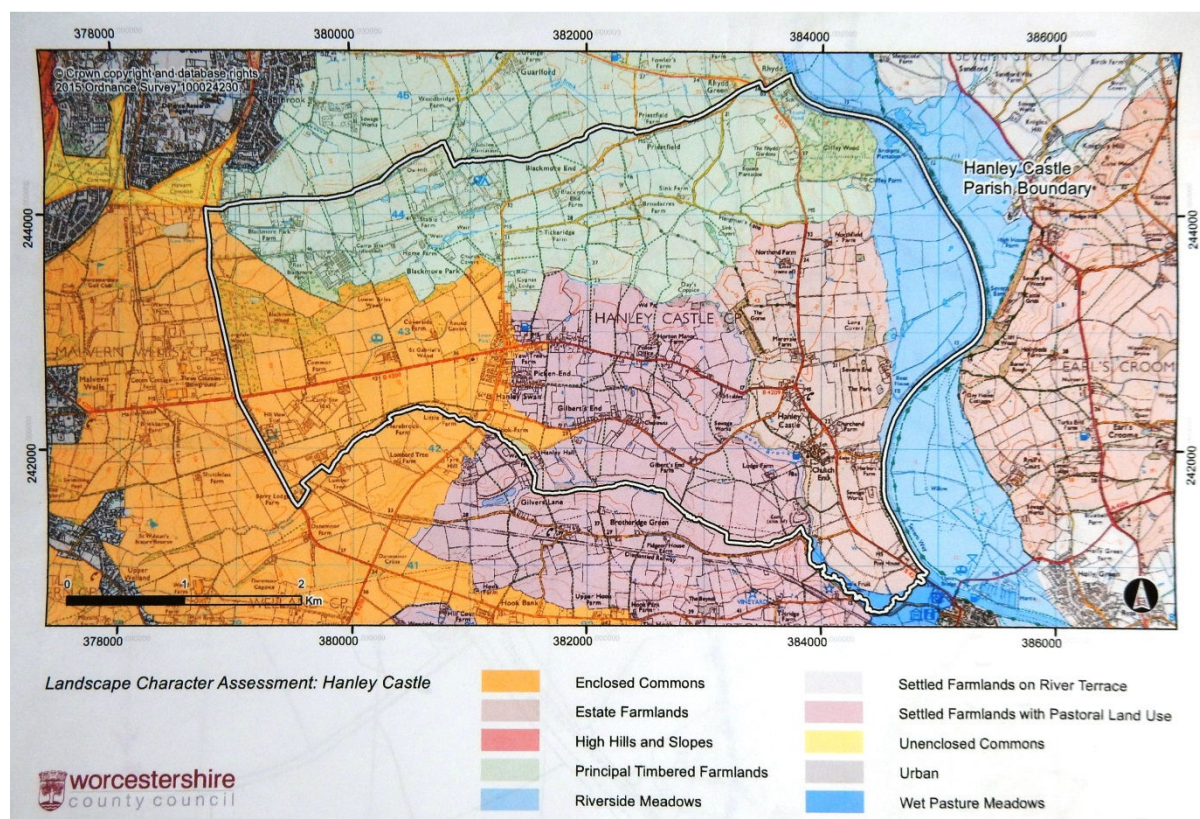
2.2 The Landscape Character

The map below has been prepared by Worcestershire County Council and shows the landscape character types within the parish. Landscape Character Assessment (LCA) is a tool for identifying the patterns and individual combinations of features – such as hedgerows, field shapes, woodland, land use, patterns of settlements and dwellings – that make each type of landscape distinct and often special to those who live and work in it.

LCA is most commonly used as the basis for giving advice and guidance to local authority planning staff, both for strategic and development control purposes. It is also of great relevance to the land management and conservation sectors where it can be used to support or guide applications for agri-environment schemes, woodland management projects and other land-based initiatives.

More details and the maps themselves are available on the Worcestershire County Council website.

Map 2 – The Landscape Character



- **Principal Timbered Farmlands** – A small - to medium-scale wooded agricultural landscape characterised by filtered views through densely scattered hedgerow trees. This is a complex, in places intimate, landscape of irregularly shaped woodlands, winding lanes and frequent wayside dwellings and farmsteads. It is a landscape of great interest and exception, yet also one of balance. This area runs from Hangman's Lane to the Rhydd, then west to Blackmore Park Farm.
- **Settled Farmlands with Pastoral Land Use** – A rolling settled agricultural landscape with a dominant pastoral land use and small scale, defined by its hedged fields. Hedgerow and streamside trees, together with those associated with settlements, provide tree cover in a landscape with a notable network of winding lanes, scattered farms and clusters of wayside settlements. This is a landscape with a domestic character defined by the density of settlement, grazed pastures, orchards and some arable fields. It encompasses the land from Hanley Swan eastward until it meets the Estate Farmlands, south to the parish boundary and north to the Cygnet Lodge area.
- **Estate Farmlands** – An ordered agricultural landscape characterised by a sub-regular pattern of medium and large fields, small geometric plantations and groups of ornamental trees associated with large country houses. Settlement is largely restricted to discrete clusters of dwellings and occasional small estate hamlets. This area runs either side of the B4211 from Pool House to Hangman's Lane and largely comprises farmland belonging to the Lechmere Estate.
- **Riverside Meadows** – A linear riverside landscape associated with a flat generally well-defined alluvial floodplain, in places framed by steeply rising ground. This is a secluded pastoral landscape, characterised by meandering tree-lined rivers, flanked by alluvial

meadows and grazing animals. It runs from Quay Lane along the river to Cliffey Wood on land forming part of the Lechmere Estate.

- **Wet Pasture Meadows** – A flat low-lying largely uninhabited landscape associated with irregularly shaped poorly draining basins fringed by low hills or scarps. This is a secluded pastoral landscape characterised by a regular pattern of hedged fields and ditches fringed by lines of willow and alder. It encompasses a small area southward from Brotheridge Green Lane following the parish boundary.
- **Enclosed Commons** – A landscape comprising an ordered pattern of large fields of regular outline, straight roads and plantations of the former Blackmore Park Estate. It is an open formal landscape with a visual clarity primarily defined by the straightness of the field boundaries, patterns that have arisen as a result of late enclosure from former waste and woodland. Regular and straight fields of pastoral use with some arable farmland and isolated farms with clusters of wayside dwellings. The planned nature of this landscape, with straight roads and red brick farmsteads, gives it a distinctly structured and human influenced character. This area runs from Hanley Swan either side of the B4209 to the junction with Blackmore Park Road. It includes Langdale and Blackmore Woods and stretches as far as Berry Lodge in the south-west.

2.3 Life in the Parish

2.3.1 Population

Since the parish was separated from Malvern Wells in the 1890s, the population remained fairly constant at around 1100 until numbers began to increase with the development of small housing estates in Hanley Swan in the late 20th century. Today the population stands at around 1500 and is concentrated in the settlements of Hanley Castle and Hanley Swan. During the summer months or for large shows at the Three Counties Showground, the population is swollen by holiday makers who occupy the three large permanent caravan and camping sites and some smaller sites within the parish.

2.3.2 Heritage

There are 67 listed structures within the parish (see Appendix A) of which three are scheduled ancient monuments and three Grade II*. A Conservation Area – defined as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – has been designated within the village of Hanley Castle. All listed buildings and the conservation area are afforded significant protection through existing national planning policies. The Conservation Area boundary is shown by the orange line on the map below. Listed buildings are marked by pink diagonal lines, distinctive trees in green and footpaths and open areas in blue.

Map 3 – Hanley Castle Conservation Area



In addition, there are many non-designated historic environment assets that contribute towards a sense of local distinctiveness, which helps to make the district a pleasant and attractive place to live, work and visit. The Parish Council will help facilitate the identification of buildings and structures for protection in recognition of their significance and important contribution to the locally distinctive character for the parish. Once identification is completed the Parish Council will commend them to MHDC for inclusion in the local list of heritage assets. As non-designated heritage assets these buildings would be afforded some protection through local planning policy. These buildings considered to be of significant local historical importance and worthy of protection in their own right are listed in Appendix B.

The parish contains numerous archaeological sites, the most important being:

- Fields immediately north and south of Quay Lane – Roman pottery and iron waste
- Brickwalls Farm, Gilbert's End – 13/16th c. kiln waste

- The Balconies, Robert's End – 15/16th c. kiln waste
- Tara, Robert's End – 14/16th c. kiln waste
- Horton Manor Farmhouse, Robert's End – 13/17th c. pottery

There are four historic parks & gardens – Hanley Park, an area of around 250 acres extending west from the church and castle sites, and gardens at Rhydd Court, Severn End and Herbert's Farm.

Hundreds of ancient trees have been recorded in the parish, more than 30 with girths of over 5 m and almost all with no legal protection. The following are among the most important:

- Group of limes in St Mary's churchyard planted in 1704 to commemorate victory at the battle of Blenheim
- Hedgerow of 14 pollarded oaks near Lodge Farm
- Lapsed pollarded oak (girth 6.4 m) in a hedge west of Lodge Farm
- Oak (girth 6.8 m) – largest and possibly oldest tree in the parish – in Hoots Wood south of Robert's End
- Partially hollow oak (girth 6.4 m) between Blackmore End and Haylers End
- Oak (girth 6.3 m) in a paddock north of Severn End
- 18th century Lucombe oak (girth 5.3 m) in the grounds of Blackmore House
- Two lapsed pollarded oaks (girth 4.8 m & 4.6 m) in an obsolete hedge south of Picken End
- Oak (girth 4.75 m) on Hanley Swan village green, planted in 1863 to commemorate the marriage of the Prince of Wales and Princess Alexandra of Denmark
- Black poplar (girth 5.3 m) at Quaker's Farm
- Cedar in the centre of Hanley Castle village

Remnants of 16 traditional orchards (defined by the Traditional Orchard Survey as comprising at least five trees) are all that are left of the hundreds that used to be found throughout the parish. Locations can be found at: <https://ptes.org/get-involved/surveys/...2/traditional-orchard-survey/>

2.3.3 Housing

Housing styles encompass a wide variety, including black and white timbered houses over 400 years old, large Georgian properties, Victorian villas, social housing from the 1930s-50s, bungalows, and modern properties. Parish buildings do not have a specific vernacular style, but care is needed to ensure that any new development is in keeping with adjacent properties.

2.3.4 Social Life

Within the parish residents have access to 2 public houses, a British Legion club, 3 churches, 2 sports fields, a children's play area and the village hall. There are many very active clubs and societies of all types and the residents acknowledge that there is a good community spirit within the parish. Residents are also within easy reach of the facilities and activities at the Three Counties Showground, Upton upon Severn and Malvern.

2.3.5 Commerce and Industry

There is a general store and post office within Hanley Swan and there are a number of industrial / commercial trading estates within the parish. These provide some employment opportunities for residents. The largest current employer in the parish is Hanley Castle High School. Part of the parish at Blackmore Park has been designated for employment land use within the SWDP; a major industrial development is currently taking place on this brownfield site. On a smaller scale many residents work from their home base, either because they are self-employed or have delegated responsibilities.

2.3.6 Connections

The parish lies between the towns of Great Malvern and Upton-upon-Severn with its eastern boundary adjoining the River Severn. It is served by limited bus services, two routes running either side of the river between Worcester and Tewkesbury, one via Hanley Swan which provides a link to the Upton to Great Malvern service. Mainline rail services can be accessed at Malvern and Worcester and both the M5 and M50 motorways are a short drive away.

Section 3: The Process for Producing the Plan

3.1 Introduction

Hanley Castle Parish Council resolved to develop a Neighbourhood Plan for the parish in early 2014 and held its first community engagement event in Hanley Swan Parish Hall on 10th March where the requirements of the Neighbourhood Plan were explained and volunteers sought to form a steering group to produce the Neighbourhood Plan for the parish.

During April 2014 the Steering Group defined the issues which should be addressed within the Neighbourhood Plan.

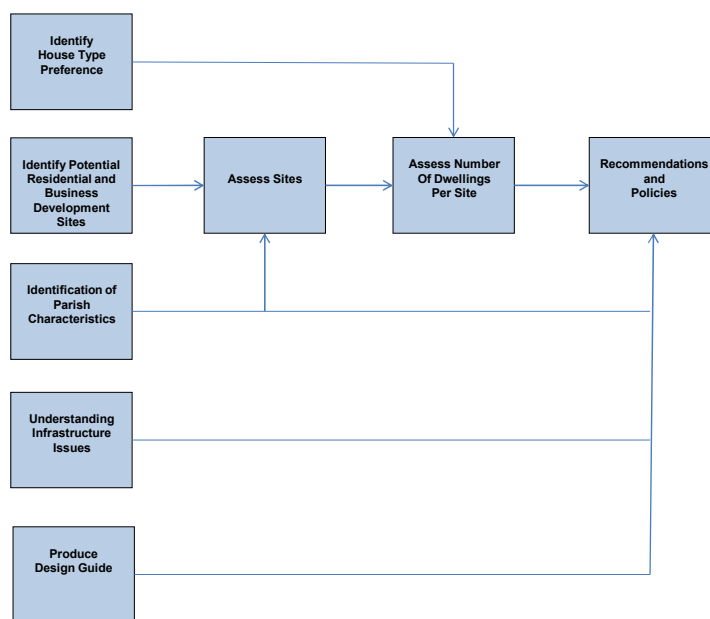
The five issues identified were:

- 1 Identification of housing needs
- 2 Identification of potential residential and business development sites
- 3 Identification of parish characteristics and historic assets and landscape
- 4 Understanding and defining infrastructure issues
- 5 Production of a design guide

3.2 Development Process

Five sub groups were formed to develop the issues identified and the outline plan development process is shown below.

Outline Plan Development Process



3.3 Evidence Gathering

The development of recommendations and policies for each of the key areas identified was based on evidence drawn from a variety of sources.

The preference for housing types was established by:

- Using the results of the survey that went to all homes in the parish in July 2014
- Considering trends in the population of the parish, household size and residents' age
- Reviewing SWDP housing needs analysis
- Reviewing Worcestershire Housing Market Assessment monitoring
- Considering Malvern Hills District Council overview of housing needs
- Consultation with housing associations

Potential sites were identified by

- MHDC – Strategic Housing Land Availability Assessment
- Residential and business questionnaire results
- Consideration of rural exception sites
- Confidential engagement with land owners
- Outstanding planning applications

Parish characteristics, historic assets and landscape assessments were considered through

- Local knowledge
- Residential and Business questionnaire results
- Existing photographic records of the parish
- Worcestershire Landscape character assessment maps and databases

Infrastructure issues were identified using

- South Worcestershire Infrastructure Development Plan
- Environment Agency Flood Risk Assessment

- Worcestershire Local Transport Plan

The design guide was developed through reference to

- Residential and business questionnaire results
- Malvern Hills AONB guidance on building design
- National Planning Policy Framework
- SWDP

3.4 Community Engagement

The Neighbourhood Plan is for the community of the Hanleys and therefore has derived its objectives and ultimately its authority from the community. From the outset the Parish Council and the Steering Group have endeavoured to keep the residents informed and given every opportunity to allow their views to be reflected in the plan. Communication and consultation, in various forms, were central in the formulation of the plan with the aim of:

- 1 promoting the awareness of the need for a Neighbourhood Plan
- 2 requesting residents to join the steering group and various sub-groups
- 3 seeking residents' opinions on the key issues covered by the plan
- 4 promoting consultation events
- 5 providing regular updates on the development of the plan
- 6 seeking approval for the parish's acceptance of the plan

Surveys and Consultations

Parish opinion has been sought by:

- Inviting every household in the parish to complete a survey (July 2014) in order to identify housing needs and to establish what aspects of life in the parish are important to the residents.
- Emailing every business that could be identified within the parish a copy of a specific business questionnaire.
- Presenting the results of the questionnaires in November 2014.
- Running public events and consultations in March 2014, July 2014 and September 2015 in the village hall, on the village green and in the public houses to solicit views on the purpose, content and proposals in the plan and to specifically seek opinion on proposed development.
- An informal consultation upon the content of the draft Neighbourhood Plan and the draft Design Guide was held with residents and MHDC during the summer of 2016.

Publicity

"The Parish Link" is a monthly magazine delivered to most homes in the parish and carries regular updates from the Parish Council including progress with the Neighbourhood Plan. Regular updates are also posted upon the parish web site.

3.5 Consultation, Governance and Advice

Throughout the period taken to develop the Neighbourhood Plan the Steering Group has met regularly, often in a workshop format and has involved other community members to consider focused areas. The Steering Group has also held meetings with external bodies including the Three Counties Agricultural Society, Malvern Hills District Council and various land owners.

Parish Council members of the Steering Committee have regularly kept the main Parish Council apprised on the progress of the Neighbourhood Plan.

Data Orchard, a firm of planning consultants, was appointed to help ensure the plan's policies were worded correctly and suitable for external inspection.

A more detailed exposition of the actions that have been taken to involve the community in the development and approval of the neighbourhood plan is contained in a separate document; Hanley Castle Neighbourhood Plan – Consultation Statement.

Section 4: Aims & Objectives

4.1 Key issues arising from the Parish Questionnaires

During the end of July 2014 the Neighbourhood Planning Steering Committee distributed a questionnaire to every household in the parish (approximately 590) and received 224 completed documents. This represented a 38% return rate.

During the last weeks of September 2014 we distributed by email a separate questionnaire designed for businesses to respond to; a 40% return rate was obtained.

Key issues arising from these questionnaires were:

Households

- The majority of residents value the rural environment and proximity to the Malvern Hills
- Housing development sites in the parish should be limited to less than 10 homes
- The types of housing required are: 2/3 bedroomed family homes, starter homes, affordable housing and homes for the elderly
- There is majority support for the inclusion of eco features for new housing
- Local people should be given priority for housing
- There is considerable concern about speeding through the villages
- Poor parking is causing hazards
- Reductions in bus services would be detrimental
- Much use is made of local amenities and the footpath network
- Protection of the green and historic environment is important
- There are mixed views on the benefits of tourism

Businesses

- The neighbourhood plan should identify areas for business expansion
- Expansion would be best on existing or brownfield sites
- Service industries would be the most appropriate for the Parish
- The need for superfast broadband
- Better mobile phone reception

4.2 Aims

Rather than provide a single Vision for the parish the Steering Group considered it more appropriate to set out a number of Aims. These have been formulated from the overview of findings from the Parish Questionnaire. Each aim is supported by a series of more specific objectives and ultimately these Aims and Objectives will be delivered by the implementation of the Policies contained in this plan.

Aim 1	To encourage vitality and vibrancy in the community through managed growth of housing and business developments that reflect local needs.
Aim 2	To maintain the rural environment of the parish and its settlements.

Aim 3	To maintain and enhance the built, historic and natural environment.
Aim 4	To promote thoughtful, quality design of buildings and their built environment to complement or enhance their surroundings.
Aim 5	To minimise the impact of road traffic on the day to day lives of residents whilst encouraging sustainable forms of transport.

4.3 Objectives & Policies

The tables below set out the Objectives related to each Aim; these are then cross referenced to those Policies which will help achieve those objectives. As many of the objectives interweave with each other; they in turn may be supported by more than one policy. The policies themselves and the rationale behind them are set out in sections 5 to 9.

The policies contained within this plan are not just those necessary for a Neighbourhood Development Plan as they also include related but non land use policies which we have called Parish Council Responsibilities. These two types of policy are intermingled for sense and readability but are distinguishable by colour coding, which is shown in sections 5 to 9.

Policies are coded to the aim they most closely align with

Code	Aim/Policy Area	Plan Section
MnGr	Managed Growth	5
RE	Rural Environment	6
BHN	Built, Historic and Natural Environment	7
Des	Design	8
Trf	Traffic & Transport	9
PCR	Parish Council Responsibilities	Any Relevant

4.4 Meeting the Objectives - Related Policies

Aim 1 (MnGr) – To encourage vitality and vibrancy in the community through managed growth of housing and business developments that reflect local needs.	
Objective	Related Policies
1. To attract a range of ages and families to the parish through providing a mix of suitable housing types and sizes	MnGr 1, MnGr 2, MnGr 3, MnGr 4, MnGr 5
2. To ensure the future housing stock allows for all forms of tenure: purchased, shared ownership, private and social rental	MnGr 1, MnGr 2, MnGr 3,
3. To identify and promote potential development sites within the settlement boundaries and on appropriate brownfield sites. In the case of business developments limit them to existing designated sites unless they are home based.	MnGr 5, MnGr 7, MnGr 8, MnGr 10.
4. To discourage back garden developments unless in exceptional circumstances.	MnGr 4,
5. To promote incremental rather than 'big	MnGr 6,

bang' growth unless there are strategic gains to be made from a larger development.	
6. To maintain the individuality of the parish rather than it becoming a dormitory suburb.	MnGr 5, MnGr 6, MnGr 11, RE 1, BHN 1, BHN 5, Des 1
7. To integrate new housing and businesses with the existing community so as to promote contact, understanding and involvement.	MnGr 6, MnGr 7, MnGr 8, Des 3, Trf 3 PCR 1
8. To ensure a balance is maintained between the size of the community and local businesses and the infrastructure necessary to support them.	MnGr 8, MnGr 9, MnGr 12, Trf 1 PCR 1
9. To promote the establishment of technical and transport infrastructure that will attract and retain businesses in the parish.	MnGr 9, MnGr 12, Trf 1 PCR 7
10. To encourage the use of the Blackmore site to generate local jobs.	MnGr 8, (see also SWDP 54)

Aim 2 (RE) – To maintain the rural environment of the Parish and its settlements.

Objective	Related Policies
1. To maintain the physical separation, by agricultural land and green spaces, of the major settlements within the parish; those of Hanley Castle, Hanley Swan and Gilbert's End.	RE 2 NB: Gilbert's End classed as open countryside.
2. To maintain a physical separation, by agricultural land and green spaces, of the parish from Malvern urban development.	SWDP Malvern Development Boundary
3. To support wherever possible the development of agricultural and horticultural businesses.	Parish Council to address on a case by case basis PCR 1
4. To promote the re-use of redundant agricultural buildings located outside of the main settlements for the benefit of small businesses, holiday accommodation or housing.	MnGr 10, Des 1
5. To protect open views which are visible from within the settlements.	MnGr 4 nb: There is no specific views policy.
6. To protect existing green spaces within and adjacent to the settlements and to protect ancient trees where practicable.	RE 3, BHN 4, BHN 5
7. To promote the planting of further trees and the development of community orchards and woods.	RE 3
8. To discourage a scale of development or the use of street furnishings that would be more	MnGr 5, RE 1, RE 3, BHN 4 PCR 3

appropriate for urban developments. Encourage hedgerows, ditches and open verges so as to promote biodiversity.	
9. To support the maintenance of village facilities (shops, schools, public houses, churches, recreational facilities) and if these are threatened to support nomination as Assets of Community Value and to facilitate the purchase / operation of these assets.	MnGr 11, BHN 5
10. To maintain and encourage an environment that continues to provide easy access to a range of rural activities, such as: walking, riding, shooting, fishing, allotment holding, etc.	RE 1, RE 2, BHN 5, Trf 3
11. To extend the network of footpaths by negotiating permissive paths alongside watercourses.	Parish Council to address

Aim 3 (BHN) – To maintain and enhance the built, historic and natural environment.

Objective	Related Policies
1. To compile a Local List of heritage assets to be protected.	BHN 1
2. To ensure any new development or conversion / extension work adjacent to Listed or Historic buildings are sympathetic and complementary.	RE 1, BHN 1, BHN 2
3. To ensure any changes to the public realm do not impact adversely upon Listed or Historic buildings or any other form of heritage asset.	RE 1, BHN 2, Trf 1 PCR 3
4. To prevent the encroachment of new buildings upon historic or archaeological sites.	RE 1, BHN 1, BHN 2, BHN 3
5. To protect the rivers, streams, drainage schemes, lakes and ponds within the parish.	RE 3, BHN 6
6. To protect ancient woodland, copses, trees, orchards and hedgerows within the parish.	RE 3, BHN 4, BHN 6
7. To protect the key landscape views within the parish.	MnGr 4 nb: There is no specific views policy.
8. To maintain and promote the interconnectivity of green and wild spaces within and across the parish boundaries.	BHN 5, BHN 6

Aim 4 (Des) – To promote thoughtful, quality design of buildings and their built environment to complement or enhance their surroundings.

Objective	Related Policies
1. To provide guidance, via a 'Design Guide', to developers, business and homeowners on desirable and acceptable features of building and site design that will complement the existing built environment.	Des 1
2. To encourage developers of new build properties to go further than planning regulation guidance and to incorporate and maximise 'green' design features such as: PV panels, ground / air source heat pumps, water harvesting, high levels of insulation, shared energy / heat generation schemes etc.	RE 1, Des 2 nb: SWDP and building regulations also support this objective.
3. To support modern design whereby buildings can be distinctive but not obtrusive as there remains a need to complement their immediate environment.	RE 1, BHN 2, Des 1
4. To support smaller housing developments of up to 10 properties which demonstrate a variety of designs and types.	MnGr 5, Des 1
5. To ensure new developments integrate with the existing settlements by utilising existing and developing further footpaths within the settlements.	Des 3, Trf 3
6. To ensure new developments 'sit well in the landscape' by not obstructing key views and through having sufficient green space around and through them.	RE 1, RE 3, Des 1 nb: There is no specific views policy.

Aim 5 (Trf) – To minimise the impact of road traffic on the day to day lives of residents whilst encouraging sustainable forms of transport.

