

# **Regulation 15 Submission**

**Hanley Castle Parish Council Neighbourhood Plan**

**Regulation 15 Consultation Statement**

Hanley Castle Parish Council

17 June 2024

# **Hanley Castle Parish Council Neighbourhood Plan**

## **Regulation 15 Consultation Statement**

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# 1 Introduction

- 1.1 The existing Neighbourhood Plan (NP) was adopted on 22 January 2019. It covers the period 2016–2030.
- 1.2 The NPPF recommends that neighbourhood plans should be periodically reviewed. Accordingly, and in anticipation of a successful outcome to the review of the South Worcestershire Development Plan (SWDP), Hanley Castle Parish Council – as the qualifying body – initiated proceedings for conducting a review of its NP. A Committee, comprising Parish Councillors and Parishioners, was established to carry out this review.
- 1.3 The intention was to synchronise the NP with the reviewed SWDP. However, as a result of the disruption caused by the COVID-19 pandemic and technical issues relating to the SWDP it became clear that synchronisation of the two plans would no longer be possible.
- 1.4 Following several meetings with MHDC a two-step approach was adopted by the Review Committee:
  - (a) The first step consisted of a review of the existing NP with the aim of updating it with regard to changes in the parish since the NP had been made and to add detail to underscore the rural nature of the parish and its strong historical roots.
  - (b) The second step was to be a decision to conduct a further review once the (new) SWDP had been made.
- 1.5 The review process has clearly demonstrated that the current NP has been successful. Progress has been made on the allocated sites; and the policies in the Plan have been tested and have had a positive influence on the many windfall sites that have been built out since 2019, thereby contributing in practice to the espoused principals of sustainable development.
- 1.6 We believe that the NP is robust: it has not been found necessary to add, modify or remove any of the original policies. Equally, it has not been found necessary to change the allocated sites within the parish.
- 1.7 Whilst it is for the Examiner to decide if the changes made conform to either a material or substantial review, the review has been conducted in the expectation that it conforms to the conditions of a material review.

## 2 Consultation process

The following actions were taken in order to engage with the local community; and, wider, to engage with other interested parties.

[Access to the Plan as amended under Regulation 14: January 2014]

### 2a The Parish

**Hard copies of the Plan** were made available for inspection at the following locations:

- The Village Hall (Hanley Swan)
- The Village Shop and Post Office (Hanley Swan)
- The Swan Inn (Hanley Swan)
- The Three Kings Inn (Hanley Castle)

All copies contained 'tear-off' strips giving the dedicated email address and postal address for submission of comments.

The Plan was published on the **Parish Council Website**.

Notification of the above means of access was given by way of:

- Emails to subscribers to the Parish Council Website
- Posters on the three public noticeboards in the Parish and on the noticeboard in the Parish Hall (Hanley Swan)
- Regular updates as news items in 'Parish Link', the monthly parish magazine distributed to some 500 houses in Hanley Swan, Hanley Castle and [the neighbouring parish of] Welland
- Minutes of the Parish Council Meetings (as published on the Parish Council Website)

### 2b Bodies, commercial businesses and other organisations

The following organisations were notified of the review and their opinions sought. Notifications were made through the organisation's website or by letter in the absence of an email address.

With regard to SEA/HRA Screening Opinion, consultation was done by MHDC. In all cases, responses were directed to a single dedicated email account. The closing date for responses was 14 March 2024.

Organisation	Additional information
Age UK	
Age UK Hereford and Worcestershire	
Ancient Monuments Society	
Archdioceses of Birmingham 8 Shadwell Street Birmingham B4 6EY	
Bridge School Unit 2, Hanley Workshops, Hanley Rd Hanley Swan WR8 0DX	
Citizens Advice	
Council for the Protection of Rural England (CPRE)	
E.ON UK (includes Npower)	
English Heritage	Peter Boland
Equality Advisory Service	
Federation of small businesses	
Forestry Commission	

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Guarford CP	
Hanley Castle High School	
Hereford & Worcestershire Earth Heritage Trust	
Hereford and Worcestershire Chamber of Commerce	
Highball Centre, Hanley Swan WR8 0DX	
Highways Agency Street Works	
Highways Agency Floor 9, The Cube, 199 Wharfside St, Birmingham B1 1RN	
Home Builders Federation	
Homes and Communities Agency, Homes England	
Lockley Homes 30, Tournament Court Edgehill Drive Warwick CV6LG	
Malvern CP	
Malvern Hills AONB	Paul Esrich
Malvern Hills District Council	Duncan Rudge
Malvern Wells PC	
Marches Homes	
Marine Management Organisation	
National Grid (Western Power Distribution)	
National Grid Gas Distribution Mountleigh Close, Bradford BD4 6SP	
Natural England, Sustainable Development Team	
Network Rail, Waterloo General Office SE1 8SW	
NHS England	Wildwood, Wildwood Drive Worcester WR5 2LG Clinical Commissioning Group, The Coach House, John Comyn Drive, Perdiswell, Worcs WR5 2LG NHS Planning and Partnership Worcestershire Acute Hospitals NHS Trust Worcestershire Health & Care NHS Trust Upton Surgery, Tunnel Hill, Upton Upon Severn WR8 0QL
OakField Developments c/p J Jowitt, PJ Planning, Cradley Enterprise Centre, Box No 15 Maypole Fields, Cradley B63 2QB	
Our Blessed Lady and St Alphonsus Hanley Swan	
Post Office and Village Store, Hanley Swan WR8 0DX	Inspection Copy held at this address
PSSC Canal & River Trust	
RCA (Consultants to Marches Homes) Unit 6 De Salis Court, Hampton Lovett Industrial Estate, Droitwich Spa, Worcestershire WR9 0QE	
Severn Stoke PC	
Severn Trent Water	
Severn Trent Water (Sewerage)	
South Worcestershire Hate Crime Partnership	
Sport England	
St Gabriel's with St Mary's C of E Primary School Welland Rd Hanley Swan WR8 0DQ	
Statutory Consultees (Screening Opinion)	The Environment Agency Natural England
The Coal Authority	
The Crown Estate	
The Environment Agency Consultation Team	
The Lechmere Estate	Nicolas Lechmere
The Swan Inn Hanley Rd WR8 0EA	[Inspection Copy held at this address]
Three Kings Inn Church End Hanley Castle WR8 0BL	[Inspection Copy held at this address]
Upton Upon Severn CP	
Wales and West Utilities	
Welland CP	
Worcester City Council	Hannah Millman
Worcester Diocese	