Objective	Related Policies
1. In association with the Highways authority to introduce appropriate traffic calming measures to both Hanley Swan and Hanley Castle villages.	MnGr 12, Trf 1 PCR 2
2. To proactively work with the Traffic Safety Partnership to monitor and enforce speed limits on the major through routes within the parish.	PCR 2
3. To continue working with the management of the Three Counties Showground to manage traffic flows arising from all users of the	MnGr 12 PCR 4, PCR 5

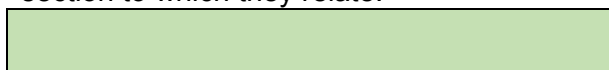
Showground.	
4. To work with the management of both the Primary and High Schools to resolve issues arising from parking by parents.	MnGr 12 PCR 6
5. To resolve the issue of parking at Hanley Swan crossroads.	MnGr 12 PCR 6
6. To provide a cycle route between Hanley Castle and Hanley Swan that will also form a safe route for children cycling to and from the High School.	MnGr 12, Trf 2
7. To further develop a network of cycle routes within the parish and to link these to a wider area cycle network that may link with rail and bus routes.	MnGr 12, Trf 3
8. To encourage and promote regular and useful bus services that link the parish to urban areas.	PCR 7

The policies set out below are colour coded.

Policies relating to land use and therefore core to the Neighbourhood Development Plan are coded pale orange.



Policies which are not specific to land use, but which express concerns of residents to be dealt with by the Parish Council, are termed Parish Council Responsibilities and are coded pale green and numbered PCR 1 onwards. They are located at the end of each policy section to which they relate.



Residents must note that when voting upon this neighbourhood plan in the local referendum they should disregard these Parish Council Responsibilities for voting purposes.

Section 5: Managed Growth Policies

Aim 1 (MnGr) – To encourage vitality and vibrancy in the community through managed growth of housing and business developments that reflect local needs.

Policy MnGr 1 - Housing Mix

Introduction

The existing housing stock in the parish ranges from small two bedroom terraced properties to six or more bedroomed houses in several acres of grounds. They also range from listed 17th century buildings to a small modern affordable housing estate recently built on a rural exception site. With an above average elderly population the parish wants to ensure that any new build will provide accommodation that will encourage younger local families to stay in the parish and also allow older residents to down-size to allow larger properties to be available for larger families. As both Hanley Swan and Hanley Castle are sought after villages for incoming residents it is important that all sectors of the community are catered for.

The requirements for self-build properties were also considered as there is a small potential demand within the parish for land to be available for self-build projects. In consequence we have considered the need for a policy related to self-build but concluded that a specific policy is not required. The Parish Council remains supportive of those members of the community that wish to construct their own home. This support is demonstrated in our policy on infill and backland developments. (MnGr 4 - Infill / Backland Housing in the Parish)

The Parish Council will judge each self-build application on its merits within the planning regulations at the time.

Policy

MnGr 1 - Housing Mix

Proposals for new housing should deliver a range of house types, sizes and tenures. There is particular need for:

- Affordable housing
- Starter homes
- Two and three bedroom family homes
- Homes for the elderly or disabled

Applicants should demonstrate how the proposal will meet these local needs.

Benefits / Outcomes

Affordable housing will enable people with local connections to remain in the parish.

Two / three bedroom houses will assist local or new families to live in the parish.

Homes for the elderly / disabled will allow some parishioners to downsize to purpose built dwellings, allowing families to utilise the larger accommodation freed up.

National & Local Policies

SWDP 14 - Market Housing Mix. - Para 14A says: *All new residential developments of five or more units, having regard to location, site size and scheme viability, should contain a mix of types and sizes of market housing. The mix will be informed by the latest Strategic Housing Market Assessment and / or other local data, for example, Neighbourhood Plans, Parish Surveys, Parish Plans and developers' assessments.*

SWDP 20 - Housing to meet the needs of older people.
Hanley Castle Parish NDP Design Guide

Supporting Evidence

Residential Questionnaire Results – Question 18:-.Types of property needed

- Affordable Housing – 156 in favour 38 against.
- Starter Homes - 148 in favour 29 against
- 2/3 Bedroom Homes - 163 in favour 22 against
- Homes for the Elderly – 138 in favour 36 against
- Luxury Property – 44 in favour 113 against

Office for National Statistics - 27.7% of residents in this parish are over 65 compared with 19.8% in South Worcestershire and 16.4% in England & Wales.

Based upon ONS / Land Registry data for 2013 (see Appendix E) the Parish of Hanley Castle has amongst the highest median prices for housing in Worcestershire and the West Midlands; this has tended to drive the development of larger executive style homes which are not what the residents of the area feel is required.

Windfall Planning Applications approved 2015 to end March 2016 have been 14 for 4 bedroom homes and 3 for 3 bed roomed. This is leading to an imbalance of 4 bedroom homes. The developments are also of a size whereby little or no contribution is being made by developers towards affordable housing.

See MnGr 2 for supporting evidence related to affordable housing.

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 2 - Affordable Housing

Introduction

The existing rural exception site at Chapmans Orchard showed that affordable housing is not only needed to encourage young people to stay in the parish, but also to meet a need for affordable housing for all sectors of the community including bungalows for people with mobility issues. Tenancy mixes including rental and part ownership are important as are properties to Lifetime Homes Standards to allow flexibility of usage.

Policy

MnGr2 – Affordable Housing

Affordable Housing Construction

Developers are encouraged to construct all affordable housing in accordance with Lifetime Homes Standards unless a site specific justification is provided for an exception. Such a justification could be:

- abnormal site preparation works
- the proposed new dwelling(s) is/are for a form of specialist accommodation for which Lifetime Homes Standards are not fully applicable.

Tenancy Mix

Based upon evidence gathered for the parish; where Affordable Housing is being provided then a minimum of 25% of the Affordable homes should be for shared-ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.

Affordable Housing on Exception Sites

Proposals will be supported for the development of small-scale affordable housing schemes on rural exception sites on small sites beyond, but reasonably adjacent to, the development boundaries of the villages, where housing would not normally be permitted by other policies. In particular sites involving the redevelopment of brownfield land will be supported.

Benefits / Outcomes

Lifetime Home Standards allow flexibility of use for residents of any age, by allowing internal adaptations to be made relatively easily and at minimum cost.

Shared ownership gives people on low incomes the chance to reach the first rung on the ladder of total home ownership.

Affordable housing on rural exception sites allows people of all ages and with local connections to remain or return to the parish.

Rural exception sites offer lower land costs for affordable homes builders.

National & Local Policies

SWDP 15 - Meeting Affordable Housing Needs

SWDP 16 - Rural Exception Sites

Lifetime Home Standards

Hanley Castle Parish NDP Design Guide

Supporting Evidence

Assessment of the Need for New Affordable Housing in Hanley Castle Parish

In 2008 a thorough assessment of the parish's affordable housing needs was carried out by Community First. Representatives from Hanley Castle Parish Council met with the Rural Housing Enabler during July 2008 to audit the findings of the Housing Needs Survey which

was approved and published in 2009. Survey forms had been hand delivered to 570 addresses in the parish and Community First had received 219 responses to Part A of the form, 26 to Part B and 10 to Part C. Part A requested information from all households in order to gain a profile of the existing community in the parish. Part B sought information on current and future housing need. Part C invited those in housing need to register on Malvern Hills District Council’s Common Housing Register. It was obvious from the results that not many residents were aware of the Common Housing Register. This has now been replaced by the Home Choice Plus system from which updated information has been extracted.

From the results of the survey then and now it is apparent that Hanley Castle parish is a settled community with 79% of the population having lived in their homes for more than 5 years, and with 40% having lived in their homes for more than 20 years. As with many rural areas within Worcestershire, the age range of this parish reflects an older age profile with nearly twice as many people falling into the category of over 45 years than under this age group.

The majority of householders (81%) are owner-occupiers with 97% of all respondents living in houses and bungalows. The high percentage of owner occupation and houses and bungalows in the area, means that alternative accommodation options to meet local housing needs are limited e.g. Lack of affordable rented accommodation. The availability of homes for those with more limited means is also considerably influenced by the high price of property in the parish (see house price data) and the mix of housing stock.

Recent statistics from the Home Choice Plus system have been compared to the 2008 data to demonstrate the growing need for affordable social housing. The following table shows a very large increase in need, although much of this can be explained by the previous poor usage of the Common Register and that of the 127 people that have registered an interest in living in Hanley Swan & Hanley Castle only 45 are in a reasonable preference band meaning they have a housing need to move. However although this is twice as many as the 2008 survey there are only 2 households that would meet the ‘local connection’ requirement. The following tables show the comparative figures:

Household make up			
Social Housing		Shared Ownership	
2016	2008	2016	2008
Couples x 2		Couples x 4	3+1 ownership
Families x 57	2	Families x 24	4+2 ownership
Pensioner/ DLA x 17	2	Pensioner/ DLA x 1	3 ownership
Singles x 12	3	Singles x 8	2
Others x 2		Others x 0	1 ownership
90	7	37	16

Bedroom need			
Social Housing		Shared Ownership	
2016	2008	2016	2008
1 Bed Units x 29 (15 Pensioner/ DLA)	3	1 Bed Units x 13 (1 Pensioner/ DLA)	3+2+1 ownership +1 ownership(pens)

2 Bed Units x 40 (2 Pensioner/ DLA)	2 (pens)	2 Bed Units x 17	1+1 ownership + 2 ownership (pens)
3 Bed Units x 13	2	3 Bed Units x 5	3+2 ownership
4 Bed Units x 8		4 Bed Units x 2	
90	7	37	16 (inc 7owners)

Ownership relates to those people that preferred to own their property.

There are some significant trends demonstrated by this data:

- A swing towards the need for rented property rather than shared ownership, although the demand for each is significantly increased.
- The number of pensioners seeking rented single bed housing.
- The increased number of single people seeking social housing.
- A massive requirement for family housing, particularly 2 and 3 bedroomed property.
- The requirement for 4 bedded social housing which was not reflected in the earlier data.

A demonstrable significant need exists for the provision of new affordable housing and for smaller private sector houses for the following reasons:-

- the evidence identified from the responses to Part B in 2008, from the NP questionnaire of 2014 and the Home Choice Plus records
- the housing and financial circumstances confirming the need for affordable accommodation
- the lack of alternative forms of accommodation in the area
- developers continuing to only build 4 or 5 bedroomed properties
- the low number of vacancies occurring in the existing Housing Association stock

The required type of affordable dwellings continues to be 2 and 3 bedroom houses, and 1 and 2 bedroom flats and bungalows, with a tenure mix of rent and shared ownership. The mix and number of dwellings would be determined to reflect the identified housing needs by a nominated Housing Association working in partnership with the Parish Council and Malvern Hills District Council. There is also an identified need for open market smaller dwellings to meet the needs of local people.

Meeting the Requirement

The most recent exception site affordable home development at Chapmans Orchard was a successful process culminating in the construction of 14 dwellings consisting of mixed tenure and size, 5 shared ownership and 9 rented. Since completion in 2011 many homes have remained in the original ownership / tenancy and the original agreement for a local connection for occupants has proved successful.

It would seem that any private sector developments within the parish are unlikely to incorporate affordable housing because of constraints upon development size; although they may provide a financial contribution to a pooled requirement at District Council level. It therefore appears that the parish requirement for affordable housing will have to be met through the identification and development of Rural Exception Sites.

The apparent need for affordable housing in the Parish has been inflated by home seekers on the Home Choice Plus system identifying the Parish as a desirable place to live. However there is undoubtedly a need for people with a local connection to be housed within the Parish. A further exception site development of a similar size to Chapmans Orchard would probably fulfil that requirement. In accepting that affordable housing is required for the area,

the Parish Council will confirm that they will only support schemes that provide affordable homes for people with a local connection.

Within the residential questionnaire of 2014:

Q18 demonstrated the strong demand for affordable housing with 156 respondents in favour and only 38 against.

Q23 demonstrated that the vast majority of people considering moving would wish to stay in the parish.

Q25 asked about the sort of homes desired in the parish by other members of the family. The majority wanted to own their own home but 42% of respondents were looking for affordable housing and 35% of these preferred shared ownership.

Based upon ONS / Land Registry data for 2013 (see Appendix E) the Parish of Hanley Castle has amongst the highest median prices for housing in Worcestershire and the West Midlands; this has tended to drive the development of larger executive style homes which are not what the residents of the area feel is required.

Lifetime Home Standards

Existing Affordable Housing Exception Site at Chapmans Orchard has a mix of occupiers from young singles and families to elderly partially disabled, with very good community feel. There is a tenancy mix of rental and part-ownership / part rental.

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 3 - Allocation of Affordable Housing

Introduction

To ensure that people who have a strong connection with the parish have a first call on affordable housing it is important that any such housing provided in the parish is tied in perpetuity to the Rural Lettings Policy of the MHDC.

Policy

MnGr 3 - Allocation of Affordable Housing

All affordable housing in Hanley Castle Parish provided by the Plan or by exception sites will be subject to a local connection, meaning that people with a strong local connection to the parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection is as defined by the MHDC Rural Lettings Policy as approved in June 2005 and any further revisions or successor policies.

Benefits / Outcomes

Local residents who cannot afford 'open market' property prices or rentals will have the opportunity to remain in the parish.

People with employment in the parish, or relatives caring for elderly or disabled residents, may be eligible to apply for affordable housing.

Long term residents who have had to move away because of high housing costs in the parish will also be eligible to apply for affordable housing.

National & Local Policies

MHDC Rural Lettings Policy / Affordable Housing Supplementary Planning Document

SWDP 15 - Meeting Affordable Housing needs.

Supporting Evidence

Residential Questionnaire Results – Question 20

Give priority to local people - 172 in favour, 24 against

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 4 - Infill / Backland Housing

Introduction

Infill and Backland Housing has been the subject of controversy in several planning applications during the past few years. In particular the area west of Welland Road and south of the Malvern Road has seen several disconnected backland plots developed with no overall policy for the whole area. This has resulted in several separate developments being squeezed into small backland plots to the detriment of the overall area. It is this type of piecemeal development that the policy aims to avoid.

Policy

MnGr 4 - Infill / Backland Housing in the Parish

Applications for small residential developments on infill and backland sites within the parish will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the SWDP, and where such development:

- i. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings.
- ii. will not involve the outward extension of the built-up area of the village;
- iii. if backland, is not considered to be an unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties, unacceptably

- iv. increases housing density or is inconsistent with the character of the locality; provides homes to a maximum size of three bedrooms; OR
- v. provides the plots for self-build development of homes to a maximum size of three bedrooms.

However not all gaps may be appropriate for infill development as they may form important features in the settlement and/or allow attractive views to be gained of features beyond the site. In such cases development will not be permitted.

Benefits / Outcomes

Constrains potential development to the size of property required by the community.

Protects neighbours from intrusions into their privacy.

Where suitable infill sites exist they offer the opportunity for local residents to construct self-build homes.

National & Local Policies

SWDP 2 – Development Strategy and Settlement Hierarchy

Hanley Castle Parish NDP Design Guide

Supporting Evidence

Residential Questionnaire Results:

- Q8 - Infill Developments are acceptable: - 118 agreed, 77 disagreed
- Q18 - Local Self-Build Homes are acceptable – 102 agreed, 67 disagreed

Policy MnGr 1 identifies the need for smaller properties to be developed within the parish.

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 5 - Scale of New Development

Introduction

Ordnance Survey plans and privately published Directories of the area show that there was minimal growth of Hanley Castle, Hanley Swan and Gilbert's End until after the First World War. From the late 1920's to the present date development has been mainly small estates, infill, or demolition of old cottages and replacement with new houses and bungalows. Our policy for small developments during the period of the Neighbourhood Plan will help to ensure that the parish retains its rural atmosphere and friendliness, and allow new residents to integrate into life in the parish.

Policy

MnGr 5 - Scale of New Development

Planning permission will only be granted for a maximum of 10 new homes, on any identified site outside of the SWDP allocation, unless there is an agreed master plan demonstrating the phasing of development over a number of years.

Benefits / Outcomes

Phasing will allow smaller numbers of incoming residents to integrate into village life and associated village activities and this can then have a 'cascading' effect on later new residents. In particular this phasing will allow local schools to adapt more gradually to what is likely to be a number of additional school age children coming into the parish.

The additional population will help to support the continued provision and retention of village facilities e.g. shops, public houses and restaurants, British Legion club, churches and bus services etc.

National & Local Policies

NPPF – No specific policy

SWDP 2 – Development Strategy and Settlement Hierarchy

Supporting Evidence

Residential Questionnaire Results - Question 8:-

- Development Sites to be less than 10 units - 156 in favour, 27 disagree
- Development Sites to be of 10 to 15 units - 81 in favour, 90 disagree
- One large site – 14 in favour, 163 disagree

Neighbourhood plan identified sites assessment – see MnGr 7 - Siting of New Development which identifies some potential sites in addition to those in the SWDP.

The SWDP recognises the principle of restraining development growth so that it is proportionate to existing settlements. Within the Selection Criteria for Non-Strategic Housing Allocations it states (on page 3) "*account will be taken of the number of homes built for the period of 1 April 2001 to 31 March 2010 as a percentage of the settlement housing stock as at 1 April 2001. (As a general guide it will not increase the 1 April 2010 housing stock for the village by more than 10%).*"

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 6 - Incremental Growth

Introduction

In the period 1928 to 1940 the parish grew at an average rate of 6.8 properties per annum, from 1940 to 1968 at 3.2 per annum and since 1968 at 2.4 per annum. With a proposed development of up to 50 dwellings in the NP period to 2030 giving growth at an average of 3.5 properties per annum this incremental growth rate will allow time for infrastructure, educational facilities and parish life to adapt to the increase in population. The parish is an attractive place to live and there are concerns that developers will be tempted to construct all the planned housing within the early years of the NDP / SWDP life thus overstressing local resources.

Policy

MnGr 6 - Incremental Growth

The NDP supports the development of up to 50 dwellings (comprising both conversions and new build) over the plan period within the parish with no more than 30 dwellings* to be granted planning permission in any rolling five year period.

** This includes the SWDP allocation*

Benefits / Outcomes

The life of this NDP is through to 2030 and it is important that development is spread throughout this period to allow infrastructure and parish life to assimilate and adapt to the changing population.

National & Local Policies

There do not appear to be any national policies relating to incremental growth.

SWDP Annex E: South Worcestershire Housing Trajectories.

Supporting Evidence

Planning permissions for new build properties (excluding holiday accommodation) in the period 1st June 2012 to 1st June 2016 show:

- 1 house nearing completion
- 12 permission granted but not started
- 11 applications as yet unresolved
- 3 completed
- 16 provision in SWDP no application submitted as yet

Additional holiday accommodation is being constructed at Oakmere Lodge Park, which will consist of 37 lodges to be open all year on a holiday licence, exclusively for adults only.

Both the local Primary School and High School are full.

Local bus services have been considerably reduced.

The local butchers shop is closing leaving only the one general store / post office to serve the two villages.

Residential Questionnaire Results

Question 8 - Preferred Development Size:-

Overall support, 85% of respondents preferred developments of less than 10 units.

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 7 - Siting of New Development

Introduction

The SWDP included within its allocations of housing land one site in the parish for 20 homes; this to be the plot of land adjacent to Chapmans Orchard in Hanley Swan. However the SWDP also provides for windfall developments on unspecified sites throughout the plan area. The Neighbourhood Planning Steering Group has taken the view that it is better for the community to try and identify some additional small sites that we consider to be suitable and appropriate for development rather than having to deal with a plethora of ad-hoc site proposals.

A sub-committee headed by a member of the Neighbourhood Plan Steering Group plus three other parishioners was tasked with recommending sites where small developments could be carried out with minimal effect on the surrounding areas. Seven potential sites were identified:

- Site 1 - 0.67 hectares - Remaining SWDP Site for 16 dwellings (Planning for 4 dwellings already granted on northern section of SWDP Site). Included here for completeness.
- Site 2 - 0.48 hectares – Potential maximum of 10 dwellings to allow adequate protection for listed heritage buildings on adjacent plots to the east and the south.
- Site 3 - 0.35 hectares - Maximum of 10 dwellings. This site could form a Rural Exception Site subject to a housing needs survey.
- Site 4 - 0.22 hectares - 3 dwellings only due to site restrictions
- Site 5 - 0.50 hectares - Site withdrawn by owners.
- Site 6 - 0.58 hectares – Pre-empted by planning permission for 4 dwellings being granted in 2016.
- Site 7 - 1.32 hectares - This site is partially outside the development boundary of Hanley Swan. As an independent living and close care housing extension of the Albion Lodge Care Home architects have been briefed to develop this scheme since the NDP team were considering possible sites. It falls within Policy SWDP 20 – Housing to meet the needs of older people.

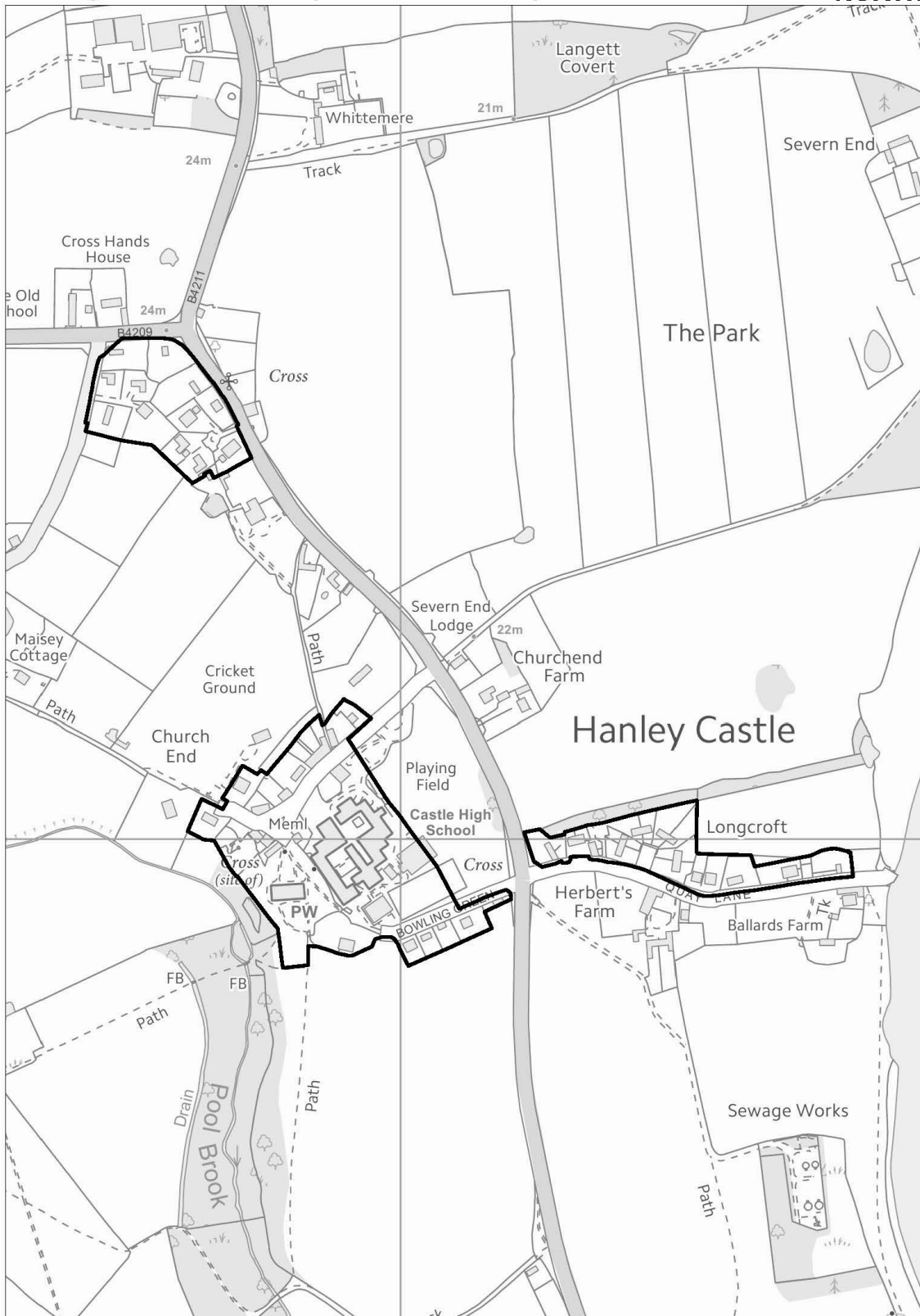
With site 5 being withdrawn, site 6 already granted planning permission, sites 3 and 7 being subject to restrictions due to the factors noted above, this leaves Sites 1, 2, & 4 as the sites most likely to be immediately available.

Details of the methodology utilised for site evaluation and the individual sites assessments can be found in the Neighbourhood Plan Supporting Document.

NB:- There are other potential sites that may become available within the development boundaries of Hanley Castle and Hanley Swan during the life time of this plan. These have

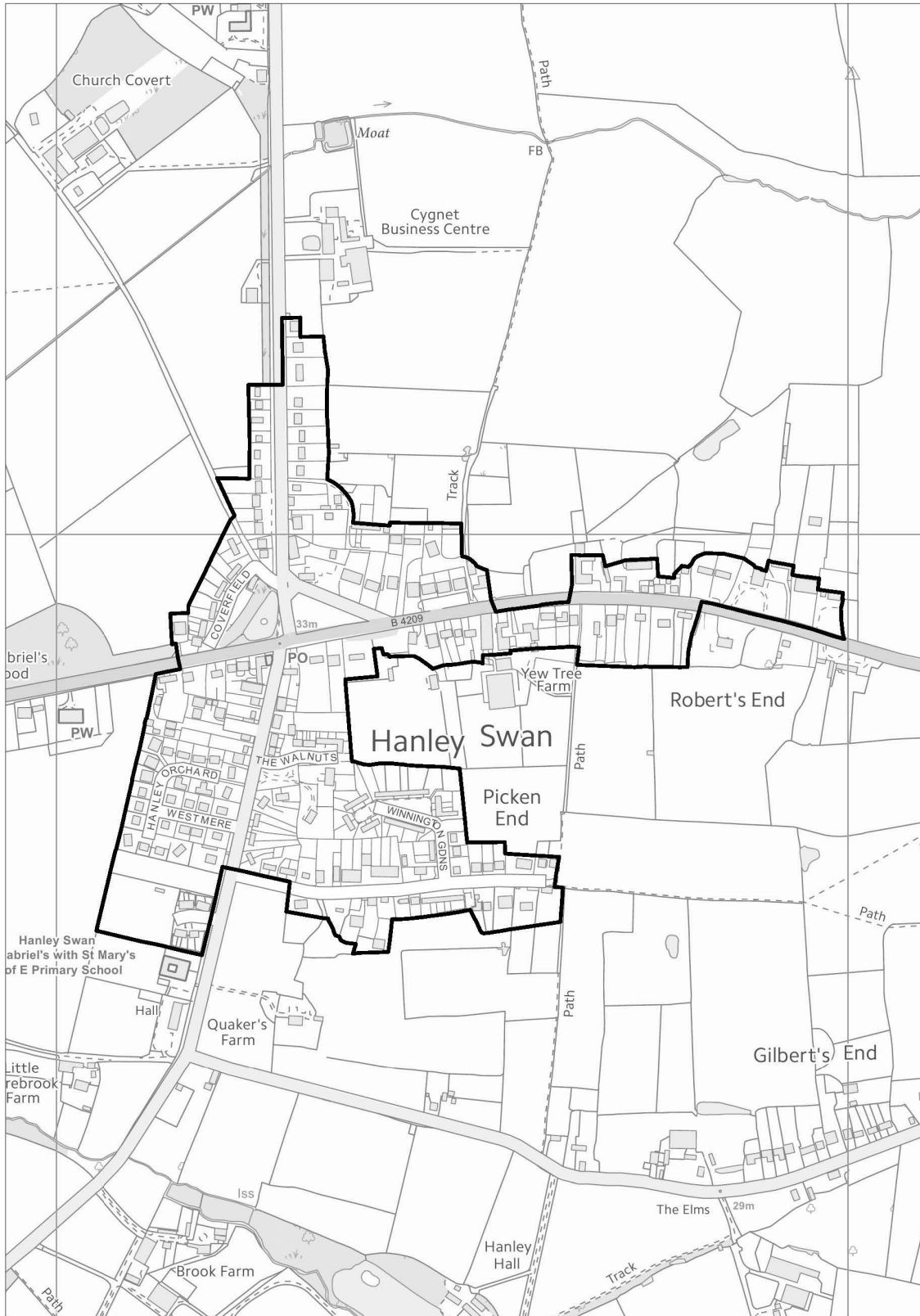
not been assessed and will have to be judged through normal planning processes. The development boundaries are shown below:

Hanley Castle Development Boundary



©Crown copyright and database rights (2017) Ordnance Survey (0100018590) | Map not to scale

Hanley Swan Development Boundary



©Crown copyright and database rights (2017) Ordnance Survey (0100018590) | Map not to scale

Policy

MnGr 7 - Siting of New Developments

Site 1 – Adjacent to Chapmans Orchard - (SWDP nominated site where permission for 4 dwellings already granted)

Site 2 – Welland Road / Picken End corner

Site 3 – Between Hillview Close and St Gabriel's Church

Site 4 – Worcester Road, west side

Site 7 – Albion Lodge Care Home

The boundary to sites allocated for development outside and adjoining the existing settlement boundary will form the basis of an extension to the existing development boundary as set out on the Sites Map. Where a housing allocation is not coterminous with the development boundary, it will not be included in the boundary.

n.b. Sites 5 and 6 were evaluated but are no longer available.

Site 1 - Extension to Chapmans Orchard – MHHS 03 - 16 Properties

The site MHHS14 is included in the SWDP site and is to the north and adjacent to MHHS03. The site is known by MHDC as 'MHHS03 -Land between Primary School and Westmere'. It is sited to the west of the affordable housing scheme at 'Chapmans Orchard' and immediately north of the St. Gabriel's with St. Mary's Primary School. The area of the site is 0.67 hectares (1.62 acres approx.). This area excludes MHHS 14 which has been the subject of an outline planning application for four houses which has been approved by MHDC. These properties will count towards the SWDP allocation for this site which was 20 properties overall.

The site is on the periphery of the existing village settlement although adjacent to the village school and close to the village hall and sports / playing field. It is almost level ground with no internal restrictions such as pylons or other obstructions. The boundary is mainly hedgerow and there are no watercourses, ponds or other features of biodiversity value. There are no existing buildings on the site other than a shed. The view to the west of the site opens to a broad vista of the Malvern Hills some 2.5 miles away. This view is presently enjoyed from parts of Chapmans Orchard and as far as possible should be maintained in the design of any new development.

The site is included within the SWDP and is not known to have any planning or physical constraints. It is the largest site of the six currently being considered, and its economic viability / cost benefit should allow a development of mixed property sizes and types. The SWDP allocation for this site is expected to be 16 properties and at this density it is hoped to achieve a mixed development of bungalows, two & three bedroom properties, some of which may also contain a further office room to allow for live / work facilities.



Site 2 - Welland Road / Picken End Corner (MHHS08) - 10 Properties

The site is known by MHDC as 'MHHS08, (also being a part of Site MHHS12) - Land East of Welland Road'. It is sited immediately to the south of Picken End and east of Welland Road. The area of the site is 0.48 hectares (1.16 acres approx.).

The site is on the periphery of the existing village settlement, although close to the village school, the village hall and the sports / playing field. It is almost level ground with no internal restrictions such as pylons or other obstructions. The boundary is mainly hedgerow although the south boundary is currently unfenced. There are no watercourses, ponds or other features of biodiversity value. There are no existing buildings on the site.

Overall the development will integrate with the existing village and all of its facilities. The site will not affect either the physical separation between Hanley Swan and Hanley Castle, or the separation between Hanley Swan and the Malvern urban area. A Grade 2 listed half-timbered thatched cottage (Cherry Tree Cottage) is adjacent to the eastern side of the site and particular care should be taken to protect the privacy of that property. Quakers Farm (Grade 2 Listed) is 100 metres to the south of the southern boundary and the current owners also own the grassland field that goes to the site's southern boundary. There should be no impact on any other listed local heritage assets, nor on any woodland, trees or water features such as ponds etc.

The site is not included in the SWDP as it is indicated on the SHLAA list as unavailable. It is not known to have any planning or physical constraints. As a 0.48 hectare site its economic viability / cost benefit should allow a development of mixed property sizes and types. At a density of 30 properties per hectare the maximum for this site is 15 properties although constraints to protect the adjacent listed Cherry Tree Cottage and Quaker's Farm, the need to provide a footway alongside the site and our policy to limit development size may reduce this to 10 properties. It is hoped to achieve a mixed development of bungalows, two & three bedroom properties, some of which may also contain a further office room to allow for live / work facilities.



Site 3 - Land between Hillview Close and St. Gabriel's Church (Part MHHS01) - 9 Properties

The site is known by MHDC as 'MHHS01, (Land adjacent to St. Gabriel's Church.) It is sited between the St. Gabriel's Church Car Park and Hillview Close. The area of the site is 0.32 hectares (0.84 acres approx.). The site is between the existing village settlement and the church. There are a further two dwellings and the Highball Centre (used by Birmingham Youth and Social Services) to the west of the church. It is almost level ground with no internal restrictions such as pylons or other obstructions. The boundary is part hedgerow, part stone wall, and part unfenced. There are no watercourses, ponds or other features of biodiversity value. There are no existing buildings on the site.

To the immediate west are the church car park and then the church; to the east a recently built development of four houses; to the south open fields and to the north (across the road) a narrow stretch of woodland. Layout, design and visual presence will need to be sympathetic to the adjacent Church.

This site offers the possibility of a 'Rural Exception Site' for an affordable housing scheme as it lies outside of but immediately adjacent to the development boundary. It is not included in the SWDP as it is indicated on the SHLAA list as 'availability unknown', however contact has been made with the owner's agent. It is not known to have any planning or physical constraints. As a 0.32 hectare site, if designated as a rural exception site, this would allow a development of mixed property sizes and types to rent or part buy. The site is of a similar size to the existing Chapmans Orchard rural exception site and it is hoped to achieve a similar mixed development of bungalows, two & three bedroom properties. At a density of 30 dwellings to the hectare this would allow a development of 9 properties.

Site 4 - Land on West Side of Worcester Road - 3 Properties

The site is not designated by MHDC on the SHLAA list. It is sited to the north of the existing linear housing on the west side of Worcester Road, Hanley Swan for 65 metres (72 yards) approx. towards an existing barn. It will not extend beyond the existing properties on east side of road (excluding Cygnet Bungalow, an agricultural dwelling). The area of the site is 0.22. hectares (0.53 acres approx.).

The existing land use is greenfield grassland with a mature tree screen, which will require retention, adjacent to the Worcester Road. The site is a linear extension to the existing housing along the west side of Worcester Road. It is level ground with no boundary features other than the mature tree screen adjacent to the highway boundary. There are no watercourses, ponds or other features of biodiversity value other than the tree screen. There are no existing buildings on the site. An 11000 Volt overhead electricity line terminates on the site and is then believed to transform to a 240 Volt supply.

The site is not included in the SWDP but is not known to have any planning or physical constraints. With space for only three houses this is the smallest of the suggested sites and there is little scope for a mix of housing types. It is likely that the site will comprise a mix of 3 or 4 bedroom houses.

Site 7 - Albion Lodge Care Home, Roberts End, Hanley Swan.

The owners of Albion Lodge Care Home notified the Parish Council in mid-2015 that they were developing a plan for additional care units on land to the north east of the existing Residential Home.

The proposed scheme would comprise an additional wing to the existing building plus a second phase of units which would form a 'village style' development offering independence with assisted care or close care help. The residents of this second phase would also have use of the facilities of Albion Lodge - Restaurants, Lounges etc. The Parish Council have been told that informal discussions are taking place with MHDC Planning Department prior to a full planning application.

As architects were already briefed to develop this scheme and the planning authority were already involved, the NDP team did not consider it appropriate to perform a full site evaluation. The Parish Council is supportive of the principle of the scheme as it will meet a need for homes for the elderly, but reserves any further comment until the Planning Application is submitted.

Details of the methodology utilised and the individual sites assessments can be found in the Neighbourhood Plan Supporting Document.

Benefits / Outcomes

Provides for more potential new homes than provided for in the SWDP.

Identifies a potential rural exception site for affordable housing.

As part of 'planning gain' on site 2 it is expected that a pavement will be provided along the whole length of this site on Picken End.

Additional infrastructure or open space improvements will be negotiated for the community as a result of these developments.

Adoption of this policy is a major contributor to the managed growth of the parish.

National & Local Policies

NPPF 6 – Delivering a wide choice of high quality homes

SWDP 2 – Development Strategy and Settlement Hierarchy

SWDP 13 - Effective Use of Land

SWDP 15 - Meeting Affordable Housing Needs

SWDP 20 - Housing to meet the needs of Older People

Supporting Evidence

Reference to SWDP 13 E III - Density of 30 dwellings per hectare in rural areas including Category 1, 2 & 3 villages.

Residential Questionnaire Results - Question 8 - Development Sites:-

- Development Sites to be no more than 10 units. 156 agree, 27 disagree

Results from Public Consultation Events held on 22nd, 25th & 26th Sept. 2015

(2 events in Hanley Swan, 1 event in Hanley Castle)

- Site 1 - 100% in favour, 0 against
- Site 2 - 61% in favour, 39% against
- Site 3 - 53% in favour, 47% against
- Site 4 - 71% in favour, 29% against
- Site 5 - Withdrawn
- Site 6 - 22% in favour, 78% against

Cross References

- Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.
- Details of the methodology utilised and the individual sites assessments can be found in the Neighbourhood Plan Supporting Document.
- BHN 1 – Protection of Buildings or Structures on the Local List of Heritage Assets and BHN 2 – The Environs of Heritage Assets.
- Hanley Castle Parish Building Design Guide

Policy MnGr 8 - Siting of Local Businesses

Introduction

The parish currently has six existing industrial / business centres, plus a disused incinerator site and the SWDP 54 site at Blackmore Park. These are all situated outside the 30 mph. zone of Hanley Swan and away from the main residential settlement areas of Hanley Swan and Hanley Castle. The centres are either built on old wartime hospital sites, other brownfield sites or redundant farm buildings. They are all located in open countryside and outward expansion of these sites would be detrimental to that countryside, which is why with the exception of Blackmore Park, that intensification of existing sites is preferred. Additionally there are many small businesses operating from a home base within the parish, including bed and breakfast accommodation for the tourism industry. The derelict incinerator site, having previously had planning permission for housing refused, has in 2016 obtained a certificate of lawful use pertaining to incineration.

Policy

MnGr 8 - Siting of Local Businesses

Other than home based businesses, new business premises should only be developed within the boundaries of the existing business centres; which are:

- Hanley Workshops
- Merebrook Industrial Estate
- Willow End Park
- Acorn Business Centre
- Cygnet Business Centre
- Walnut Trading Estate (opposite incinerator)

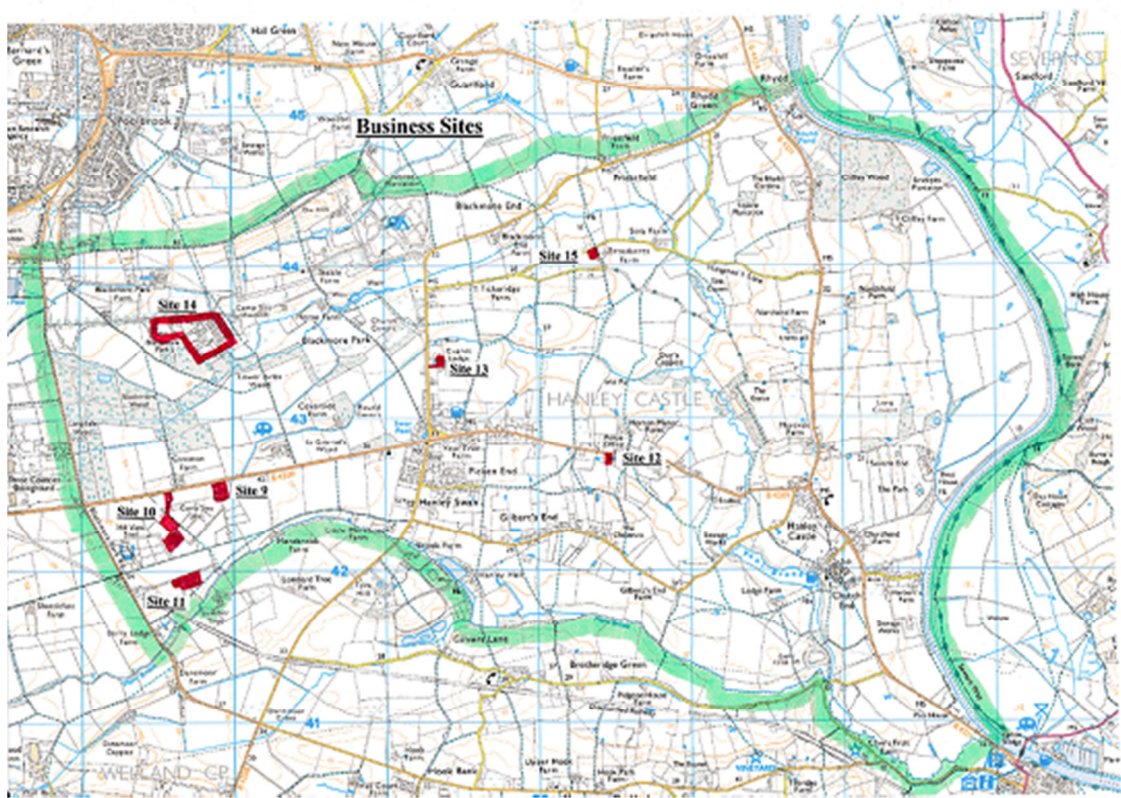
Intensification within the boundaries of these sites will prevent their expansion onto prime agricultural land as all are located in open countryside.

The Parish Council supports the further development of the Blackmore Park site (as per SWDP 54) as this is a brownfield development offering considerable space to expand employment opportunities.

Additionally proposals for the industrial / commercial development (Use classes B1 or B8) of the old incinerator site in Hayler's End will be supported provided they are limited to within the original boundaries of the site when it was operational.

Proposals for a change of use of existing premises to business purposes will not be approved if they will result in a detrimental impact upon local residents.

Map of Business Sites Locations



The map illustrates the location of current business sites in open countryside.

Brief Site Descriptions

Site 9 - Hanley Workshops

The site covers almost 1 hectare (2.4 acres) and is approx. 1500 yards from the centre of Hanley Swan, on the south side of the B4209 Malvern Road. The existing land use is mainly modern workshop units with some retail units, all to let or lease, providing considerable employment opportunities. The available site is fully utilised and at June 2016 was reported to be fully let.

Site 10 - Merebrook Industrial Estate

The site covers approx. 4 hectares (9.6 acres) and is 1 mile from the centre of Hanley Swan, on the south side of the B4209 Malvern Road. The land was originally a second world war military hospital. The existing land use is mainly industrial units, some of which are let or leased and some that have been sold and are owned individually. As at June 2016 the site was reported to be fully let. There is also land within the curtilage of the existing site that appears suitable for further industrial development subject to a planning application.

Site 11 - Willow End, Danemoor

The site covers almost 1.7 hectares (4.1 acres approx.) and is some 2 miles from the centre of Hanley Swan, on the east side of the section of Blackmore Park Road that runs from the Three Counties Crossroad south towards Danemoor Cross. The existing land use is modern office and workshop units, mainly let or leased although some units are owned and occupied by the owners, providing a number of employment opportunities. As at June 2016 there is

only one office unit to let. A planning application was submitted in late 2016 for an additional two storey office building.

Site 12 - Acorns Business Park, The Willows, Roberts End

The site covers less than 0.1 hectares (0.24 acres) and is sited almost mid-way between Hanley Swan and Hanley Castle on the south side of the B4209 Road. The existing land use is mainly modern office / workshop units, all to let or lease, providing some employment opportunities. As at June 2016 there were vacant office units to let.

Site 13 - Cygnet Farm Business Units

The site covers some 0.12 hectares (0.30 acres) and is on the east side of the Worcester Road approx. 500 yards from the centre of Hanley Swan. The existing land use is mainly small modern office / workshop units converted and extended from old brick agricultural buildings, all to let or lease. Most units are occupied by the business owners and there are some limited numbers of employment opportunities. As at June 2016 the site was fully let.

Site 14 - Blackmore Park, Off Blackmore Park Road - SWDP 54

The site of the old second world war hospital has had a planning application approved for a factory producing soft paper products. The company ESP will also occupy the existing large office building at the front of the site. ESP has also submitted a further planning application for an anaerobic digestion plant to generate electricity for the factory. It is expected that the area of the hospital site not being used by ESP will be let or possibly sold for other industrial development. SWDP 54 is also proposing that an additional 4.5 hectares of land to the west of the hospital site will be allocated for B1, B2 and B8 employment uses in particular for workspace that promotes the use of green technology. The existing land use is part brownfield site and part greenfield. The old hospital buildings have been demolished, and caravan and self-storage on adjacent sites appear to be the only commercial activity on site at present.

Site 15 – The Walnut Industrial Estate, Haylers End

This site was originally a commercial milk processing dairy, closed in 1967, and converted to a footpath rights of way workshop. In circa 1998 it was redeveloped as a small industrial estate covering some 0.25 hectares (0.60 acres approx.). It is approx. 1.4 miles from the centre of Hanley Swan, 0.8 miles along Haylers End on a narrow lane with occasional passing places. The site is to the south of the old incinerator, with a residential property and a farm dairy facility to the east. There is farmland to the south and east. The existing land use is a small industrial estate of three units.

Full details of the individual sites assessments can be found in the Neighbourhood Plan Supporting Document.

Benefits / Outcomes

Allowing existing business / industrial estates to develop within their existing curtilage will provide further growth, give additional employment opportunities within the parish and continue to protect the open countryside.

The recently approved planning application for a soft paper products factory on the Blackmore Park Site will hopefully 'kick start' other employment opportunities on this SWDP 54 site.

The tourism industry is important locally because the countryside provides a desirable environment and thus needs protecting. (Malvern Hills, Three Counties Showground, Upton festivals, Severn Valley, Cathedral Cities, Cotswolds etc.)

National & Local Policies

NPPF 3 - Supporting a prosperous rural economy

SWDP 8 - Providing the right land and buildings for jobs.

SWDP 12 - Rural Employment

SWDP 54 - Blackmore Park

SWDP 34 to 42 - Tourism and Leisure

Supporting Evidence

Several questions in the 2014 Residential Questionnaire related to Business Sites:-

- Question 14 - Expand within existing sites - 115 agree, 59 disagree
- Question 15 - Provide more business sites - 34 agree, 129 disagree
- Question 16 - Incinerator Site:-
 - Allow Commercial Development - 97 agree, 56 disagree
 - Allow Industrial Development - 41 agree, 80 disagree
 - Universally – No Heavy Industry

The site is outside of the development boundary and in open countryside, therefore in accordance with the SWDP is not available for housing.

In the 2014 Business Questionnaire:-

- Businesses preferred:- Service Industries, Information Technology, Artisan Workshops, but did not want Heavy Industry
- Businesses approved:- Low cost rentals, Adequate premises, Rural locations, Ease of commuting
- Businesses commented:- Insufficient public transport for workers. Difficulty with mobile phone and broadband access. (N.B. Fibre Optic Broadband is now available). Some problems with Three Counties Showground traffic. Difficulty re-routing and time loss when roads at Upton upon Severn are flooded.
- Build better links with the parish to encourage local purchasing and employment opportunities.

Cross References

- Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.
- Complete Business Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 9 - Heavy Goods Traffic

Introduction

The parish only has a rural road network comprising country lanes and B roads of which the latter carry a lot of commuter traffic destined for the A38 and motorway network. At times this is combined with very heavy visitor / exhibitor numbers to major shows at the Three

Counties Showground, which cause considerable tailbacks from various pinch points. The planned additional housing throughout the local area will also increase the volumes of commuter traffic.

There is therefore concern that the planned further commercial / industrial development of Blackmore Park (SWDP 54) within the parish may considerably increase traffic movements and volumes that will exacerbate the existing problems. This could also be coupled with increased HGV movements associated with further commercial and industrial developments within Great Malvern or elsewhere within the parish.

Policy

MnGr 9 - Heavy Goods Traffic

Any proposal requiring planning permission to change the use of land in the parish to General Industrial Use (B2) or distribution and storage uses (B8), or other uses which would generate heavy goods traffic, must demonstrate with the assistance of a Transport Statement that the proposal will not have an unacceptable effect upon the quality of life of residents through the generation of increased noise, vibration and pollution.

Benefits / Outcomes

The Parish Council is aware of the economic benefits that industrial and commercial developments can bring to the existing residents and businesses of the parish. The above policy is not intended to inhibit such developments but is aimed at shaping the impact they could have on the parish. The opportunity to consider with scheme promoters the potential traffic impact will help ameliorate, through negotiated solutions, any adverse consequences. It is not intended to require a full Traffic Assessment / Transport Statement for every development; only those which may have a significant impact. In other cases a brief description may be all that is needed. This is in accordance with the requirements of the NPPF which states:

32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- safe and suitable access to the site can be achieved for all people; and*
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*

National and Local Policies

NPPF 4 – Promoting Sustainable Transport; para's 31, 32, 34-36

SWDP 4 – Moving Around South Worcestershire

SWDP 8 – Providing the Right Land and Buildings for Jobs

SWDP 12 – Employment in Rural Areas

SWDP 53 – Malvern Technology Centre (QinetiQ)

SWDP 54 – Blackmore Park
SWDP 55 – Three Counties Showground

Supporting Evidence

A number of the questions in the 2014 residential questionnaire related to relevant traffic matters:

- Q29 Speeding issues, 54% in favour of more speed restrictions.
- Q31 Speed activated signs, 69% in favour of more.
- Q35 Impact of major shows, 64% in favour of better traffic management for major events.
- Q37 Parked vehicles obstructing through roads, 71% aware of hazards caused by bad parking.

Within the 2014 Business questionnaire:

- Q21 83% wanted better transport links to encourage business and employment.
- Q23 52% felt transport links were inadequate at times.

(Percentages relate to the respondents to the particular question).

The implications of the responses to questionnaire results are that there are existing problems with the local roads infrastructure that may be exacerbated by a significant increase in commercial or industrial traffic.

Traffic speed surveys carried out by the Road Safety Partnership in both Hanley Swan and Hanley Castle have revealed excessive speeds through our villages by all types of vehicles.

Cross References

Questionnaire results showing responses relating to traffic issues and developing businesses are shown in the Neighbourhood Plan Supporting Document.

Policy MnGr 10 - Disused or Redundant Buildings

Introduction

The parish wishes to ensure the viability and vitality of our local rural economy and this can be helped by the appropriate re-use of disused or redundant buildings. Our preference is for buildings to be utilised for employment or leisure purposes.

Recent changes (2015) in Permitted Development rules allow for the change of use of most types of buildings to alternative purposes without recourse to full planning permission. However this is subject to appropriate conversion works only. This Neighbourhood Plan policy sets out parish preferences and also offers support for additional works or developments where they are necessary to further the aim of economic development.

Policy

MnGr 10 - Disused or Redundant Buildings

The reuse of redundant or disused buildings where it would improve, restore or maintain a positive unlisted building / locally listed building or any other structure of local

significance as identified within any other appropriately evidenced list may be supported if the proposed use meets the following criteria:

- i) it would lead to an enhancement to the immediate setting,
- ii) the design respects the character and significance of the redundant or disused building,
- iii) it is compatible with neighbouring uses,
- iv) the existing building is of permanent and substantial construction capable of conversion without major or complete reconstruction; and
- v) the existing building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Benefits / Outcomes

Implementation of this policy will help continue and expand existing practice whereby redundant buildings are found a new purpose which is economically beneficial to the community. Development of empty properties for commercial / industrial / leisure use will help generate jobs on a scale appropriate to our rural environment. Additionally bringing buildings back into use has a favourable impact upon the established landscape.

National and Local Policies

NPPF 3 - Supporting a prosperous rural economy

The Town and Country Planning (General Permitted Development) (England) Order 2015

SWDP 8 – Providing the Right Land and Buildings for Jobs

SWDP 12 – Employment in Rural Areas

The Worcestershire Farmsteads Guidance

Supporting Evidence

The parish has already benefited through the conversion of some redundant agricultural buildings to commercial and industrial usage. However there are still farmsteads within the parish where changes in agricultural methods or crops grown have resulted in redundant or under-utilised buildings.

Within the 2014 Business Questionnaire 97% of respondents to Q21 recognised that the availability of business premises was key to encouraging business and employment in the parish. In Q26 87% of respondents wished businesses to develop on existing or brownfield sites.

Cross References

Complete Business Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 11 - Assets of Community Value

Introduction

The Localism Act gave communities the opportunity to nominate assets of community value which, if their existence were threatened by a potential sale, could be bid for by the community within a period of six months. The parish has already lost some important assets such as the Post Office and Stores in Hanley Castle and the Butchers in Hanley Swan which is planned to close through retirement. There are a number of sites, premises and businesses within the parish that we would wish to see maintained as accessible to the community and in the case of businesses kept as going concerns. Designation as Assets of Community Value gives the community the opportunity to bid to acquire these assets but the success of that bid or future commercial success is not guaranteed.

At this time the list of potential Assets of Community Value shown below is an initial proposition only. No contact has been made with owners and the list has not been formally discussed or approved by the Parish Council. Any locally approved list will then be subject to an appraisal and acceptance process by MHDC. These actions will form part of the Neighbourhood Plan Implementation Plan.

This policy is complementary to SWDP 37 - Built Community Facilities.

Potential Assets of Community Value

- The Swan Inn, Hanley Swan – a key social gathering point.
- The Three Kings Inn, Hanley Castle – a key social gathering point.
- Post Office and General Store, Hanley Swan – the only remaining shop within the community.
- Allotments adjacent to Winnington Gardens, Hanley Swan – provide leisure and food growing opportunities for those with limited gardens.
- Allotments on Upton Road adjacent to Pool House, Hanley Castle – provide leisure and food growing opportunities for those with limited gardens.
- Village pond and surrounding land, Hanley Swan – a major village attraction much used by residents and visitors alike.
- Hanley Swan Village Memorial Hall – a key social gathering point and venue for many of the clubs and societies and social and sporting activities.
- St Gabriel's Wood, Hanley Swan – a potential community involvement / coherence project.
- Community Orchard in Hanley Swan - a community involvement / coherence project that provides leisure and educational opportunities.
- Playing fields in Hanley Swan – home of the football club and of play facilities for children / teenagers.
- Playing fields in Hanley Castle – leased to the High School for playing fields but also home to the village cricket club.

Policy

MnGr 11 - Assets of Community Value

Proposals that will enhance the viability and/or community value of facilities included in the register of Assets of Community Value will be supported.

Proposals that result in either the loss of the asset or in significant harm to the community value of an asset, whether land or premises, currently or last used as a community asset will be permitted where it can be demonstrated that:

- a) The use no longer serves the needs of the community in which it is located; and
- b) There is adequate alternative provision within the Neighbourhood Plan Area which has the capacity to meet the needs of the community which the lost use previously served; and
- c) The proposed alternative use would deliver a clear community benefit; and
- d) The proposed use would be compatible with adjacent land uses and not be detrimental to neighbouring properties or businesses.
- e) If a property the use is no longer financially viable long-term, as evidenced by, as a minimum:
 - Details of the realistic and appropriate marketing of the premises, leasehold and freehold for at least two years.
 - A financial appraisal that demonstrates that the re-use would not be viable within five years.

Benefits / Outcomes

Implementation of this policy will result in the potential protection and retention within the community of facilities which are of benefit to the community and widely utilised by community members.

National and Local Policies

The Localism Act 2011; Part 5 Chapter 3
The Assets of Community Value (England) Regulations 2012
NPPF 8 – Promoting healthy communities

SWDP 37 Built Community Facilities

Supporting Evidence

In the 2014 Residential Questionnaire:

- Q5 86% responded positively to enjoying the villages' local shops.
- Q47 listed four village amenities, in each case over 80% of respondents responded positively to them.

- Q58 asked about the importance of a range of village facilities including leisure and retail; in no case did any facility get less than 83% support and in many cases over 90% support was recorded.
- Q63 asked about potential support, financial or otherwise, for acquiring Assets of Community Value. 83% of respondents agreed or strongly agreed to the idea of providing support.

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

Policy MnGr 12 - Developer Contribution Policy

Introduction

Any additional development within the parish has an impact on the usage and availability of a range of existing infrastructures. Developers have to mitigate site specific issues but are also required to make contributions, in accordance with planning authority rules, which can be utilised for more general local schemes. The Parish Council, in conjunction with community bodies, has identified some specific schemes or range of issues that can be brought to fruition with the aid of developer contributions. This initial list of potential projects will be updated throughout the life of this plan to reflect achievements, new requirements and changing priorities.

Policy

MnGr 12 - Developer Contribution Policy

All new development in the NDP area should provide necessary and appropriate infrastructure and new facilities on-site, or contribute to off-site infrastructure and facilities as required by means of planning condition, Section 106 contribution, or use of Community Infrastructure Levy as appropriate. In particular all new development which is likely to increase transportation demands, which may increase demands for vehicular, cycle and/or pedestrian flows, to which Section 106 or Community Infrastructure Levy can be applied should be required to provide a contribution towards the priorities of the Parish Council as initially noted below; but subject to subsequent amendments by the Parish Council.

- Various road safety and traffic calming measures as noted in policy Trf 1.
- The development of a safe cycle route between Hanley Castle and Hanley Swan as noted in policy Trf 2.
- The development of further footpath and cycleway connections as noted in policy Trf 3.
- Alleviating parking problems at Hanley Castle High School and adjacent to Hanley Swan Post Office as noted in PCR 6.

Benefits / Outcomes

The implementation of this policy gives specific purpose to contributions that developers may make. Without identifying specific local schemes these monies may just be utilised for schemes within the wider District Council. By having a Neighbourhood Plan the parish is also entitled to a higher proportion of Community Infrastructure Levy which can be deployed on specifically local schemes.

National and Local Policies

NPPF – Local Plans para 175.

SWDP 7 – Infrastructure.

SWDP 62 - Implementation.

Local partner Councils agreed Community Infrastructure Levy Charging Schedule.

Supporting Evidence

The residential questionnaire of 2014 identified a number of key concerns of residents that could potentially be solved through the application of developer contributions. These were not just in the answers to specific questions but also in the free form comments that were made. There were particular concerns about traffic related issues.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

PCR 1 - Community and Business Integration

(Parish Council Responsibility)

Introduction

There are many businesses operating within the parish and some members of the community are employed by them or are owners / directors. However there is little direct contact between these businesses and the residential community, nor are there any recognised channels of communication between business and community representatives. This has been illustrated by problems with broadband provision and mobile telephone signal strength. To help the community and businesses integrate better a number of actions can be taken for mutual benefit. The policy below lists two initial actions, however this can be added to over time.

Policy

PCR 1 - Community and Business Integration

- 1 A member of the Parish Council is designated to liaise with businesses within the parish.
- 2 Provision will be made for businesses to advertise any vacancies on the parish website.

Benefits / Outcomes

Balancing the needs of businesses and residents and helping both to draw upon the resources that the other can offer. There are potential employees with a wide range of skills and experience; there is a pool of both consumer and business customers; there are local sources of supply and resident tradesmen. The development of Blackmore Park as a major employment and business site gives an added impetus to our two related objectives:

- To ensure a balance is maintained between the size of the community and local businesses and the infrastructure necessary to support them.
- To promote the establishment of technical and transport infrastructure that will attract and retain businesses in the Parish.

National and Local Policies

NPPF 3 - Supporting a prosperous rural economy

SWDP 12 - Employment in Rural Areas

Supporting Evidence

The 2014 Business questionnaire illustrates the issues facing local businesses.

The 2014 Residential questionnaire shows:

- Q2 11% of question respondents work within the parish and 7% work from home.
- Q14 66% of question respondents supported expansion of existing business sites, but in Q15 79% were against additional sites.
- Q65 showed a general reluctance to encourage new eco-businesses.

Cross References

Complete Residential and Business Questionnaire results are in the Neighbourhood Plan Supporting Document.

Section 6: Rural Environment Policies

Aim 2 (RE) – To maintain the rural environment of the Parish and its settlements.

Rural Environment

One of the key issues to emerge from the various consultations with the residents of the parish has been the desire to keep the rural feel of the settlements and the whole parish. In response to a series of questions about life in the parish, 96% agreed that they liked the rural atmosphere and this was reinforced by many comments. There is a concern that additional building both in our parish and in adjacent communities will effectively lead to 'urban sprawl' and a move to a suburban environment. Additionally we are already threatened with the loss of facilities and public transport and this also impacts upon the nature of rural life.

The policies below, along with others in this plan, are set out to help maintain the rural environment of the parish.

Policy RE 1 – Sympathetic Design

Introduction

Each village and community has a part to tell in the whole story of the parish and this is reflected in the design and layout whether it be within a defined Development Boundary of a village or in a group of cottages or farm buildings. It is this eclectic mix which gives the distinctive rural feel. In addition certain aspects of the infrastructure contribute to separating the urban from the rural environment.

Policy

RE 1 - Sympathetic Design

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the parish. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to their location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will not be supported.

Guidance upon those specific issues aimed at maintaining the rurality of settlements is set out in the Hanley Castle Parish Building Design Guide, which should be read alongside this document.

Benefits /Outcomes

High quality design of both buildings and infrastructure is key to sustainability and should enhance the original environment and not detract from it. This will apply to design, materials and details of the environment in which they are set.

Developments will be required to reflect the existing village picture, the result of historical development, rather than uniformity. This should help prevent the use of inappropriate standard designs which do not fit with the aesthetic of existing structures. This will maintain a standard across new developments for individual buildings, multiple buildings and extensions to existing properties.

Other features which will help maintain the rural environment are set out in the Design Guide.

National & Local Policies

NPPF - section 7 57 & 58

Including 'establish a strong sense of place' and 'respond to local distinctiveness, be visually attractive and with appropriate landscaping.'

SWDP 5 - Green Infrastructure

SWDP 6 - Historic Environment

SWDP 21 - Design

Supporting Evidence

In the 2014 Residential Questionnaire:

- 94% for Design reflecting Local Character.
- 90% for protecting natural environment and heritage assets
- 65-85% support for the range of questions about renewable energy initiatives which many have already actioned.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Policy RE 2 – Settlement Identity

Introduction

The parish comprises of two main villages, and other significant communities e.g. Gilbert's End, as well as groups of housing around traditional farmsteads now converted. The villages and communities are quite distinctive physically, being separated by fields and green spaces, as well as in appearance by the design and layout of their developments over time. These include Georgian Villas, or half-timbered estate cottages, or brick built Victorian small houses. Development Boundaries exist around the two main villages of Hanley Castle and Hanley Swan, and swathes of open fields separate the villages from the nearby towns of Upton upon Severn and Malvern.

Policy

Policy RE 2 – Settlement Identity

In order to maintain the separate character and identities of the two principal settlements in the parish, Hanley Castle and Hanley Swan, new housing development in the open

countryside, outside the Hanley Castle and Hanley Swan development boundaries (See Policy MnGr 7) will only be considered favourably if it is:

- a) A dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise; or
- b) Affordable housing on an exception site to meet identified local need; or
- c) A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the original footprint by 30%.

Extensions to existing dwellings will be supported providing that they are subordinate to, and do not dominate the character and appearance of the original dwelling.

Conversions or the re-use of existing buildings will be supported providing there is no need for substantial reconstruction or need for large extensions.

Development Boundaries should be safeguarded to maintain each settlement's distinct identity and character and to prevent coalescence and ribbon development.

Benefits / Outcomes

Development boundaries around Hanley Castle and Hanley Swan will concentrate any future development within these areas which are sustainable and prevent spread into open countryside. This ensures that the rural feel of the parish is maintained.

Keeping the distinctive nature of each village or community is important and the prevention of any coalescence through ribbon development will maintain this. Similarly it is important on the edge of the parish that the adjacent urban settlements or business developments do not erode the countryside.

A Development Boundary does not exist around Gilbert's End so development there must fall within the policies of open countryside, which should prevent over development.

National & Local Policies

NPPF:

Delivering a wide choice of high quality homes para 55

11 - Conserving and enhancing the natural environment

12 - Conserving and enhancing the historic environment

SWDP 2 – Development Strategy and Development Hierarchy; paras: A iii) and C. Reasoned Justification paras: 3 and 4

SWDP 18 – Replacement Dwellings in the Open Countryside

SWDP 19 – Dwellings for Rural Workers

Supporting Evidence

In the 2014 Residential Questionnaire:

Q5 90% of respondents enjoy parish life because of village identity.

Participants also commented on fear of over development and losing the village feel, or rural aspect.

Often residents expressed that the rural environment was what attracted them to the villages. *"We have lived in Hanley Swan for 50 years. Over the period there have been some*

enormous changes resulting in Hanley Swan developing from a small country village to suburbia. Some changes have been inevitable as population and amenities develop but we should keep aware not to let the village lose too much of its character.”

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Policy RE 3 – Replacing Natural Features Lost Through Development

Introduction

The parish sits between the Malvern Hills Area of Outstanding Natural Beauty and the valley of the River Severn. It is an area rich in natural features and is principally farmland or woodland. The relatively flat topography and sheltered climate have meant that historically the area abounded in orchards with many ponds and ditches. Fields are marked with native species hedgerows and there are many significant trees, particularly in the major estates that form part of the parish. This rural environment is also reflected in the plantings around domestic residences. It is important to the community that these rural features are at least maintained and enhanced where possible.

Policy

RE 3 – Replacing Natural Features Lost Through Development

Where development might have an adverse impact on significant trees, orchards, hedgerows and other natural features such as ponds then mitigation measures should be included in the development details. This may include, for example, replanting with appropriate native species and recreation or replacement of ponds of equivalent biodiversity value. Planting species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. The development approach should demonstrate in the Design and Access Statement that it has been landscape led in order to avoid retrofitting of poor quality or token landscaping.

Benefits/Outcomes

Rather than losing remaining features of the landscape and biodiversity, good planning will enhance and increase provision so adding to the rural environment.

The ongoing management of such planning will further encourage good management of existing environmental features.

Local and National Policies

NNPF

Section 11 - Conserving and enhancing the natural environment: in particular the following paragraphs.

Para 109 - The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and **providing net gains in biodiversity** where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

Para 114 - Local planning authorities should:

- set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;

Para 117 - To minimise impacts on biodiversity and geodiversity, planning policies should:

- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;

Para 118 - When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;

SWDP 2 - Development Strategy and Settlement Hierarchy

A.iii - Safeguard and (wherever possible) enhance the open countryside.

SWDP 22 - Biodiversity and Geodiversity

SWDP 25 - Landscape Character.

Supporting Evidence

In the 2014 Residential Questionnaire:

Q59 asked about the protection of features:

- | | |
|------------------------------|--------------|
| • Public green spaces | 99% approval |
| • Ancient trees and woodland | 98% approval |
| • Conservation area | 97% approval |
| • Community orchard | 97% approval |

Q60 support for planting trees and wild flowers on community land - 98% approval

Q66 interest in a community wood - 90% approval

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Section 7: Built, Historic & Natural Environment Policies

Aim 3 (BHN) – To maintain and enhance the built, historic and natural environment.

THE BUILT HERITAGE ENVIRONMENT

Section Introduction

The National Planning Policy Framework defines a heritage asset as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”

The parish of Hanley Castle is of historic significance with a Roman presence revealed by archaeological digs, the siting of King John’s hunting lodge, a medieval river port, an important medieval pottery industry, the administrative centre for Malvern Chase, two major estates one of which survives to this day and the development in the 18th and 19th centuries of several large important houses. Some of this heritage has been lost but much remains; its preservation and protection is important to the parish community and to the county of Worcestershire.

This section of our plan contains three policies concerned with the protection of the built heritage environment. These policies help to identify and protect heritage buildings, other structures and heritage sites from the effects of insensitive direct or indirect development.

Policies

Policy BHN 1 – Protection of Buildings or Structures on the Local List of Heritage Assets (Local List)

Introduction

Listed buildings (Appendix A) are already protected by law, but many others in the parish which do not currently meet national criteria for statutory listing are nevertheless of local historical importance and worthy of protection and conservation in their own right. A Local Heritage List is a means for a community to identify those heritage assets that are important to them, clarifying the location of these assets and what it is about them that is significant. It is not restricted to buildings and may comprise open areas, such as village greens or ponds, historic street furniture, such as letterboxes and signposts, and archaeological sites. It is the Parish Council’s intention to submit a Local Heritage List for approval by the district council.

Locally listing a heritage asset does not bring additional consent requirements over and above those required for planning permission. It can, however, help to influence planning decisions in a way that conserves and enhances local character.

Policy

Policy BHN 1 – Protection of Buildings or Structures on the Local List of Heritage Assets (Local List)

Following adoption by Malvern Hills District Council, proposals requiring consent which affect a building or structure on the Local List must demonstrate how they protect or enhance the

heritage asset.

The renovation, alteration or change of use of buildings or structures identified on the local heritage list should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.

The Council will resist development which will involve demolition or part demolition of buildings or structures on the Local List. Applications proposing demolition will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. In cases where demolition is unavoidable the Council will seek to ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.

Benefits / Outcomes

This policy helps to identify and protect heritage buildings, other structures and heritage sites from the effects of insensitive direct or indirect development.

Provides an up-to-date and robustly selected list of historic buildings to strengthen the role of local heritage assets as a material consideration in deciding the outcome of planning applications.

Gives information on locally important buildings in an electronic and accessible format to meet e-Gov requirements.

Forms part of the schedule of designated sites within MHDC's area for the evidence base of its Local Plan and is capable of being updated and amended as and when new information becomes available.

National and Local Policies

NPPF 7 - Requiring Good Design; paras 58-66

NPPF 12 – Conserving and Enhancing the Historic Environment; paras 126 and 128-141

SWDP 6 – Historic Environment

SWDP 21 – Design

SWDP 24 – Management of the Historic Environment

Supporting Evidence

In the 2014 Residential Questionnaire:

Q59 asked about the protection of heritage features:

- Conservation Area 98% approval
- Schedule Monuments 95% approval
- Listed Buildings 96% approval
- Historic Buildings 95% approval

The proposed Local Heritage List which comprises 58 properties.

Cross References

Proposed Local Heritage List is included as Appendix B.

Parish Maps are included as Appendix D.

Policy BHN 2 – The Environs of Heritage Assets

Introduction

It is not just changes to heritage assets themselves which impact upon the heritage environment but also other developments and changes within the same locality. Public realm / street scene changes may not require planning permission but can have a significant impact upon the setting of heritage assets. This policy intends to provide for a consideration of relevant factors when making decisions which impact upon the heritage environment.

SWDP 21 provides an overall framework for design attributes, including public realm features. A key requirement is to reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. Within the context of this Neighbourhood Plan this means that within the Hanley Castle Conservation Area or adjacent to nationally listed and local heritage listed historic buildings, public realm additions or changes should enhance or sustain a heritage asset, its role in contributing to a sustainable community and make a positive contribution to the local character and sense of place.

Policy

Policy BHN 2 – The Environs of Heritage Assets

Proposed developments and public realm additions or changes adjacent to nationally listed and local heritage listed historic buildings should enhance or sustain a heritage asset, its role in contributing to a sustainable community and make a positive contribution to the local character and sense of place.

Planning applications which contribute to the long term management and wellbeing of heritage assets will be looked upon favourably. In considering the acceptability of proposals against this Policy, the wider public benefits of the proposed scheme, in addition to localised heritage and conservation issues and the views of the community will be taken into account.

Benefits / Outcomes

Due consideration of the impact of changes within the locale of heritage assets, even though they may not impact upon the fabric of the heritage asset itself.

Encouraging dialogue between public sector bodies and the community on changes which may impact upon the heritage environment.

National and Local Policies

NPPF 7 - Requiring Good Design; paras 58-66

NPPF 12 – Conserving and Enhancing the Historic Environment; paras 126 and 128-141

SWDP 6 – Historic Environment

SWDP 21 – Design

SWDP 24 – Management of the Historic Environment

Supporting Evidence

In the 2014 Residential Questionnaire:
Q59 asked about the protection of heritage features:

- Conservation Area 98% approval
- Schedule Monuments 95% approval
- Listed Buildings 96% approval
- Historic Buildings 95% approval

Worcestershire County Council Historic Environment Record which maps sites and listed buildings within the parish and has been used as the basis for our parish maps.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Listed Structures are included as Appendix A

Proposed Local Heritage List is included as Appendix B.

Parish Maps are included as Appendix D.

Policy BHN 3 – Protection of the Archaeological Environment

Introduction

Archaeological excavations within the parish have uncovered evidence of a Roman presence and a significant medieval pottery industry. In both cases the River Severn played a significant part in the transport of people and goods. The parish is also the site of King John's hunting lodge 'Hanley Castle', little now remains of this scheduled ancient monument which is under the protection of Historic England. The parish church of St Mary's may have had Saxon origins as evidenced by the 'Lechmere Stone', part of an ancient gravestone.

Policy

Policy BHN 3 – Protection of the Archaeological Environment

Development proposals in areas listed below and shown on Map X should take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

Known archaeological sites are:

- The Balconies, Robert's End, Hanley Swan – 15/16th c. kiln waste
- Tara cottage, Robert's End, Hanley Swan – 14/16th c. kiln waste
- Horton Manor Farmhouse, Robert's End, Hanley Swan – 13/17th c. pottery

- Brickwalls Farm, Gilbert's End, Hanley Castle – 13/16th c. kiln waste
- Land immediately north and south of Quay Lane, Hanley Castle – Roman pottery and iron waste dating to the 2nd century.

Benefits / Outcomes

Gives information on locally important sites in an electronic and accessible format to meet e-Gov requirements.

Forms part of the schedule of designated sites within MHDC's area for the evidence base of its Local Plan and is capable of being updated and amended as and when new information becomes available.

Provides an up-to-date and robustly selected list of archaeological sites to strengthen the role of local heritage assets as a material consideration in deciding the outcome of planning applications.

Helps developers avoid those sites where development work could cause considerable damage to archaeological remains.

National and Local Policies

NPPF 12 – Conserving and Enhancing the Historic Environment; paras 126 and 128-141

SWDP 6 – Historic Environment

SWDP 24 – Management of the Historic Environment

Supporting Evidence

Worcestershire Archaeological Service – various reports and surveys of sites within the parish including ground probing radar and magnetic resonance surveys.

Worcestershire County Council Historic Environment Record which maps sites within the parish and has been used as the basis for our parish maps.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Parish Maps are included as Appendix D.

THE NATURAL ENVIRONMENT

Section Introduction

We live in a rural environment and the results of our surveys demonstrate that this is strongly appreciated by the community. The parish lays between the Malvern Hills Area of Outstanding Natural Beauty and the River Severn, itself a SSSI (Site of Special Scientific Interest) in parts. Residents wish to keep the natural appearance of the countryside and to resist the encroachment of suburbanisation and development. However we ourselves can be at fault by extending our gardens into the countryside, by removing native species and by degrading watercourses and ponds. Within the settlements themselves, open green spaces can be more limited and those that exist threatened by the need to develop within the development boundaries. The following policies set out to protect natural features, green spaces in settlements and the natural beauty of those sites of biological interest which form green corridors for wildlife.

Policies

Policy BHN 4 - Preserving Ancient Trees, Woodland, Trees, Hedges.

Introduction

Ancient, mature and established trees should be protected and incorporated into landscaping schemes wherever possible. The planting of appropriate local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. Existing hedgerows should be retained and the establishment of new native hedges is encouraged. We have many ancient trees within the parish and specific examples are identified within the schedule of 'Ancient Trees, which are wholly or partially within Hanley Castle,' provided by the Worcestershire Biological Records Office and some are shown on the attached parish maps. It should be remembered that the parish once formed a major part of Malvern Chase which was forested until the 17th century.

Policy

Policy BHN 4 - Preserving Ancient Trees, Woodland, Trees, Hedges

Development that damages or results in the loss of ancient trees, or trees and hedgerows of arboricultural and amenity value will be resisted. Additionally the establishment of new native hedges is encouraged.

Proposals should be designed to retain such features within landscaping schemes.

Benefits / Outcomes

Protection and preservation of ancient and significant trees and hedgerows whilst also providing encouragement for natural planting of relevant species.

Provides up-to-date lists of significant trees and woodland that contribute to the character of the parish and to strengthen the role of the local environment as a material consideration in deciding the outcome of planning applications.

Gives information on locally important sites and locally important trees and woodland in an electronic and accessible format to meet e-Gov requirements.

National and Local Policies

NPPF 109, 113, 114, 117 and 118 – Conserving and Enhancing the Natural Environment

SWDP 5 – Green Infrastructure

SWDP 22 – Biodiversity and Geodiversity

Supporting Evidence

The Hedgerows Regulations 1997 make it a criminal offence to remove a hedgerow without permission, although domestic hedgerows may be exempted from this. If permission is sought and the planning authority deems the hedgerow to be ‘important’ then the authority will decide if the circumstances justify the removal of an important hedgerow. The strong presumption is that important hedgerows will be protected. Unless satisfied that removal is justified, the authority must refuse permission. They will issue a Hedgerow Retention Notice to say that removal of the hedgerow is prohibited.

Para 118 of the NPPF states:

- ‘development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;’

In the residential questionnaire Q59 asked about the protection of a range of features. The top two features residents wished to protect were:

- Public Green Spaces – 99%
- Ancient Trees and Woodland – 99%

The schedule of ‘Ancient Trees, which are wholly or partially within Hanley Castle,’ provided by the Worcestershire Biological Records Office.

Some of the most important ancient trees are described within Appendix C and locations shown on the Parish Maps.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

A list of the most important ancient trees is included as Appendix C.

The Worcestershire Biological Records Centre documents are in the Neighbourhood Plan Supporting Document.

Policy BHN 5 - Protected Local Green Spaces

Introduction

This policy identifies green spaces within the settlements of the community and which are all important for various reasons. They include sports facilities, recreational areas, wildlife areas and village greens. Despite being a rural parish there is now limited open space available to the public within the development boundaries. It is therefore important that we retain and protect those green spaces that currently exist. All of the spaces noted below are shown on the parish maps; see Appendix D.

Policy

Policy BHN 5 - Protected Local Green Spaces

Protected local green spaces, as marked on the parish maps, will be protected from all development types in order to preserve the character and appearance of the Conservation Area, the village townscape and to offer long term recreational opportunities.

Specifically identified areas within the parish are:

- Hanley Swan – the village pond and surroundings
- Hanley Swan – the village green (registered village green)
- Hanley Swan – Ewe and Lamb green (registered village green)
- Hanley Swan – Sports field and play area behind village hall
- Hanley Swan – Field behind Primary School
- Hanley Castle – Playing field and tennis court area in front of High School
- Hanley Castle – The Glebe field currently used for the school playing field and cricket pitch
- Hanley Castle – The green triangle outside the Three Kings (registered village green)

Benefits / Outcomes

Protection and preservation of named green spaces within the settlements of the parish.

Provides an up-to-date list of important green spaces that contribute to the character of the parish and strengthens the role of the local environment as a material consideration in deciding the outcome of planning applications.

National and Local Policies

NPPF 8 – Promoting Healthy Communities paras: 73, 74, 76, 77 and 78.

SWDP 38 – Green Space.

Supporting Evidence

The NPPF para 77 states:

'The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.'

The green spaces we have defined in policy BHN5 meet the above criteria and are important to the parish for the following reasons:

- Hanley Swan – the village green (registered village green)
- Hanley Swan – Ewe and Lamb green (registered village green)
- Hanley Castle – The green triangle outside the Three Kings (registered village green)

The three registered village greens each provide a public recreation area and focal point within our villages. Although the area outside of the Three Kings is quite small it still provides a seating area and has been the centre of musical and dance events.

- Hanley Swan – Sports field and play area behind village hall
- Hanley Swan – Field behind Primary School
- Hanley Castle – Playing field and tennis court area in front of High School
- Hanley Castle – The Glebe field currently used for the school playing field and cricket pitch

These four areas all provide sports and recreation facilities. Behind the village hall is the football pitch used by the local club and also play equipment and areas for children and teenagers. The area behind the Primary School is the school sports field and green play area. The open space in front of the High School provides a green setting for the school and is used for rugby, soccer and other games as well as recreation use for the pupils. Finally the Glebe field is an old established recreation and cricket area now leased to the school for games use. The Hanley Castle and Upton Cricket Club are based there and it is the site of their pavilion.

- Hanley Swan – the village pond and surroundings

The village pond is surrounded by a public recreation area with tables and seating and mature trees. It is also the site of the community art project. The area is attractive to residents and tourists and helps to bring additional revenue to local businesses as well as providing a beautiful backdrop to the centre of Hanley Swan. The pond also attracts a range of water birds which help enhance its attractiveness.

In the residential questionnaire Q59 asked about the protection of a range of features. The top two features residents wished to protect were:

- Public Green Spaces – 99%
- Ancient Trees and Woodland – 99%

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Parish Maps of the historic environment are in Appendix D.

Policy BHN 6 - Sites of Biological Interest

Introduction

Hanley Castle is a rural parish, adjacent to the Malvern Hills AONB with its eastern boundary formed by the River Severn. Historically the parish formed a major part of Malvern Chase, a forested area used for hunting by King John. In more modern times the land in the parish has mainly been devoted to agriculture, but its proximity to Malvern, Worcester and the West Midlands motorway network means a continual threat of suburbanisation. The parish has managed to retain some quiet secluded places where wild flora and fauna have continued to flourish and it remains important that they are protected. This policy lists some particularly important sites which are also identified on the Parish Maps.

Policy

BHN 6 - Sites of Biological Interest

This Neighbourhood Plan supports the protection and enhancement of Sites of Biological Interest throughout the parish. Local habitats and wildlife biodiversity should be preserved and linking wildlife corridors, including brooks and watercourses, enhanced.

Development proposals that impact on local wildlife and habitats identified in the list below and shown upon the parish maps (Appendix D) should demonstrate how biodiversity will be protected and enhanced.

- Langdale and Blackmore Woods
- The Lills, Common Wood, Upper Arles Wood
- All the watercourses including Pool Brook and Mere Brook and their feeder streams
- The pools / weirs to the right of Home Farm
- The Moat adjacent to Cygnet Lodge
- Water Wheel Covert and Sink Covert on Pool Brook
- Days Coppice
- River Severn
- Brickpits Plantation
- Cliffey Wood & Cliffs

Benefits / Outcomes

Protection and preservation of sites of biological interest throughout the parish. The latter are important green corridors and habitats for wildlife. An example is Langdale and Blackmore Woods which are Local Wildlife Sites and identified as priority habitat - deciduous woodland and wood-pasture and parkland. Priority habitats are of particular importance for nature conservation.

Provides up-to-date lists of sites of biological interest that contribute to the character of the parish and strengthens the role of the local environment as a material consideration in deciding the outcome of planning applications.

Gives information on locally important sites and locally important trees and woodland in an electronic and accessible format to meet e-Gov requirements.

Forms part of the schedule of designated sites within MHDC's area for the evidence base of its Local Plan and is capable of being updated and amended as and when new information becomes available.

National and Local Policies

NPPF 11 - Conserving and Enhancing the Natural Environment paras: 109, 113, 114 and 117.

SWDP 5 – Green Infrastructure

SWDP 22 – Biodiversity and Geodiversity

Supporting Evidence

Worcestershire Biological Records Centre - Protected/notable species and designated sites information held by WBRC as at 25/11/2015 within the parish of Hanley Castle.

Worcestershire Biological Records Centre – Detailed Biological Sites descriptions

The former Saved Local Plan from MHDC which had identified some of these sites.

In the residential questionnaire Q59 asked about the protection of a range of features. The top two features residents wished to protect were:

- Public Green Spaces – 99%
- Ancient Trees and Woodland – 99%

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

The Worcestershire Biological Records Centre documents are in the Neighbourhood Plan Supporting Document.

Parish Maps are in Appendix D.

Section 8: Design Policies

Aim 4 (Des) – To promote thoughtful, quality design of buildings and their built environment to complement or enhance their surroundings.

Policy Des 1 – General Building Design Principles

Introduction

Good design is essential for all new developments, alterations or extensions within the Parish. The National Planning Policy Framework (2012) emphasises the link between good design and sustainable development:

“Good design is a key aspect of sustainable development; is indivisible from good planning and should contribute positively to making places better for people.”

There is no consistent formal structure to the built environment through the parish and even within settlements there is a singular lack of cohesion of building styles, materials and appearance. Since the 1940s various developments have created a medley of house types and construction. However several themes can be determined both across and within the main areas of the parish and it is because of this that guidelines are needed.

New properties and extensions need to reflect the character of the landscape and existing properties in their vicinity and be of a sympathetic design. There is also the need to reflect the rural nature of the parish which is most important to existing residents. New developments also have to be limited in size and demonstrate variability in design so as to avoid the bland sameness that is detrimental to so many developments. The parish also contains many heritage assets and any development impacting upon them requires careful and sympathetic design.

In order to help residents and developers make the best choices for the design of their alterations, extensions or new developments, there is available from the Parish Council websites a Parish Design Guide which sets out the specifics of preferred designs.

Policy

Policy Des 1 - General Building Design Principles

In order to be considered favourably all new development proposals will need to satisfy the following building design principles:

1. Any development should be of a character, scale, mass and built form which responds to the characteristics of the site and its surroundings; the Design and Access Statements should clearly demonstrate how this is achieved. Care should be taken to ensure that building(s) height, scale and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.

2. To avoid visual uniformity, proposals should not feature designs specific to a generic “scheme”. They should display, within Design and Access Statements, how the proposed individual designs take account of the locally distinctive character of the area in which they are to be sited.

3. New buildings should follow a design approach in the use of materials, fenestration and

rooflines which is sympathetic to the existing built environment. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways, but they must still be sensitive to surroundings and not be excessively prominent.

4. New developments, alterations or extensions especially in the parish Conservation Area should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. Developers should demonstrate their approach to sustainability through the Design and Access Statement or other supporting evidence, identifying that they have wherever possible made full use of: natural materials from environmentally responsible sources; the use of energy saving materials; and materials of high quality which have been reclaimed, salvaged or recycled.

5. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework; a document jointly produced by Worcestershire County Council and English Heritage.*

6. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should, wherever possible, be removed.

Applications which fail to address the policy criteria where opportunity exists should be refused as it is considered that they do not deliver sustainable development.

The above criteria have been developed from the Parish Design Guide (2016) which is a supplementary guidance document to this Neighbourhood Plan and should be read alongside this policy. The Design Guide gives specific advice on the use of appropriate materials.

* The document is available to view on the WCC website and provides a step-by-step approach to considering the reuse of traditional farm buildings and the sustainable development of farmsteads, through identifying their historic character, significance and potential for change.

Benefits / Outcomes

The adoption of this policy encompasses the aspirations of our community and will help ensure that future development within the Hanleys is in keeping with the existing character of surrounding properties and the overall village setting. Most importantly it keeps the maintenance of the rural nature of our villages at the forefront of consideration.

National and Local Policies

National Planning Policy Framework - Section 7 is devoted to Requiring Good Design; two key paragraphs are:

‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.’

‘Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.’

South Worcestershire Development Plan – Relevant policies are:

SWDP 5 – Green Infrastructure

SWDP 6 – Historic Environment

SWDP 21 – Design

SWDP 24 – Management of the Historic Environment

This policy Des 1 is supplementary to all the above.

Supporting Evidence

A number of relevant issues were evidenced by the NDP questionnaire in the summer of 2014:

- In a question about what they enjoyed about the parish; 96% of respondents cited ‘Rural Atmosphere’ and 90% cited ‘Village Identity’.
- In a question about housing characteristics; 94% of respondents wanted homes where the ‘Design was reflecting local character’; 77% were against single type developments, 93% against high density schemes and 95% against properties of three or more stories.
- Well over 95% of respondents were in favour of all questions relating to the protection of the natural environment and heritage assets.
- Support for eco features to be incorporated into housing ranges from 65 to 80% of all respondents. In many cases householders had already taken the initiative and installed relevant features and many more were interested in doing so.

The village of Hanley Castle has ancient origins and contains a designated Conservation Area which has been harmed by previous development.

This policy does not attempt to freeze in time the settlements that make up Hanley Castle Parish as good, modern, innovative design would be welcome. Rather it is important to maintain the rural character and prevent the urbanisation of villages that are close to the employment centres of Malvern, Worcester and Tewkesbury.

Based upon ONS / Land Registry data for 2013 (see Appendix E) the Parish of Hanley Castle has amongst the highest median prices for housing in Worcestershire and the West Midlands; this has tended to drive the development of larger executive style homes which are not what the residents of the area feel is required.

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

The Parish Design Guide gives relevant help to developers and residents and is a related document to this Neighbourhood Plan. Printed copies are available at [?????????](#) or from [?????????](#) It is also available on the internet at The Hanleys website. www.hanleyswan.net

Policy Des 2 – Renewable and Low Carbon Energy

Introduction

Existing residents have done much to implement energy saving measures and there are also some renewable energy installations mainly of PV panels, ground / air source heat pumps and biomass boilers. However the energy generation installations have been focused upon improvements for individual households, but locally little development of community or business orientated schemes has taken place. There are some welcome exceptions to this of medium scale biomass schemes serving the building complexes at Rhydd Gardens, Severn End and the Options Malvern View College. There is also an anaerobic digester plant to be built to serve the ESP development on the Blackmore Park industrial site.

In this context of mainly domestic scale installations this policy is intended to support and facilitate the development of appropriate new or additional community and business schemes.

Policy

Des 2 – Renewable and Low Carbon Energy

With the exception of wind turbines, proposals for stand-alone renewable and other low carbon energy schemes will be supported if their impacts are (or can be made) acceptable.

Considerations that should be taken into account when assessing proposals include:

- Visual impact in the immediate locality and the wider area
- Impact on adjoining uses including noise, vibration, or electromagnetic interference
- Sites of local nature conservation
- Public safety
- Continued safe use of public rights of way
- Highway safety and traffic generation
- Impact on the Conservation Area, listed buildings or their setting
- They are in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Guide

Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts.

A scheme should be agreed with the local planning authority to remove the energy generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation.

Benefits / Outcomes

The parish support for renewable energy initiatives will encourage the development of community and business led schemes.

This provides help to the nation in moving towards a low carbon economy.

National and Local Policies

The National Planning Policy Framework (NPPF) states:

(para 95) *“To support the move to a low carbon future, local planning authorities should: When setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.”*

And;

(para 97) which says planning authorities should *“design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.”*

SWDP 21 – Design: Para Bi refers.

SWDP 27 – Renewable and Low Carbon Energy and the Renewable and Low Carbon Energy Supplementary Planning Document.

Supporting Evidence

Mains gas is not available within the parish therefore households are more reliant upon electricity and oil as power sources.

Within the 2014 residential questionnaire specific questions about energy issues gave the following results which show considerable progress on insulation and developing interest in forms of energy generation. In the table below Total is the overall number of respondents and the percentages are of that total.

	Interest	Done	Total	Average Rating
Loft insulation	14.04% 25	85.96% 153	178	1.86
Double glazing	8.99% 16	91.01% 162	178	1.91
PV panels	75.38% 49	24.62% 16	65	1.25
Solar panels	74.63% 50	25.37% 17	67	1.25
Domestic wind generators	96.55% 28	3.45% 1	29	1.03
Geothermal heating systems	76.92% 40	23.08% 12	52	1.23
Installing biomass boilers	89.19% 33	10.81% 4	37	1.11

Residents were also asked whether certain features should be compulsory on new builds. In each case a majority of respondents replied ‘Yes’ to the inclusion of: water harvesting, geothermal heat systems, solar panels for water heating, PV panels and biomass boilers. (See questionnaire result Q64.) Although it is not the intention to demand the inclusion of these facilities, the responses are indicative of the community’s desire to promote an energy saving agenda. *(The issue of sustainable energy for new build homes has now been addressed by SWDP 27 A.)*

Cross References

Complete Residential Questionnaire results are in the Neighbourhood Plan Supporting Document.

The Parish Design Guide also references energy efficiency.

Policy Des 3 - Integrating New Developments with the Existing Villages

Introduction

One of the issues that has arisen in the past is the isolation / ring fencing of developments from the rest of the community because of a lack of through walkways or safe cycle routes. An example is Winnington Gardens in Hanley Swan where there is no route to the village centre other than the single access road. This is an overly long pedestrian route for the elderly or mothers with young children.

A key part of developing community engagement is the ability of people to interact with each other. There is a concern that new developments will, by their layout and design, be 'self-focussed' and separated from the existing community both physically and socially.

One of the most appreciated aspects of the community within the parish is the friendliness of the residents and the way this encourages mutual support and community spirit (as identified in the 2014 Residential Questionnaire). New developments need to continue to support and encourage this approach by facilitating community integration.

Policy

Des 3 - Integrating New Developments with the Existing Community

To integrate new housing and businesses with the existing community so as to promote contact, understanding and involvement; the design and layout of all new housing developments in excess of five properties must, where appropriate and practicable, ensure easy access for cyclists, pedestrians and the disabled and other users with the surrounding residential areas and facilities of the villages. This must provide safe and convenient means to link up with existing or proposed access routes, ensuring that residents can move safely to bus stops, schools and other village facilities. Where possible they should also seek to improve connectivity to existing developments.

Benefits / Outcomes

Implementation of this policy, which is supplementary to those of the NPPF and SWDP, will provide a number of community supporting benefits, including:

- The social integration of incoming families
- Greater use of and engagement with community facilities
- Involvement in social events
- Further development of mutual support networks
- Extension of existing Footway and Rights of Way networks.

National and Local Policies

NPPF Section 7 – Requiring Good Design: *‘Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.’*

NPPF Section 8 – Promoting Healthy Communities

SWDP 21 – Design Reasoned Justification section ix) Links, Connectivity and Access

SWDP 39 - Provision for Green Space and Outdoor Community Uses in New Development

Supporting Evidence

Reference to the detailed plan of the villages shows those areas such as Winnington Gardens which form islands of development. The SWDP site allocation at the edge of Hanley Swan is at risk of becoming such a development.

The existing residents of the parish have expressed in both written comments and questionnaire data their desire to maintain the current supportive ethos of the community.

Cross References

Questionnaire results showing responses relating to community engagement are shown in the Neighbourhood Plan Supporting Document in Section I Q5.

Questionnaire open format comments about village life are shown in the Neighbourhood Plan Supporting Document, Section 1 relates to village life.

The Parish Design Guide also references connectivity of developments to the existing community.

Section 9: Traffic and Transport Policies

Aim 5 (Trf) – To minimise the impact of road traffic on the day to day lives of residents whilst encouraging sustainable forms of transport.

Section Introduction

There are two major roads in the parish: the B4211 runs North West from Upton upon Severn through Hanley Castle towards Great Malvern via the Rhydd and the B4209 runs west from Hanley Castle through Hanley Swan towards Malvern Wells. Both roads are heavily utilised by commercial and commuter traffic heading to and from the A38 / M5 and M50 major routes. Traffic volumes have increased in recent years and are destined to increase significantly more because of the planned residential and commercial development of South Worcestershire. Any new developments within the parish should have the impact of the additional traffic movements generated assessed in accordance with Worcestershire County Council standards. High vehicle speed is a constant issue creating serious safety concerns for both pedestrians and other road users.

Policy Trf 1 - Highways and Traffic Principles

Introduction

The specific local issues facing our two major settlements are as follows:

Hanley Castle

The main entrance to Hanley Castle High School is situated on Church End, close to the main road. Other than the 40mph speed restriction currently in place, there are no traffic calming measures. 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. The parked cars extend north and south of the junction and on both sides of the road. This causes congestion on the B4211 and presents a safety hazard to road users and pedestrians alike.

There is no provision for a safe crossing point for cyclists or pedestrians across the main turning entrance into the school.

There are a number of private driveways that enter directly on to the main roads through Hanley Castle.

Although there is a 40mph speed restriction in place, seldom do road users observe this and pass through at speeds between 40 – 60 mph. There is currently no permanent speed enforcement but there is occasional police and Road Safety Partnership speed enforcement in place. Excessive speed has been the cause of a number of accidents at Cross Hands where the B4209 intersects with the B4211 on a sharp bend; vehicles leaving the road have entered adjacent fields and gardens and hit properties.

Hanley Swan

The speed limit is 40mph on three of the four main approaches to Hanley Swan which reduces to 30mph through the heart of the village. The approach from Welland goes directly from 60 to 30mph.

There are several retail premises close to the crossroads in the centre of the village and a number of private driveways that enter directly onto the main roads throughout Hanley Swan. Dangerous and inconsiderate parking around the village shop at the crossroads in Hanley Swan can create a significant problem. There is very limited parking immediately in front of the shop and cars therefore park along the Welland Road or along the B4209.

The speed of vehicles passing Hanley Swan Primary School at peak school start and finish times is enforced by means of illuminated warning signs and a 20mph speed limit, though it appears that these are rarely observed by motorists. Hanley Swan Primary School parking is occasionally problematical but not necessitating action as yet.

Though there is currently speed enforcement camera provision in the village, its infrequent presence seems to have little effect on encouraging motorists to reduce their speed to 30 mph.

Policy

Trf 1 - Highways and Traffic Principles

In order to be considered favourably all new development proposals will need to satisfy the following highways and traffic principles:

1. The potential effect of additional traffic movements upon the existing environment resulting from development proposals should be comprehensively reviewed to ensure it is sustainable in terms of infrastructure, road safety and the standards required to maintain a peaceful and safe rural parish.
2. Within new developments, traffic calming measures and landscaping designs which define settlements and influence driver behaviour will be encouraged, in accordance with the recommended standards of Worcestershire County Council and LTP3.
3. Any area allocated to increase public car parking space in the parish should be small in scale, subservient to the peaceful nature of the settlements and seek to limit the domination of motorised vehicles in a rural environment. Car parks are to be constructed in accordance with the criteria set out by Worcestershire County Council in LTP3.
4. Proposals that accord with the policies in the plan and result in improvements to the free flow of traffic in the village will be supported. Proposals requiring planning permission and which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles, in the following areas:
 - Hanley Swan village, B4209, Welland Road, Worcester Road.
 - Hanley Castle B4211.

Benefits / Outcomes

Implementation of these policies will help to alleviate some of the current and anticipated problems that are arising through the growth in traffic volumes. It cannot be expected that

the issues will be resolved in the short term but the application of pressure and co-operative working with the other parties involved should bring about improvements and move towards achieving the aims of this policy.

National and Local Policies

LTP3 – Worcestershire Local Transport Plan 3

NPPF 4 – Promoting sustainable transport

SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

In the 2014 Residential Questionnaire:

- Q29 54% of respondents wanted additional speed restrictions.
- Q31 69% wanted more speed activated signs.
- Q33 42% agreed with the need for traffic calming (low percentage because traffic calming was associated with speed bumps, which were not intended).
- Q61 83% of respondents concerned about traffic density and 81% concerned about traffic noise.

Speed monitoring data for Hanley Castle: (data not available for Hanley Swan)

- Jan 2014 – 85th percentile speed 48.7mph, 7461 vehicles
- Feb 2015 – 85th percentile speed 45.8 mph, 8433 vehicles
- Jul 2015 – 85th percentile speed 45.6 mph, 9645 vehicles
- Mar 2016 - 85th percentile speed 45 and 44.2 mph, 8999 vehicles

Note the increase in number of vehicles.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Policy Trf 2 - Safe Cycle Route Between Hanley Castle and Hanley Swan

Introduction

Connecting our two villages with a safe cycle route will protect school children attending Hanley Castle High School and will also promote sustainable transport as it will link with the Hanley Castle to Upton cycle route. This is a desired aim of the Parish Council but there are logistical and financial difficulties. Recent widening and improvements to the pathway around Cross Hands has enabled this to also be used for cyclists.

The potential route along the existing footway on the B4209 path is in poor condition and is not wide enough to be used as a cycle route between the villages of Hanley Swan and Hanley Castle. Children wishing to cycle to school can choose to either cycle on the road, or the substandard footway or instead cycle via Gilbert's End via Welland Road. Gilbert's End

is a designated cycle route; however the route is shared with motorised vehicles without any additional speed restrictions in place.

Although some initial survey work has been carried out on the potential development of this safe route this has stalled through lack of finance.

Funds arising from S106 and / or CIL will be applied to help fund the development as set out in the Developer Contribution Policy MnGr 12. The Parish Council will work with the Highway Authority to establish the steps that need to be taken to bring this project to fruition including the development of a full feasibility study and preliminary costings.

Policy

Trf 2 - Safe Cycle Route Between Hanley Castle and Hanley Swan

The Parish Council regards the development of a safe cycle route between Hanley Castle and Hanley Swan as a priority.

Benefits / Outcomes

Avoidance of children having to cycle on the B4209 which is narrow and a particularly busy route at school start and end times, thus enhancing their personal safety.

If the route follows the B4209: restoration of a pathway that is currently in a poor state of repair.

Potential creation of a cycleway from Hanley Swan to Upton upon Severn through linkage with existing cycleways.

National and Local Policies

LTP3 – Worcestershire Local Transport Plan 3

NPPF 4 – Promoting sustainable transport

SWDP 4 – Moving Around South Worcestershire

SWDP 21 – Design para ix

Supporting Evidence

Worcestershire County Council decision in the autumn of 2014, that the route between Hanley Castle and Hanley Swan alongside the B4209 was unsafe.

The provision by the County Council of a free bus service for children attending the High School to avoid using the path along the B4209.

Speed monitoring data for Hanley Castle: (data not available for Hanley Swan)

- Jan 2014 – 85th percentile speed 48.7mph, 7461 vehicles
- Feb 2015 – 85th percentile speed 45.8 mph, 8433 vehicles
- Jul 2015 – 85th percentile speed 45.6 mph, 9645 vehicles
- Mar 2016 - 85th percentile speed 45 and 44.2 mph, 8999 vehicles

Note the increase in number of vehicles.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Policy Trf 3 - Footpaths/Bridleways/Cycle paths

Introduction

This policy addresses the wider issues of movement within the parish that is not dependent upon motorised transport. It looks at further opportunities for the establishment and linking of cycle routes and the use and further development of the established network of rural footpaths which often start or terminate within the settlements. There is a concern that future developments could impinge upon the nature of these footpaths, making them more urban than rural. Additional footpaths will also help the linking of new developments into the community.

The proposals for other cycle routes aim to extend the use of cycles as a sustainable form of local transport. This will be achieved by filling in the gaps between some existing routes and by enhancing existing routes (either footpaths or tracks) so as to link to the two significant commercial developments that affect the parish; the Three Counties Showground and the Blackmore Park industrial area. The widening of the cycle network will also be of benefit to tourists to the area. The schemes suggested in this policy have not yet been the subject of scheme development or appraisal but the potential routes are shown on the parish maps.

Funds arising from S106 and / or CIL may be applied to help fund these developments as set out in the Developer Contribution Policy MnGr 12.

Policy

Trf 3 - Footpaths/Bridleways/Cycle paths

Support will be given for new development which seeks to improve footpath and cycle connections within the parish. Where it is considered viable and practicable, contributions will be sought from developments to deliver localised improvements. Developments may contribute by delivering new footpaths on or adjacent to their application site.

Developments which help secure new footpath and cycle links to key community facilities and between communities will be considered favourably, subject to the other policies of this NDP and the Local Plan.

In addition to the safe cycleway between Hanley Swan and Hanley Castle the following cycleway schemes will be considered:

- Improve the footway between Church End and Bowling Green in Hanley Castle to form a link to the cycleway to Upton upon Severn
- Improve the footway between Hanley Swan and the Three Counties crossroads to provide a cycleway to that destination and to potentially provide a link to the proposed Malvern to Upton cycle route.
- A new cycleway along the route of Park Lane in Hanley Swan to the Blackmore Park industrial / commercial development and out to Blackmore Park Road B4208.

The Parish Council will work with Sustrans and the Highway Authority to develop the network of cycle routes within the parish and to link these to other local or national cycle routes where appropriate. Funds arising from S106 and / or CIL will be applied to help fund the developments as set out in the Developer Contribution Policy MnGr 12.

Benefits / Outcomes

Protecting the existing nature of footpaths and providing for new paths to help encourage the integration of new developments.

The provision of safer off-road routes for cyclists in general and opening up a safe route to the Blackmore industrial site.

Widening the use of a sustainable form of transport that can be used for local commuting.

A wider range of routes for tourists.

National and Local Policies

LTP3 – Worcestershire Local Transport Plan 3 (LTP4 in consultation)

NPPF 4 – Promoting sustainable transport

NPPF 8 – Promoting healthy communities

SWDP 4 – Moving Around South Worcestershire

SWDP 21 – Design para ix

SWDP 39 - Provision for Green Space and Outdoor Community Uses in New Development

Supporting Evidence

LTP3 provides for a number of connecting links through walk / cycle routes throughout south Worcestershire. The schemes we have proposed add to this connectivity by joining with the LTP3 schemes as well as supporting the industrial development at Blackmore Park. These schemes are becoming even more essential to meeting sustainable transport needs as public bus services continue to reduce.

In the 2014 Residential Questionnaire:

- Q44 93% of respondents utilise the existing footpath, bridleway, cycle track network
- Q45 30% of respondents felt the existing networks were inadequate for their needs.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Potential routes for the cycleways are shown on the Parish Maps in Appendix D.

PARISH COUNCIL RESPONSIBILITY

PCR 2 - Traffic Calming and Highway Safety

Introduction

This responsibility of the Parish Council is complementary to Policy Trf 1 which deals with new developments whereas this responsibility addresses existing issues. The introduction to Trf 1 equally applies to this PCR 2.

PCR 2 - Traffic Calming and Highway Safety

The NDP is committed to the improvement of highway safety within the parish. A number of measures will be put in place to address highways issues within and around the parish including the introduction of appropriate traffic calming features within the villages to slow down the speed of vehicles passing through. This will not include 'speed bumps'.

The Parish Council and MHDC will work closely with the Highways Authority to ensure that the features introduced are appropriate in both highways and conservation terms. Schemes around the school, key junctions and at 'gateways' (entrance points to villages) should receive priority funding, including the use of monies from S106 agreements and CIL as set out in the Developer Contribution Policy MnGr 12.

Priority schemes will include but not be limited to:

- Parking and traffic movement around Hanley Castle High School
- Speed reduction and parking around Hanley Swan Primary School
- Safety improvements at Cross Hands junction of the B4209 and B4211
- Parking improvements at the Welland Road / B4209 junction
- Speed reduction through Hanley Castle along the B4211
- Safety improvements at the Rhydd junction of the B4211 and B4424 to Malvern. (This is adjacent to the Parish boundary.)
- Speed reduction through Hanley Swan along the B4209, B4208, Worcester Road and Welland Road.
- The provision of safe road crossings for pedestrians.

Benefits / Outcomes

Implementation of these policies will help to alleviate some of the current and anticipated problems that are arising through the growth in traffic volumes. It cannot be expected that the issues will be resolved in the short term but the application of pressure and co-operative working with the other parties involved should bring about improvements and move towards achieving the aims of this policy.

Speed reduction and greater safety for pedestrians and road users not using motor vehicles.

Accident reduction.

National and Local Policies

LTP3 – Worcestershire Local Transport Plan 3
Worcestershire County Council's Highways Design Guide.

NPPF 4 – Promoting sustainable transport

SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

Speed monitoring data for Hanley Castle: (data not available for Hanley Swan)

- Jan 2014 – 85th percentile speed 48.7mph, 7461 vehicles
- Feb 2015 – 85th percentile speed 45.8 mph, 8433 vehicles
- Jul 2015 – 85th percentile speed 45.6 mph, 9645 vehicles
- Mar 2016 - 85th percentile speed 45 and 44.2 mph, 8999 vehicles

In the 2014 Residential Questionnaire:

- Q29 54% of respondents wanted additional speed restrictions.
- Q31 69% wanted more speed activated signs.
- Q33 42% agreed with the need for traffic calming (low percentage because traffic calming was associated with speed bumps, which were not intended).
- Q61 83% of respondents concerned about traffic density and 81% concerned about traffic noise.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Complete Business Questionnaire results are in the Neighbourhood Plan Supporting Document.

PCR 3 – Public Realm

Introduction

Much of the built environment of the parish has significant heritage content. Highways issues relating to the public realm are generally outside of the planning process and there is a consequent concern that street furniture and signage will be inappropriate for the surroundings.

PCR 3 – Public Realm

New and replacement street furniture and signage should be practical, of modest scale and in keeping with local surroundings. Street furniture and signage within the conservation area should follow the principles outlined in the Conservation Areas Character Appraisals. The Parish Council will work in conjunction with Worcestershire County Council in achieving these aims.

Benefits / Outcomes

Balancing the need for public realm street furniture and signage with the nature of the surroundings, particularly in conservation and heritage areas.

Minimising street ‘clutter’.

National and Local Policies

SWDP 21 – Design para xiii

LTP3 – Worcestershire Local Transport Plan 3 Policies(LTP4 in consultation)

Worcestershire County Council’s Highways Design Guide.

Supporting Evidence

In the 2014 Residential Questionnaire:

- Well over 95% of respondents were in favour of all questions relating to the protection of the natural environment and heritage assets.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

PCR 4 - Three Counties Showground Traffic Flows

Introduction

Traffic Congestion

Events that are being held at the Three Counties Showground cause significant increase in traffic on both weekends and weekdays. At peak times significant congestion can occur, the location of which is dependent on the location and direction of the entry and exit signage positioned by the event organisers.

Where events at the showground are not directly managed by the Three Counties Agricultural Society (TCAS) then the traffic flows are less well managed.

Additional pinch points in the surrounding road network can cause tailbacks as far away as the A4104 junction with the A38 which are outside of the influence of the TCAS. There is no active traffic management away from the immediate vicinity of the showground to deal with major traffic flows.

Further work could be undertaken to make better usage of train, bus and coach travel to the shows.

PCR 4 - Three Counties Showground Traffic Flows

The parish will continue to actively work with the TCAS to manage traffic flows and to

encourage them to take on responsibility for the management of traffic flows and provision of sustainable transport for all events at the showground.

Benefits / Outcomes

A more consistent and effective approach to traffic management for showground events.

Reductions in traffic disruption.

Reduction in car journeys if sustainable transport can be effectively introduced.

National and Local Policies

LTP3 – Worcestershire Local Transport Plan 3 (LTP4 in consultation)
Worcestershire County Council's Highways Design Guide.

NPPF 4 – Promoting sustainable transport

SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

In the 2014 Residential Questionnaire:

- Q35 64% of respondents wanted better traffic management for show ground events.
- Q61 83% of respondents concerned about traffic density and 81% concerned about traffic noise.

Business Questionnaire:

- Q21 83% of respondents considered better transport links would encourage business and employment.
- Q23 Only 48% of respondents thought existing transport links were adequate at all times.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Complete Business Questionnaire results are in the Neighbourhood Plan Supporting Document.

PCR 5 – Beneficial Highways Developments

Introduction

There are two major roads in the parish: the B4211 runs North West from Upton upon Severn through Hanley Castle towards Great Malvern via the Rhydd and the B4209 runs

west from Hanley Castle through Hanley Swan towards Malvern Wells. Both roads are heavily utilised by commercial and commuter traffic heading to and from the A38 / M5 and M50 major routes. Traffic volumes have increased in recent years and are destined to increase significantly more because of the planned residential and commercial development of South Worcestershire.

It has been found that whenever there are major events at the Three Counties Showground or M5 / M50 traffic is diverted along the A38, then major tailbacks occur through the parish. In extreme cases this has seen traffic stretching from the A38 / A4104 junction back into the centre of Hanley Swan, an approximate distance of 4 miles. The pinch points which cause these delays are often outside of the parish boundary.

PCR 5 – Beneficial Highways Developments

The Parish Council will also make representations to MHDC that the Developer Contribution Policy MnGr 13 will also be applied where possible to developments outside the NDP area which would have impacts on the highways in Hanley Castle Parish. This could apply, for example to developments at:

- A4104 junction with A38
- B4209 / B4211 junction at Hanley Castle
- The vicinity of the Three Counties Showground

Benefits / Outcomes

Reduction / prevention in traffic delays.

Improved road junctions offering greater safety and capacity.

National and Local Policies

LTP3 – Worcestershire Local Transport Plan 3 (LTP4 in consultation)
Worcestershire County Council's Highways Design Guide.

NPPF 4 – Promoting sustainable transport

SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

In the 2014 Residential Questionnaire:

- Q35 64% of respondents wanted better traffic management for show ground events.
- Q61 83% of respondents concerned about traffic density and 81% concerned about traffic noise.

Business Questionnaire:

- Q21 83% of respondents considered better transport links would encourage business and employment.

- Q23 Only 48% of respondents thought existing transport links were adequate at all times.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Complete Business Questionnaire results are in the Neighbourhood Plan Supporting Document.

PCR 6 - Parking Problems

Introduction

The main entrance to Hanley Castle High School is situated on Church End, close to the main road. Other than the 40mph speed restriction currently in place, there are no traffic calming measures. 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. The parked cars extend north and south of the junction and on both sides of the road. This causes congestion on the B4211 and presents a safety hazard to road users and pedestrians alike.

In Hanley Swan shoppers and delivery drivers park too close to the junction of Welland Road with the B4209, despite yellow lines and parking restrictions being in place. A small lay-by is adjacent to the shop but this is also a bus stop and only contains three or four vehicles. It has previously been suggested that this lay-by should be extended. By parking too close to the junction drivers are restricting visibility and road width.

PCR 6 - Parking Problems

The parish will work with the management of Hanley Castle High School to achieve satisfactory short and long term solutions to the problems caused by parents parking inconsiderately when collecting their children. An extension to the existing bus bay would be supported.

The parish will work with the owners of the Hanley Swan village shop and with the Highways authority to alleviate parking problems around the crossroads junction.

In both cases S106 or CIL funding may be used to provide a solution as set out in the Developer Contribution Policy MnGr 12.

Benefits / Outcomes

Prevention of two road safety hazards which limit visibility, endanger pedestrians and limit road width.

Stopping damage to the roadside verge on the B4211 caused by parking on wet grass.

Safer collection of pupils from Hanley Castle High School.

National & Local Policies

NPPF 4 – Promoting sustainable transport

SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

Hanley Castle High School requests to parents re parking.

In the 2014 Residential Questionnaire:

- Q37 71% of respondents were aware of hazards caused by poor parking.

In the 2014 Residential Questionnaire:

- Q29 54% of respondents wanted additional speed restrictions.
- Q31 69% wanted more speed activated signs.
- Q33 42% agreed with the need for traffic calming (low percentage because traffic calming was associated with speed bumps, which were not intended).
- Q35 64% of respondents wanted better traffic management for show ground events.
- Q61 83% of respondents concerned about traffic density and 81% concerned about traffic noise.

Business Questionnaire:

- Q21 83% of respondents considered better transport links would encourage business and employment.
- Q23 Only 48% of respondents thought existing transport links were adequate at all times.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Complete Business Questionnaire results are in the Neighbourhood Plan Supporting Document.

PCR 7 - Bus Services

Introduction

Hanley Swan only is served by a regular bus service. This service currently runs Monday to Friday with a more limited service on Saturday. There is no regular bus service from the Parish to Malvern, only to Worcester or Tewkesbury.

The timing of the service to Worcester limits their use for residents getting to and from work and similarly for transporting workers into the parish. Those needing to get to Malvern to work have to make separate bus journeys via Powick.

Bus services are no longer subsidised and thus have to be profitable in order for them to be operated. A dial a ride service has been provided by Community Action in order to make a very limited provision for Hanley Castle to link in with other services and get to Malvern but this is no use to workers and has little flexibility.

The withdrawal or curtailment of bus services has a severe impact on the elderly and the young who often do not have access to a car. Public meetings in this parish and others concerning bus services always attract large numbers of concerned residents.

Changes in the pattern of development and residency within the parish along with increased traffic volumes may require changes to safe stopping places for buses.

PCR 7 - Bus Services

The Parish Council recognises the importance to many parishioners of the provision of adequate and convenient public bus services. We will continue to work closely with the County Council and their contracted service providers to ensure services within the parish continue to be provided at a reasonable cost and frequency for links to key destinations with an improved level of infrastructure e.g. associated footpaths.

The provision of school buses is important for the safety of children but also helps reduce unnecessary car journeys. The Parish Council will liaise with the County Council to ensure the provision of school buses matches the needs of pupils and students to their place of education

Benefits / Outcomes

Maintaining important links to medical facilities, shopping centres and places of work for those who cannot drive.

Public transport is a more sustainable means of transport than car journeys.

National and Local Policies

NPPF 4 – Promoting sustainable transport

SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

In the 2014 Residential Questionnaire:

Q42 61% of respondents stated they would be affected if bus services were reduced or withdrawn.

Cross References

Complete Residential Questionnaire results and open format comments are in the Neighbourhood Plan Supporting Document.

Section 10: Implementation of Parish Council Responsibilities

Residents must note that when voting upon this neighbourhood plan in the local referendum they should disregard this Section ‘Implementation of Parish Council Responsibilities’ for voting purposes.

Bringing the aims and objectives of the neighbourhood plan to fruition will take determination, planning, resources and time. The table on the next few pages sets out some of the tasks that will need to be undertaken. These are merely starting points and in many cases it will be necessary for the Parish Council to work up more detailed plans in conjunction with the appropriate partners.

Policy Ref	Summary	Priority	Responsibility	Timescale	Partners	Resources
Overall	Investigate with MHDC how best to inform them and liaise with them over neighbourhood plan issues.	high	PC	6 months	MHDC	
MnGr2	Affordable housing tenancy mix – needs assessment	high	PC	12months	MHDC, Housing Assocs	
MnGr2	Affordable housing exception site – need to open discussions with landowner and housing association	medium	PC	1-5 years	MHDC, Housing Assocs	
MnGr3	Agree affordable housing allocation process and set up monitoring regime	medium	PC	1-2 years	MHDC, Housing Assocs	
MnGr 6	Set up monitoring regime on rate of development	medium	PC	12 months	MHDC	
MnGr 7	Parish Council needs to set up a co-ordination mechanism re new developments	high	PC	6 months	MHDC, landowners	
MnGr 10	Disused or redundant buildings survey & categorisation	medium	PC	12MONTHS	Village Society	
MnGr 11	Community Assets prioritised discussions with owners, submission of applications to MHDC	medium	PC Clerk and appointed member	1 – 2 years	MHDC & stakeholders	
MnGr 12	Use of Section 106 or Community Infrastructure Levy Initial list of priorities to be further developed so each potential project is properly	high	PC	now	MHDC	

Policy Ref	Summary	Priority	Responsibility	Timescale	Partners	Resources
	described and scoped and costed if possible.					
PCR 1	Community & Business Integration – website etc	medium	PC JTavener	On Going	PC Website	
BHN 1	Local Heritage List submitted to MHDC for adoption	high	NP/PC	now	MHDC, Village Society	
Des 1	Ensure all members of the PC are trained to fully understand the requirements as will be applied to planning applications.	high	NP / PC	now		
Trf 1	The traffic calming measures to be applied need defining, agreeing, planning and costing	high	PC working party CC	Ongoing-2 years	Highways, MHDC, CC, Local community	
Trf 1	A member of the PC needs to be familiar with WCC Highways' requirements.	high	PC	12 months	Highways	
Trf 2	Safe cycle path between villages for school and other use. Needs a proper feasibility study and costings. Ongoing lobbying of WCC / Highways	high	PC (Env Group)	3 years	Sust Transport, CC, Highways, Schools, MHDC	
Trf 3	Scope the requirements of the other cycle route improvements. Establish liaison with Sustrans and other bodies re development of district wide cycle routes.	low	PC	2-5 years	Sustrans, MHDC, WCC, Highways, TCAS	

Policy Ref	Summary	Priority	Responsibility	Timescale	Partners	Resources
PCR 4	i) Negotiate with TCAS about extending their responsibility for traffic management to all events. ii) Liaison with other Parishes and Highways over highways' improvements outside of the parish.	high	PC	ongoing	TCAS, Police, Local Parishes, Highways	
PCR 6	i) Resolve parking issues around the High School	high	PC	ongoing	School Govs & Head, parents, Highways, CC	
PCR 6	i) Resolve parking issues around the Primary School	low	PC	ongoing	School Govs & Head, parents, Highways, CC	
PCR 6	ii) Resolve parking around crossroads and shop	medium	PC	ongoing	Shop owners, Highways, MHDC, Police	
PCR 7	Maintain pressure on WCC and service providers to provide sustainable & regular Bus services. Requires nominated person on PC.	high	PC	ongoing	WCC, other local PCs, MP, schools	

Section 11: Glossary

Affordable Housing: affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Backland: development usually involving the re-use of parts of a number of rear gardens to existing houses for further residential development.

Biodiversity: the variety of all living things on earth.

Brownfield Land: land that has been previously developed.

Built environment: refers to man-made structures in the landscape, ranging from just one building, to a whole city. It can include an isolated dwelling, a hamlet, a village or the roads that connect them.

Community Infrastructure Levy (CIL): allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

Conservation area: an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Curtilage: a legal term to define the land immediately surrounding a house or dwelling within which the owner can expect privacy. This is not necessarily marked or enclosed but usually includes the garden, parking areas and any out-buildings.

Design and Access Statement: a short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

Development: legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land”.

Greenfield Site: land where there has been no previous development.

Green Infrastructure: landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

Green Space: those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Heritage assets: a building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.

Highway Authority: the body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Housing Associations: not-for-profit organisations providing homes mainly to those in housing need.

Independent Examination: an examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infill: the use of vacant land within a village or town for development, helping to limit the growth of the village or town.

Infrastructure: basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Landscape: landscape is more than just scenery. The European Landscape Convention defines landscape as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.’

Landscape character: a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Lifetime homes: the Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes that will meet the differing and changing needs of households as they experience life events.

Listed buildings: a listed building, in the United Kingdom, is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. The statutory body maintaining the list are Historic England.

Local List: a list produced by a local authority to identify buildings and structures of special local interest which are not included in the statutory list of listed buildings.

NPPF: National Planning Policy Framework, the government set planning policies.

Neighbourhood Area: the local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced.

Neighbourhood Plan: a planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

PV: photovoltaic panels.

Permeable: surfaces which are permeable allow water to penetrate through to underground, reducing surface water run-off and risk of flooding during heavy rainfall.

Permitted Development: certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

Planning (Listed Buildings and Conservation Areas) Act 1990: the primary piece of legislation covering listed buildings and conservation areas.

Planning Obligation: planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover items such as highway improvements or open space provision.

Planning Permission: formal approval granted by a council allowing a proposed development to proceed.

Presumption in Favour of Sustainable Development: the concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The NPPF gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public Open Space: open space to which the public has free access.

Public Realm: areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

Renewable energy: energy from renewable sources, meaning energy from non-fossil fuel sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases.

SWDP: the South Worcestershire Development Plan which sets out local development plans and criteria up to 2030.

Scheduled Ancient Monument: a nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106: see Planning Obligation.

Self-build: the term 'self-build' is specifically used in the UK and Ireland when an individual obtains a building plot and then builds their own home on that plot. The term doesn't necessarily refer to completing the work yourself - more usually, self-build is defined as the act of 'commissioning' a bespoke home.

Sustainable development: sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Town and Country Planning Act 1990: currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

Tranquillity: the quality of calm experienced in places with mainly natural features and activities, free from disturbance from manmade ones.

Tree Preservation Order: an order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Vernacular architecture: following the traditions which appear to be unique to the district or region in which they are found.

Village Design Statement: a document that identifies and defines the distinctive characteristics of a locality, and provides design guidance to influence its future development and improve the physical qualities of the area. Village design statements have generally been produced for rural areas, often by parish councils.

Taken from A Glossary of Planning Terms and other sources

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Appendices

Appendix A – Listed Structures

Appendix B – Local Heritage List

Appendix C – Most Important Ancient Trees

Appendix D – Parish Maps

APPENDIX A: Listed Structures

[SAM = Scheduled Ancient Monument]

Building	Grade	Date	Key features
1. Site of Hanley castle	SAM	13 th -14 th c.	The castle was built by King John between 1206 and 1212, extensively remodelled by Edward II between 1322 and 1327 and further extended in 1349. Today, only three sides of a large banked enclosure with a moated ditch and a keep survive. Foundation walls approximately 2.7m thick were excavated near the keep in the 1980s.
2. Boundary cross, Quay Lane	SAM	Medieval	The monument includes the remains of a standing stone cross with an octagonal socket stone and restored head. It was probably a boundary marker.
3. Boundary cross near Northend Cottage, B4211	SAM	Medieval	The monument includes the remains of a standing stone cross with a moulded octagonal socket stone. It is mentioned as the starting point of the perambulation of the Malvern Chase boundaries during the reign of Elizabeth I.
4. Cliffey Farmhouse, B4211 east side	II	17 th c.	Two-storeys, timber-framing. L-plan. Main range framed in three rows of square panels. One-bay cross-wing has jetty partly underbuilt in brick. Tile roof, chimney on ridge with a multi-flue stack of star-shaped outline.
5. Northend Farmhouse, B4211 west side	II	17 th c. with 19 th c. alterations	Timber-framing and brick with tile roof. North front has two-storey cross-wing framed in four rows of square panels.
6. Northfield Farmhouse, B4211 east side	II	17 th c. with 19 th c. alterations	Timber-framing with brick facade and tile roof. Two storeys, two bays. At the rear are two parallel wings, the right-hand one with exposed framing in irregular square panels.
7. Milestone near Northfield Cottages, B4211 east side	II	Mid-19 th c.	Sandstone surround, cast iron plate with finger indicators and inscribed: UPTON 2½ MILES MALVERN 4½ MILES
8. Merevale Farmhouse, B4211 west side	II	C. 1600 with earlier remains	Timber-framing in irregular square panels. Two storeys with attic, four bays. Left-hand window on first floor of four lights with timber mullions and transom under a timber pediment with shield of arms. Attic dormers gabled with decorative framing. Staircase c.1600 in four

			flights with tapering square balusters and strapwork decoration, moulded handrail and square newels with finials and balls. Central room on first floor lined with 17 th c. square panelling.
9. Whittemere, B4211 east side	II	15 th c.	Timber-framing and brick with tile roof. One storey with attic, two-storey cross-wing at right.
10. Cross Hands Cottage, B4211 east side, opposite Malvern Road	II	17 th c. with later alterations	Timber-framing with brick infill and shingle roof. T-plan. Two storeys. The cross-wing, at the right, has irregular square panels.
11. Cross Hands Cottage, B4209 south side.	II	16 th c.	Cruck-framed with timber-framed walls, brick infill and shingle roof. Framed in square panels with two curved tension braces. Cruck truss partly exposed in right-hand gable.
12. Pump and pump house at Cross Hands, B4209 south side	II	Mid- to late 19 th c.	Painted brick and cast iron with tile roof. Entrance has round arch and iron gate. Pump is of cast iron.
13. Cross Hands Cottage, south of junction with B4211	II	17 th c.	Timber-framing with some brick infill and thatched roof. One storey with attic. Framed in irregular square panels.
14. Yew Tree Cottage, B4211 west side	II	16 th c.	Cruck-framed with timber-framed walls, brick infill and tile roof. Framed in irregular square panels with two curved tension braces. Cruck truss partly exposed in left-hand gable.
15. Milestone 20m north of former Hanley Castle Post Office, B4211 east side	II	Mid-19 th c.	Sandstone surround, cast iron plate with finger indicators and inscribed: UPTON 1½ MILES. MALVERN 5½ MILES
16. Quakers Farmhouse, Welland Road	II	Early 17 th c.	Timber-framing, partly rendered, with tile roof. T-plan. Two storeys with attic. North wall has gabled wing at left, irregularly framed.
17. The Roses, Nut Tree Cottage and Copley, Welland Road	II	Early 17 th c.	Three houses, formerly one. Timber-framing and brick with tile roofs. Two storeys.
16. Pyndar House, B4211 west side	II	Early 18 th c. with 19 th c. alterations	Render over timber-framing, with tile roof. Two storeys with attic. Two bays on each side of two-storey gabled porch with attic. Outer doorway has round arch with keystone. Inner doorway has timber Doric doorcase.
17. The Old Vicarage, B4211 west side	II	C. 1600	Timber-framing in square panels with tile roof. Half H-plan. Two storeys. Recessed centre has a window on each floor and a door to the right. Central room on ground

			floor has deeply-chamfered ceiling beams with pyramid stops.
18. Severn End, Hanley Castle	II*	Rebuilt after fire in 1896 as replica of 16 th /17 th c. house, but incorporating two 17 th c. wings which survived the fire.	Timber-framing and brick with tile roofs. Main range forms west side of courtyard, with brick wings, built in 1673, enclosing north and south sides. West front, facing garden, almost symmetrical and of timber-framing. East side, facing the courtyard, is also symmetrical and has three gabled bays. Each wing has three shaped gables, the central one with a segmental pediment and the outer ones with triangular pediments.
19. Walls, gate piers and gates enclosing courtyard at Severn End	II	Late 17 th c. and late 19 th c.	Brick with stone dressings and wrought iron gates. Two walls run east from the north and south wings and terminate at piers capped by a stone lion and a stone griffin.
20. Walls enclosing garden south of Severn End and pavilion at south-west corner	II	1658-61, with pavilion restored in 1861	Brick with some stone dressings. Garden walls incorporate a raised terrace on the east side. The pavilion is of two storeys with a hipped tile roof. On the ground floor are two 17 th c. oak doors and surrounds. A first floor window has painted glass giving the date of construction and restoration.
21. Outbuilding 5m north of Severn End	II	Late 17 th c.	Brick with hipped tile roof. One window has two timber mullions, a transom, diamond glazing and a segmental arched head. North end contains cider mill and press.
22. Severn End Cottage and outbuilding	II	Late 17 th c.	Brick with tile roof. L-plan. Right-hand (east) wall has five windows with timber mullion and transom.
23. Brewhouse 50m north of Severn End	II	1681	Brick in English bond with hipped tile roof. Mainly two storeys. On the first floor are six windows with segmental heads, of two lights with timber mullion and diamond leading.
24. Pigeoncote 75m north of Severn End	II	1677	Brick with tile roof. Walls lined with nesting boxes besides a working potence (revolving ladder).
25. Barn 75m north of Severn End	II	1658	Timber-framing and brick with tile roof. Two storeys. Framed in square panels.
26. Lodge at entrance to Severn End drive	II	Late 19 th c.	Brick with sandstone dressings, applied timbering, and tile roof. Two storeys. Bargeboards are carved with vine scroll ornament. Porch supported on three oak Tuscan

			columns on stone pedestals.
27. Two pairs of gates at entrance to Severn End drive, B4211 east side	II	Late 19 th c.	Brick, stone and wrought iron. Inner piers support double gates to form carriage entrance and have carved pelicans.
28. Hanley Castle High School, Sixth Form House	II	C. 1600 with mid-19 th c. alterations	Timber-framing and brick with tile roofs. Earliest facade is of three bays with gabled attic dormers. At the rear is a two-storey 19 th c. block of three bays with parallel hipped roof behind a parapet.
29. Hanley Castle High School, western block	II	17 th c. with later alterations	Brick and timber-framing with tile roof. Two storeys. Facing south-west, towards the churchyard, are three parallel gables. The outer ones are of brick painted to resemble timber-framing. The right-hand gable has a truss with struts between tie-beam and collar. The middle gabled range is framed in irregular square panels.
30. The White Cottage, Church End	II	17 th c.	Rendered timber-framing with tile roof. Two storeys. West wall has gabled one-bay cross-wing. Rear wall of the cross-wing has some square panelled framing and a truss with vertical struts between tie-beam and collar.
31. St Mary's church, Hanley Castle	II*	12 th -19 th c.	Early 14 th c. restored in 1674 and 1858. Sandstone rubble and limestone with tower, chancel and north chancel aisle of brick, and tile roof. The inner doorway of the porch is partly 12 th c. The font is 14 th c. with a moulded octagonal limestone bowl and is carved with quatrefoil and flower decoration.
32. War memorial 20 m north of St Mary's church	II	C. 1920 incorporating medieval fragments	Base of square plan mounted on two steps and inscribed with the names of the dead. Tapering octagonal shaft carved with sacred monogram. Cross head carved with tracery and with crucifix.
33. Almshouses, Church End	II	Mid-19 th c. with 18 th c. remains	Brick and timber-framing with hipped tile roof. Below the eaves is a band of timber-framing in square panels. South wall, facing church, of five bays. Doorways in north wall under gabled tiled hoods.
34. The Three Kings Inn, Church End	II	16 th c. with earlier remains	19 th c. alterations. Brick and timber-framing. A tile roof of steep pitch connects the main range with a timber-framed cross-wing. The gable has a fishbone king-post truss

			and diagonal studding. Exposed cruck truss on gable wall.
35. Glebe Cottage, Church End	II	C. 1500	Timber-framing and brick with tile roof. Hall of one storey with attic. Gabled attic dormer.
36. 29 Church End	II	17 th c.	Timber-framing in square panels with brick infill and tile roof. Two attic dormers.
37. 27 Church End	II	17 th c. refronted mid-19 th c.	Timber-framing and brick with tile roof. Upper windows partly within gabled dormers. Both gable walls have exposed timber-framing in irregular square panels.
38. Hobbits, Church End	II	Late 17 th c. with mid-18 th c. alterations	Timber-framing in two rows of square panels with brick infill, tile roof. Left-hand gable wall rebuilt in brick, with chimney stack inscribed 1751.
39. Niblets, 20m north of Sixth Form House, north side	II	17 th c.	Timber-framing and brick with tile roof. L-plan. Two storeys. Cross-wing framing replaced by brick except for principal post and roof truss.
40. Herbert's Farmhouse, Quay Lane south side	II	Late 16 th c. with earlier remains	Timber-framing and brick with tile roof. H-plan with recessed centre of three bays. The door in the middle bay is inscribed 1748 which may refer to the brick casing.
41. Mounting block 20m south-east of Herbert's Farmhouse	II	Medieval	Former medieval cross base, now inverted with socket buried.
42. Summerhouse 60m north-west of Herbert's Farmhouse	II	Mid-18 th c.	Brick former privy with pyramidal tile roof. Single storey with vaulted basement. Doorway, reached by short flight of stone steps, flanked by oval windows.
43. Brindley's Barn 50m south of Herbert's Farmhouse	II	17 th c. enlarged and cased in brick c.1800	Timber-framing and brick with tile roof. Wall pierced in two diamond patterns to form ventilators. Projecting forwards at the left is a two-storey stable block of brick and timber-framing. Gable wall of the barn has framing in square panels.
44. The Cottage (former Hanley Quay Inn), Quay Lane north side	II	17 th c.	Timber-framing in square panels with brick infill and tile roof. L-plan. Two storeys.
45. Ballards Farm (former Quay Lane Farmhouse)	II	17 th c. with earlier remains	Timber-framing, mostly cased in brick with tile roof. Two storeys. Gable walls with irregular square-panelled framing.
46. Bonner Cottage, Quay Lane	II	17 th c. with later alterations	Timber-framing, mostly replaced by brick, with tile roof. One storey with attic. Right-hand bay has a French window on to the upper storey,

			partly within a dormer and approached by cast iron steps and a balcony. Right-hand gable wall has exposed framing in square panels.
47. Pool House, B4211 east side	II	Early 18 th c.	Brick in Flemish bond with hipped tile roof. Two storeys with three attic dormers.
48. Birley Farmhouse, Brotheridge Green	II	Mid-18 th c.	Painted brick with hipped tile M-roof. Two storeys. Rear facade has central pediment and two sash windows with round heads and Gothic glazing.
49. Birley Mill Cottage, Brotheridge Green	II	17 th c.	Timber-framing in four rows of square panels with brick infill and tile roof.
50. Birley Mill, Brotheridge Green	II	Early 19 th c.	Former water-powered mill, brick with tile roof. Three storeys. Three bays towards have central loading doorway on first floor, now glazed, above ground floor doorway. A rebuilt two-storey lean-to formerly housed the wheel.
51. Gilberts End Farmhouse, Gilberts End	II	17 th c.	Timber-framing with brick infill and tile roof. Irregular L-plan. Wing on south side framed in five rows of square panels and of two storeys with attic.
52. Barn 30m east of Gilbert's End Farmhouse	II	C. 1700	Brick and timber-framing in square panels with brick infill and tile roof. External steps lead to a first floor doorway.
53. The Villa, Gilberts End	II	Early 19 th c. with late 20 th c. rear wing	Stuccoed brick. Clay plain tile roof with deep eaves and lead rolls to hips and ridge. Two storeys. Three-bay south front with plain pilasters set back from corners. Central round-headed panelled door with semi-circular fanlight and radiating glazing bars. Verandah across front with ornate open-work cast-iron standards supporting tent-shaped canopy.
54. Brickwalls Farmhouse and attached barn, Gilberts End	II	17 th c. extended in 18 th c. and altered in 19 th c.	Timber-framed with painted brick nogging. Clay plain tile roofs with gabled ends. Three-room plan, 17 th c. range with axial stack with back-to-back fireplaces heating central kitchen and parlour to south; north room unheated. 18 th c. room built on the east side of the parlour to fill the gap between the house and the adjacent 3-bay barn.
55. Hanley Hall, Gilberts End	II	C. 1600	Timber-framing in square panels

			with some studwork replaced by painted brick, tile roof. H-plan. Two storeys. Hall has two exposed moulded ceiling beams and an inglenook. The rear room of one cross-wing is lined with early 17 th c. square panelling. The plaster ceiling has thin intersecting moulded ribs and cast motifs which include fleur-de-lys. A stone fireplace with Tudor arch has re-set encaustic tiles said to be from Malvern Priory. Above is an oak overmantel.
56. Barn 100m north of Hanley Hall	II	17 th c.	Timber-framing in square panels with brick infill below and weatherboarding above. Steep tile roof.
57. Quakers Farmhouse, Welland Road	II	Early 17 th c.	Timber-framing, partly rendered, with tile roof. T-plan. Two storeys with attic. North wall has gabled wing at left, irregularly framed.
58. Apple Tree Cottage, Picken End	II	Late 17 th /early 18 th c. with later additions	Timber box frame with square panels. Some panels infilled with wattle and daub, others with later inserted brick noggin. Long straw thatched roof.
59. Cherry Tree Cottage, Picken End	II	17 th c. and 19 th c.	Timber box frame with square panels and rendered brick infill, 19 th c. part brick, thatched roof. One and a half storeys, three-cell single depth range perhaps originally with through passage.
60. The Roses, Nut Tree Cottage and Copley, Welland Road	II	Early 17 th c.	Three houses, formerly one. Timber-framing and brick with tile roofs. Two storeys.
61. Church of St Gabriel, Hanley Swan	II	1872-4, architect Sir George Gilbert Scott	Squared rock-faced stone with slate roof. Late 13 th c. style. Comprises a nave with clerestory, north and south aisles, north porch, north-east tower and lower chancel.
62. Church of Our Lady and St Alphonsus, Hanley Swan	II*	1846, architect Charles Hansom	Rubble with limestone dressings and steep slate roof. Comprises a nave with north chapel, a lower chancel and a south porch. Above the east wall of the nave is a gabled bellcote with double pointed openings. At the east end of the chancel is a reredos of five cusped ogee arches with carved angels in the spandrels. Pews, font, pulpit, lectern and chancel fittings were designed by A W N Pugin.
63. Lychgate, Church of Our Lady and St Alphonsus,	II	1846, attributed to	The lychgate has a tall gabled roof which is supported by thick

Hanley Swan.		A W N Pugin	chamfered timber posts with curved braces. There is a double gate and a separate pedestrian gate.
64. Presbytery and covered way, Church of Our Lady and St Alphonsus, Hanley Swan	II	1846, architect Charles Hansom	Stone rubble with steep tile roofs. South wall of three bays with one-bay cross-wing. The first floor windows are of two mullioned lights which rise into steeply-gabled attic dormers. Timber bellcote on ridge.
65. Milestone, Hanley Swan B4209 north side	II	Mid-19 th c.	Sandstone surround, cast iron plate inscribed: HANLEY. UPTON 3 MALVERN 5 MILES
66. Horton Manor Farmhouse, Roberts End north side	II	17 th c. with earlier remains	Brick and timber-framing with tile roof. T-plan. Two storeys with attic. First floor windows have leaded glazing and timber mullions and transoms.
67. Ladywell, Roberts End south side	II	Early 19 th c.	Brick in Flemish bond with hipped tile roof. Three storeys and three bays. To each side is a single-storey bay with coped parapet. Single-storey porch has a stone cornice and a coping with two ball finials. The timber doorcase has Tuscan pilasters with paterae, a pediment, and a frieze with carved swags and central winged head.
68. Ivy House, Roberts End north side	II	17 th c. with later additions	Timber-framing in square panels and brick with tile roof. Two storeys. Earlier part of house has one-bay gable.

APPENDIX B: Local Heritage List

Locally listing a heritage asset does not bring additional consent requirements over and above those required for planning permission. It can, however, help to influence planning decisions in a way that conserves and enhances local character.

The Heritage Assets included in this list were selected as they appeared on the first OS map of the parish in 1886, plus two later ones of historical interest: Shepherd House and the Old School, Cross Hands.

NOMINATED ASSET	JUSTIFICATION
1. Blackmore House, Blackmore Park, Hanley Swan WR8 0EF	Formerly Bower Farm, this 18th century property is of historical importance as one of the major farmsteads forming part of the Blackmore Park estate.
2. Park Lodge, Blackmore Park Road, Hanley Swan WR8 0EF	Built in 1874 as the western boundary lodge to the Blackmore Park estate. Interesting architectural features include a moulded 'h' set into the brickwork identifying the Hornyold family of Blackmore Park.
3. Marycroft, Blackmore Park, Hanley Swan WR8 0EF	Formerly Keeper's Cottage, this was built at the same time as Park Lodge as the residence of the head gamekeeper at Blackmore Park; features the moulded 'h' of the Hornyold family.
4. Berry Lodge Farm, Blackmore Park Road, Welland WR13 6NL	Redbrick farmhouse of Georgian origin with Edwardian extension.
5. Common Farm, Malvern Road, Hanley Swan WR8 0DX	Traditional Victorian farmstead and outbuildings that once formed part of the Blackmore Park estate.
6. Shepherd House, Malvern Road, Hanley Swan WR8 0DX	Built in 1891 by the Church of England's Waifs and Strays Society (now The Children's Society), the Home of the Good Shepherd, as Shepherd House was first known, was a home for orphaned boys aged 4-13. The Home closed in 1950 and was taken over by the county council but fell into disuse and by 1975 was virtually derelict. The council offered the building to the children's charity, Highball Trust, which refurbished it as hostel-style accommodation for up to 60 people. Today Highball still brings deprived children to the house for around 30 weekends a year.
7. Gothic House 1 & 2, Hanley Swan WR8 0DX	Two mid-19th century cottages of distinctive appearance.
8. Walmer Lodge, Hanley Swan WR8 0DX	Regency house with slate roof.
9. Village Stores & Post Office, Hanley Swan WR8 0DX	Dates back to the early 19th century when it was constructed as the Coach & Horses inn before being bought by Sir Edmund Lechmere who converted it to the Hanley Working Man's Institute. By the late 1860s it was a grocer's shop and became a post office in the mid-1890s.
10. Swan Inn, Worcester Road, Hanley Swan	An important stopping point for drovers and

WR8 0EA	stock for hundreds of years. It stands at the heart of the village of Hanley Swan.
11. St Gabriel's Cottage, Worcester Road, Hanley Swan WR8 0EA	Cottage of 17th century origin, a period of significant development in the parish.
12. Church Lodge, Worcester Road, Hanley Swan WR9 0EA	Blackmore Park estate lodge built in the 1870s. Interesting architectural features include decorative roof tiles and bargeboards.
13. Cygnet Lodge, Worcester Road, Hanley Swan WR8 0EA	Formerly Blackmore Farm, this farmhouse of 17th century origin once formed part of the Blackmore Park estate.
14. Stable Farm, Park Lane, Hanley Swan WR8 0EF	Handsome 18th century coach house that once served the original mansion at the centre of the Blackmore Park estate. Clock housing has a mechanism of the same period as the house. Hipped tiled roof.
16. Blackmore Grange, Blackmore End, Hanley Swan WRE 0EE	Significant house of 18th century origin.
17. Blackmore Lodge, Worcester Road, Hanley Swan WRE 0EE	Blackmore Park estate lodge built in the 1870s; features the moulded 'h' of the Hornyold family.
18. Steyning House, Blackmore End, Hanley Swan WRE 0EE	17th century farm cottage, now dilapidated but representing a significant period in the development of the parish.
19. Blackmore End Farm, Blackmore End, Hanley Swan WRE 0EE	Traditional Victorian farmstead and outbuildings that once formed part of the Blackmore Park estate.
20. Blackmore End Cottage, Blackmore End, Hanley Swan WRE 0EE	Cottage of 17th century origin.
21. Honeypot Cottage, Blackmore End, Hanley Swan WR8 0AH	Cottage of 17th century origin which, unusually, retains its thatched roof.
22. Honeypot Farm, Blackmore End, Hanley Swan WR8 0AH	Traditional Victorian farmstead and outbuildings that once formed part of the Blackmore Park estate.
23. Cedar Cottage, Worcester Road, Hanley Castle WR8 0AQ	House of Regency origin with a hipped tiled roof.
24. Rhydd Court, Worcester Road, Hanley Castle WR8 0AD	The most important unlisted building in the parish, Rhydd Court was built in 1803 for the Lechmere family. Remodelled in 1863 by the architect David Brandon, with a private chapel designed in the gothic style by Charles Hansom added the following year. Used as a hospital for wounded servicemen during World War I and sold out of the Lechmere family in 1924. Since 2006 it has been run as a college for autistic young people.
25. Jubilee Cottages, Worcester Road, Hanley Castle WR8 0AB	Two Lechmere estate cottages built in 1887 to mark the Golden Jubilee of Queen Victoria's reign. A plaque inscribed <i>E AHL Jubilee 1887</i> identifies the landowner as Sir Edmund Anthony Harley Lechmere MP. The cottages have a hipped tiled roof.
26. Sink Farm, Hangmans Lane, Hanley	Farmhouse of 17th century origin. It was

Swan WR9 0AJ	already an important estate when bought by Anthony Lechmere in 1805 and is mentioned in Pitt's <i>General View of the Agriculture of the county of Worcester</i> , 1813.
27. Tickeridge Farm, Haylers End, Hanley Swan WR8 0ED	Farmhouse of 17th century origin.
28. Western Lodge, Roberts End, Hanley Swan WR8 0DL	House of 17th century origin extensively rebuilt in 1840 by James Lewis, surgeon, whose family lived there from 1821 to 1881. Extended on three sides in 1895.
29. Woodruff & Milestone Cottage, Roberts End, Hanley Swan WR8 0DL	Adjoining cottages of 17th century origin.
30. Pyndar Lodge, Roberts End, Hanley Swan WR8 0DN	Regency villa with a three-storey extension added in 1830. Hipped slate roof. Described in <i>Some Worcestershire Parsonages</i> by Canon J S Leatherbarrow, 1964, as "A really fine Regency house with French doors and verandah." Served St Gabriel's church as a vicarage from 1954 to 1981.
31. Albion Lodge, Roberts End, Hanley Swan WR8 0DN	Recorded on the 1797 enclosure award as a cottage belonging to Thomas Broadstock, who rebuilt it in 1815. A three-storey extension was added in 1878 by Henry Willan whose family occupied the house for more than 100 years. Became a retirement home in 1985. Hipped slate roof.
32. Yew Tree House, Roberts End, Hanley Swan WR8 0DN	Substantial early 18th century property owned at the time of the enclosure act by the apothecary Robert Ballard. In 1876 the house with 63 acres of land extending to Gilberts End was bought by Alfred Medley whose family lived there until 1919 when the estate was bought by the Birmingham industrialist John Wilson. Hipped tiled roof.
33. Hill Hampton, Roberts End, Hanley Swan WR8 0DN	18th century house and garden, former servants quarters for Yew Tree House. Hipped tiled roof.
34. Brummell Court, Roberts End, Hanley Swan WR8 0DN	Formerly Elm House, then Catterall, this imposing 10-bedroom Regency property was owned by the cider merchant Francis Lucy from 1820 to 1864. Then acquired by the Liverpool insurance broker Samuel Martin who paid for the construction of St Gabriel's church in 1872. Later bought by the musical hall star George Lashwood, known as the Beau Brummell of the stage, who renamed the house Brummell Court. Hipped slate roof.
35. Yew Tree Cottage, Roberts End, Hanley Swan WR9 0DN	17th century cottage of special historic importance as the only house in the parish occupied by the same family for 350 years, apart from a gap of 20 years.
36. Mortimer Lodge, Roberts End, Hanley Swan WR8 0DN	House of 18th century origin rebuilt in the 1830s, bought by Edward & Sarah Bradford in 1843 and occupied by the Bradford family

	until the 1870s. Then let to various tenants including Richard Ward, who kept a diary (now in the archives of the Hanleys' Village Society) recording events in the life of the village during the year 1877. Sold out of the Bradford family in 1914. Hipped slate roof.
37. Laurel Cottage, Roberts End, Hanley Swan WR8 0DN	Regency cottage with slate roof.
38. Horton Manor Cottage, Roberts End, Hanley Swan WR8 0DN	Cottage of 17th century origin.
39. The Grange, Roberts End, Hanley Swan WR8 0DN	Regency house built on the site of an older property. Hipped slate roof.
40. The Old Police Cottage, Roberts End, Hanley Swan WR8 0DN	Cottage built in the 1860s to house the parish's first police constable.
41. The Balconies, Roberts End, Hanley Swan WR8 0DN	Redbrick Georgian farmhouse with hipped roof. A site of archaeological importance revealing evidence of a medieval potters kiln.
42. Forty Green, Roberts End, Hanley Swan WR8 0DR	House of 17th century origin, a period of significant development in the parish. Owned by the Free School (now Hanley Castle High School) at the time of the 1795 Enclosure Act.
43. Chance Flowers, Roberts End, Hanley Swan WR9 0DR	Cottage of 17th century origin.
44. Holloway Farm, Roberts End, Hanley Swan WR8 0DR	Farmstead of 18th century or earlier origin. In 1852 the tenant farmer, William Moore, used the first mechanical implement in Worcestershire – a reaping machine requiring two horses and two men, a driver and a raker. Bought by the Severn End estate in 1875 and still in the possession of the Lechmere family.
45. Old Parsonage Farm, Roberts End, Hanley Castle WR8 0BU	Redbrick Georgian farmhouse built in 1777 by Sir Edmund Lechmere who gave the income from the farm to the church in lieu of building a tithe barn. Sold out of the Lechmere family in 1968.
46. The Old School, Cross Hands, Hanley Castle WR8 0BJ	Built in 1893 as a mixed school of children aged 5-11 and infants. The architect was Lewis Sheppard of Worcester whose coloured drawings of the school are held in the Worcester Record Office. Closed in the late 1970s and converted to a domestic residence.
47. Old Post Office, Hanley Castle WR9 0BJ	Built in the mid-19th century as the first post office in the parish.
48. Wistaria House, Church End, Hanley Castle WR8 0BL	Regency house in the Hanley Castle conservation area. Hipped slate roof.
49. Cottages, Church End, Hanley Castle WR8 0BL	Terrace of four cottages – Bramble Cottage, At Last, Frandia & End Cottage – of 17th century origin in the Hanley Castle conservation area.
50. Lodge Farm, Gilberts End, Hanley Castle WR8 0AR	Originally a lodge at the centre of Hanley park, the lord of the manor's hunting ground

	in medieval times, it is referred to in Dr James Toomey's thesis, <i>Hanley Castle: A Medieval Woodland Manor</i> , 1997. Rebuilt as a redbrick Georgian farmhouse and outbuildings around earlier remains.
51. The Smithy, Gilberts End, Hanley Castle WR8 0AS	A former smithy built around a 17th century core.
52. Kennel Ground, Gilberts End, Hanley Castle WR8 0AS	Of 17th century origin, it was formerly the site of a kennel for Hanley Hall hunting dogs.
53. Little Merebrook Cottage, Hanley Swan WR8 0EH	Cottage of unknown origin with thatched roof.
54. Coneycroft, Picken End, Hanley Swan WR8 0DQ	Significant example of the high Victorian architectural style, with decorative brickwork and substantial Tudor-style chimneys.
55. Lilac and Rose Cottages, Picken End, Hanley Swan WR8 0DQ	These two cottages, first identified in the Enclosure Award of 1797, were acquired by the Hornyold family and occupied by estate labourers until the Blackmore Park sale of 1919, when they were bought by 84-year-old Jane Dovey whose family had occupied Lilac Cottage since 1881.
56. Holly Cottage, Picken End, Hanley Swan WR8 0DQ	Cottage of 17th century origin. From the mid-18th century to 1921 it was owned by the Grammar School (now Hanley Castle High School).
57. Jasmine Cottage, Welland Road, Hanley Swan WR8 0DA	Early 19th century cottage with a hipped slate roof.
58. Malvern House, Welland Road, Hanley Swan WR8 0DA	Victorian house built in the 1870s and converted to an ironmongery shop and then a drapery store by Henry Cowley followed by James Foster in the 1880/90s, as indicated by a painted sign still visible on an outside wall. Served as the village bakery for two generations in the 20th century. Hipped slate roof.

APPENDIX C – Most Important Ancient Trees

Among the most important ancient trees are:

1. Group of limes in St Mary's churchyard – Planted in 1704 to commemorate victory at the battle of Blenheim.
2. Avenue of limes south-west of Severn End – Planted in the 18th century from the mansion to the main road and shown on the 1795 Enclosure map. (Avenue now degraded)
3. Hedgerow of 14 lapsed pollard oaks near Lodge Farm – Line of trees marking an old boundary of the medieval Hanley Park.
4. Lapsed pollard oak (girth 6.4 m) in a hedge west of Lodge Farm – One of the oldest trees surviving from medieval times.
5. Oak (girth 6.8 m) in Hoots Wood south of Roberts End – Largest and possibly oldest tree in the parish.
6. Partially hollow oak (girth 6.4 m) between Blackmore End and Haylers End – One of the oldest trees surviving from medieval times.
7. Oak (girth 6.3 m) in a paddock north of Severn End – A particularly large and fine specimen.
8. Lucombe oak (girth 5.3 m) in the grounds of Blackmore House – Planted in the 18th century and recorded in a painting of the Blackmore estate.
9. Two lapsed pollard oaks (girths 4.8 m & 4.6 m) in a hedge south of Picken End – Show signs of great age and, being close to Picken End, may be vulnerable.
10. Oak (girth 4.75 m) on Hanley Swan village green – Planted in 1863 to commemorate the marriage of the Prince of Wales and Princess Alexandra of Denmark.
11. Black poplar (girth 5.3 m) at Quakers Farm – Unusually large and rare black poplar.
12. Cedar in green triangle outside The Three Kings Inn, Hanley Castle – Iconic tree marking the centre of the village

APPENDIX D – Parish Maps

IMPORTANT NOTE:

Although included within this document for completeness, these maps are best viewed on-line as they contain interactive capabilities which help identify some of the features.

The maps can be viewed upon The Hanleys web site.

<https://hanleyswan.net/community/hanley-castle-parish-council>

Key:

Black – listed buildings

Purple – historical unlisted buildings

Red – Buildings shown on the first Ordinance Survey map of 1886

Red continuous line – existing cycle track

Red dotted line – proposed cycle track

Green – protected spaces & community orchard

Green arrows – significant ancient trees

Blue – significant archaeological sites

Brown - sites of biological interest

Maps:

Map 1 – North West of Hanley Swan

Map 2 – West / South West of Hanley Swan

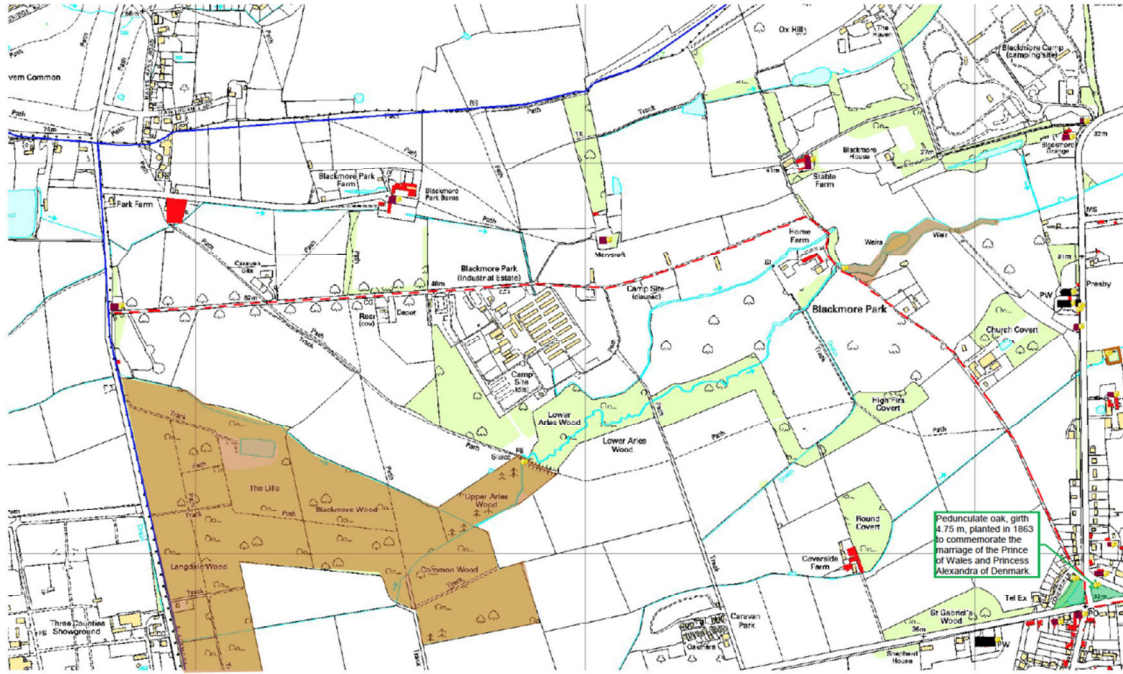
Map 3 – Hanley Swan / Gilbert's End

Map 4 – Blackmore End / North of Hanley Swan

Map 5 – The Rhydd and Cliffey Wood

Map 6 – Cross Hands and North of Hanley Castle

Map 7 – Hanley Castle to Upton

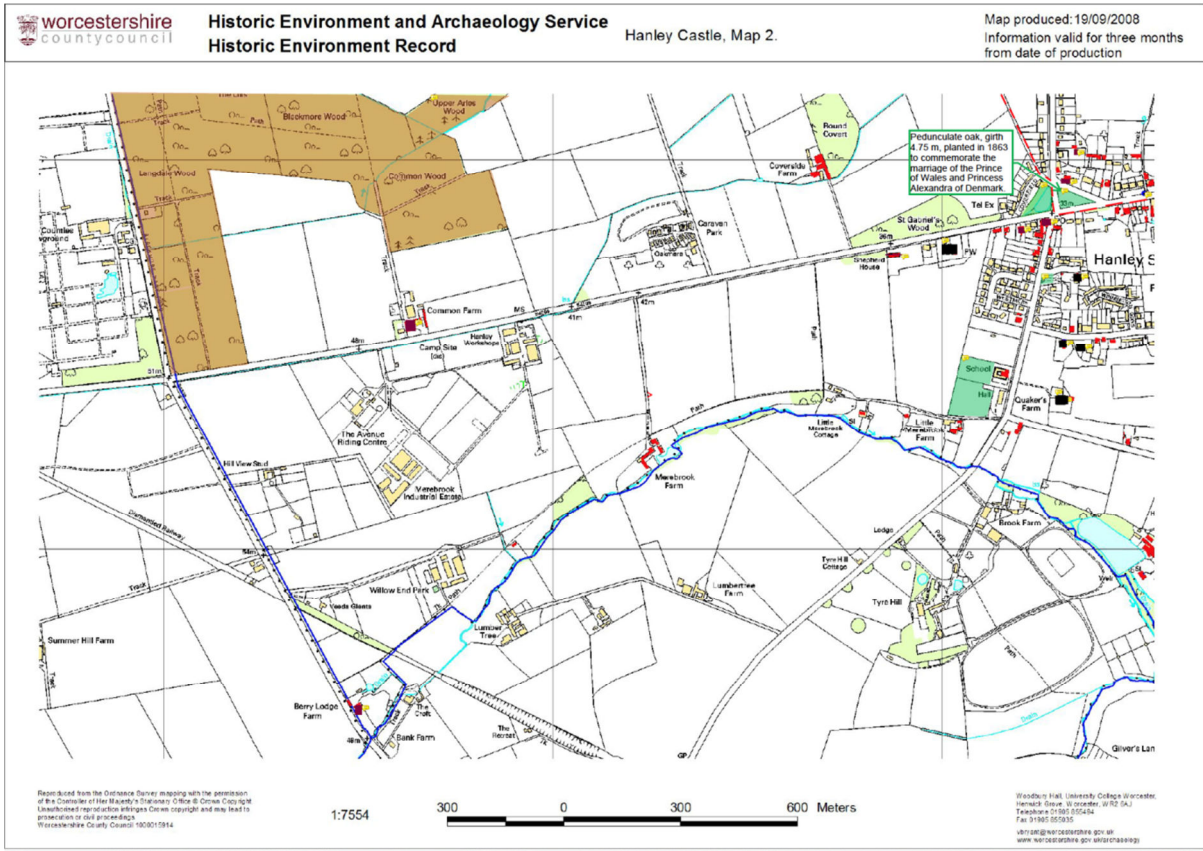


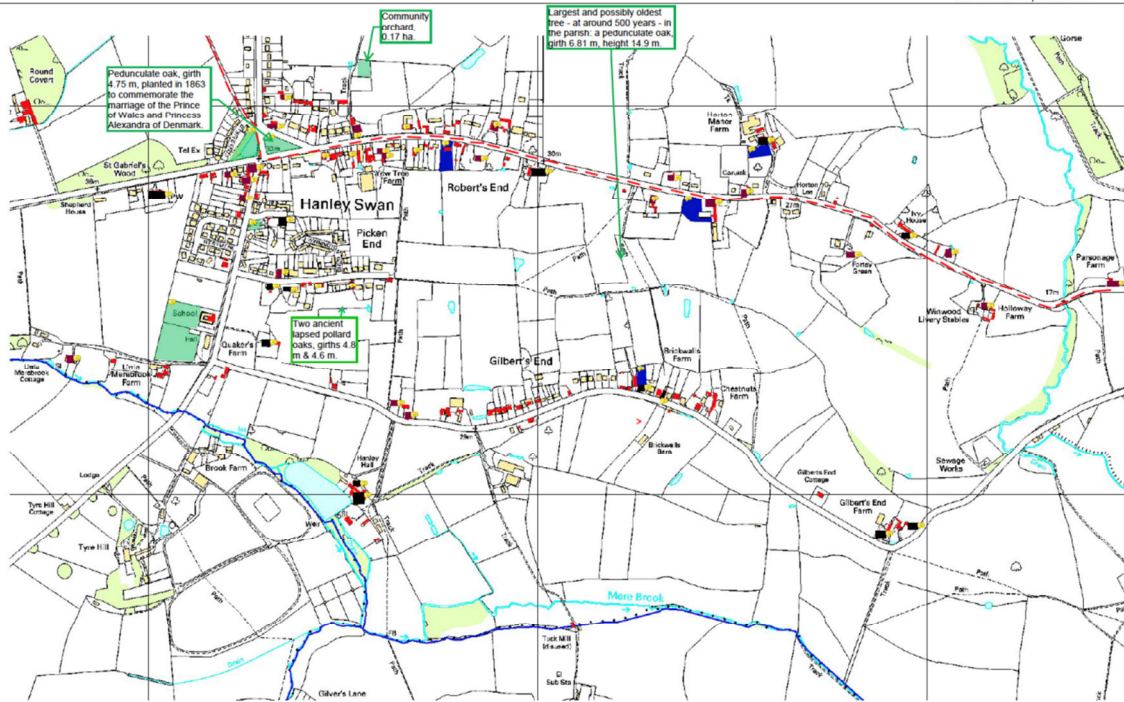
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1:7554

300 0 300 600 Meters

Woodbury Hall, University College Worcester,
Henbury Grove, Worcester, WR2 9AJ
Telephone 01902 85434
Fax 01902 85585
wrc@worcestershire.gov.uk
www.worcestershire.gov.uk/arcbaeology



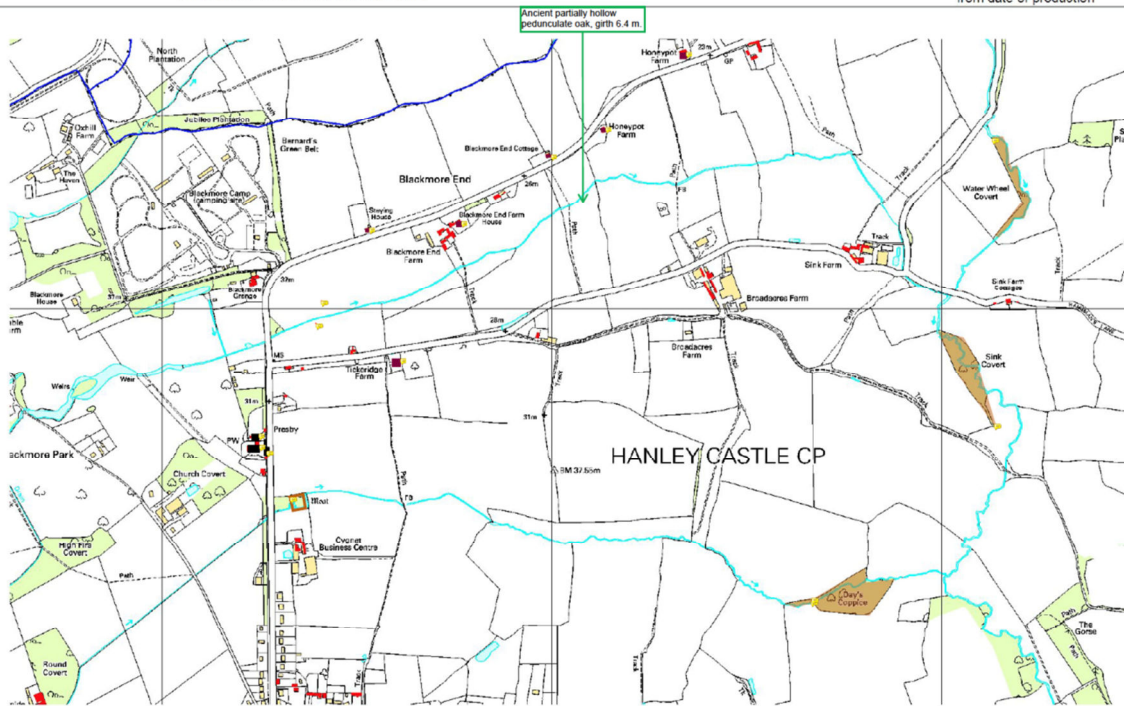


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Woodburton Hall, University College Worcester,
Henricks Court, Worcester, WR2 9AJ
Telephone 01862 355434
Fax 01862 355267
w@scs@worcestershire.gov.uk
www.worcestershire.gov.uk/ancr/ancr.asp

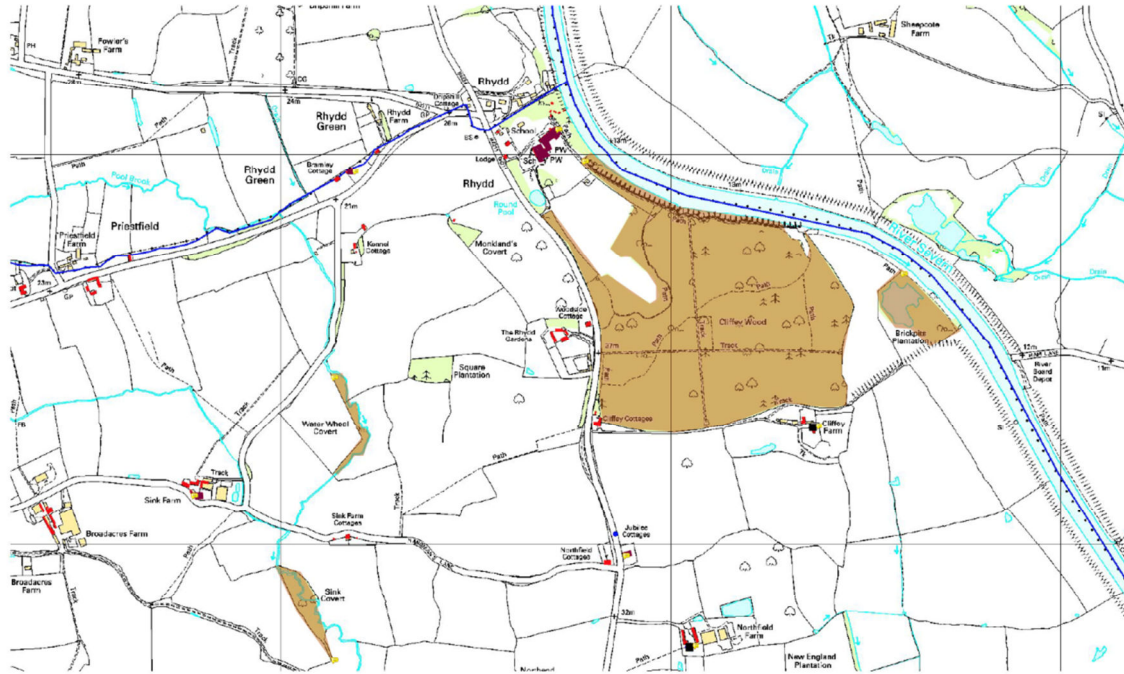


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Woodrow Hall, University College Worcester,
Bromsgrove, Worcester, WR2 9AJ
Telephone 01902 552424
Fax 01902 552535
ehra@worcestershire.gov.uk
www.worcestershire.gov.uk/ehra

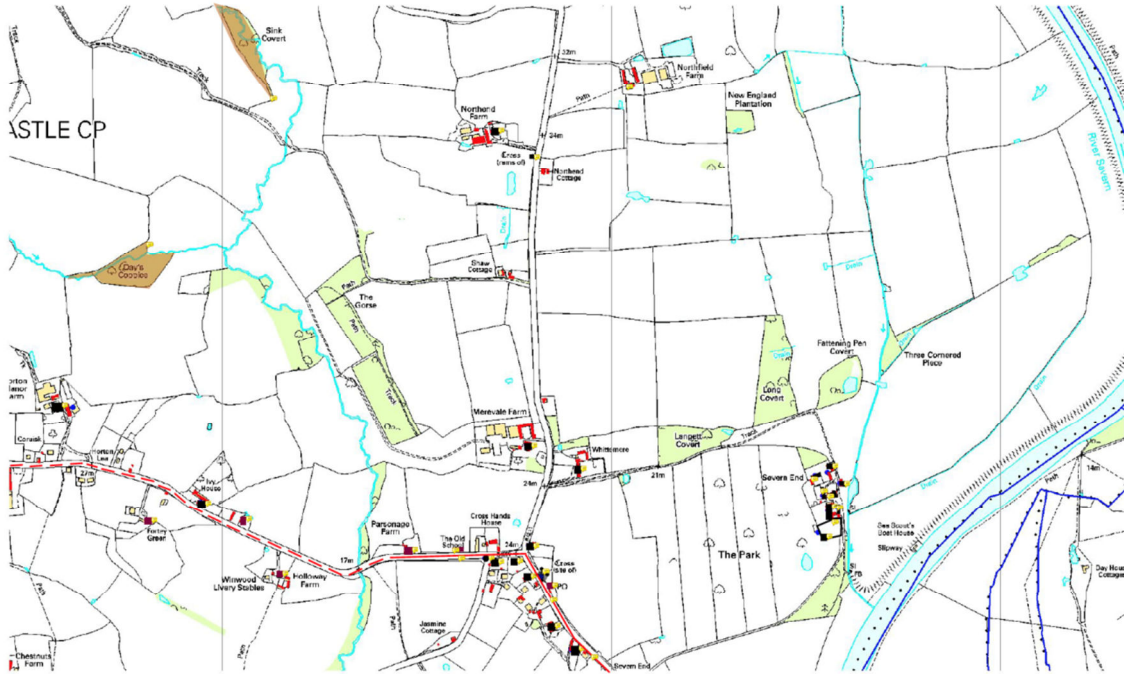


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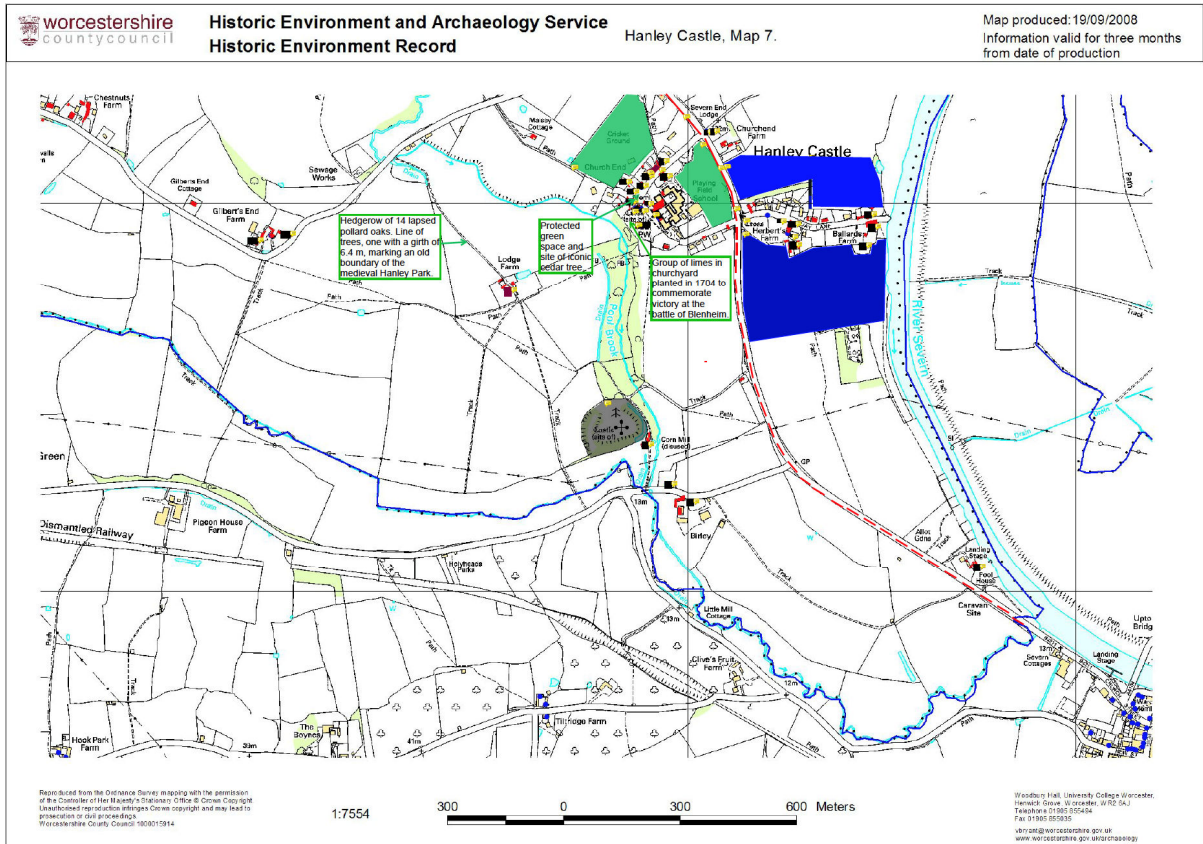
Woodbury Hall, University College Worcester,
Henbury Grove, Worcester, WR2 9AJ
Telephone 01905 555484
Fax 01905 555835
uk@worcestershire.gov.uk
www.worcestershire.gov.uk



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Woodbury Hall, University College Worcester,
Foregate Street, Worcester, WR2 9AJ
Telephone: 01902 855434
Fax: 01902 855835
a.h.r@worcestershire.gov.uk
www.worcestershire.gov.uk/archaeology



Supporting Document (Separate)

Contains:

Part One

- i. 2014 Residential Questionnaire Results

Part Two

- ii. 2014 Residential Questionnaire Comments

- iii. 2014 Business Questionnaire Results

- iv. Assessment of Proposed Development Sites

- v. 2013 House Price Data

- vi. Housing Needs Survey (2009 updated)

- vii. Worcestershire Biological Records Centre Data

- viii. Worcestershire Farmsteads Guidance