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Worcestershire Council for Voluntary Youth Services	Web site server not working; no street address present on the web site.
Worcestershire County Association of Local Councils	
Worcestershire County Council	Emily Barker
Worcestershire County Council	Natasha Friend
Worcestershire County Council	Marta Dziudzi
Worcestershire Federation of WI's c/o K Stantson, 20 Winnington Gardens Hanley Swan WR8 0DJ	
Worcestershire LEP	
Worcestershire Wildlife Trust	
Wychavon District Council	Jo Symonds

### **3 Outcomes**

#### **3a Parishioners**

- No postal responses were received; but comments were submitted by email

#### **3b Bodies, commercial businesses and other organisations**

- Comments were submitted by email

Summary responses (all sources) are presented in **Appendix 1**

**Appendix 2** presents a full list of the issues and concerns arising from the consultation and from further scrutiny by the Review Committee, with the actions taken to address them.

## 5 Appendices

### Appendix 1 (summary of all responses received)

Date received	Organisation/Individual	Summary of response
09/02/24	Alan Howe (Parishioner)	Support. Concern about excess development in the Village.
10/02/24	Gigi Verlanda (Parishioner)	Support for the plan.
20/02/24	The Coal Authority	No Objection.
23/02/24	Jane Jordan (Parishioner)	Houses in Brinkley Drive were not included in the Consultation Statement.
26/02/24	Claire Finch (Parishioner)	Support for the Plan.
05/03/24	RCA Regeneration (consultants) on behalf of Marches Homes <sup>1</sup>	Various points, including typos and other small errors: the substantive point made was that the SWDP and the Neighbourhood Plan should be aligned within a substantial [ie not material] review.
07/03/24	Historic England	No objection.
10/03/24	Ray and Viv Jepp (Parishioners)	Regulation 14 consultation coincided with a proposal and a consultation from Marches Homes. Regulation 14 consultation used as an opportunity make comments on the Marches Homes proposal.
13/03/24	Marjorie Nelson (Parishioner)	Regulation 14 consultation coincided with a proposal and a consultation from Marches Homes. Regulation 14 consultation used as an opportunity make comments on the Marches Homes proposal.
13/03/24	Sport England	Letter outlining responsibilities for recreational activities within the plan. Conditions believed to be met.
13/03/24	MHDC	Support for the Plan and various points made of a technical nature to ensure compliance with other national policies and suggestions for consideration.

<sup>1</sup> RCA Regeneration has produced, on behalf of Marches Homes, outline plans for a development of 40 dwellings on a single, currently green-field site in the heart of Hanley Swan.

## Appendix 2 (Issues and concerns raised and how these were addressed)

Source	Concerns(s) raised	Addressed by
RCA Regeneration	Para 7 Policy MnGr 6 was updated this should trigger a substantial review*	Policy MnGr 6 original policy reinstated. Updated information to be included as a footnote
	Para 9 (MnGr6 para 6) text should refer to 20 propertied not applications	Corrected
	Para 12 (MnGr 7 para 6) Site A is built out.	Now described as being built out
	Para 13 Full details of site B should be included	Para's 8-11 following MnGr7 reinstated
	14 MnGr 7 Sites C & D need to be confirmed as being available	Confirmed as being available.
	15 Synchronise times of the SWDP with the Neighbourhood plan. Conduct a substantial review.	It is desirable that the plans are synchronised. The NPPF recommends that a Neighbourhood Plan be updated every 5 years. Delays to the SWDP are preventing this objective. Once the SWDP is made consideration will be given to a further review.

\*Para number refers to the paragraphs in RCA's document

Source	Concerns(s) raised	Addressed by
MHDC	Define South Worcestershire Councils	Changed to include Malvern Hills District Council, Wychavon District Council and Worcester City Council
	Add Neighbourhood before the word plan on the caption 3.5, Introduction and Section 3.1 Plan approval process	Corrected
	Policy MnGr1 Housing Mix Threshold not given to implement a mix of houses.	This is covered by SWDP 14 this is included under National and Local policies and gives a threshold of 5 houses. Strengthened by including Para's 63 and 64 NPPF section 5  SWDP 15 Paras 14A and 14 are added to National and local Policies
	Definition of starter homes required.	The housing and planning Act 2016 defines starter homes as new homes costing up to £250,000 (£450,000 in London), to be available at a minimum 20% discount on market value to eligible first-time buyers.  This is included in Annex 2 Glossary b of the NPPF.  Action: include definition of starter home in Section 10 (Glossary)
	Affordable Housing as defined by the NPPF	This is implicit.
Comments from MHDC Housing Officer	MnGr3 Concern over "or a financial contribution of broadly equivalent value" under point 7	Wording from NPPF Section 5 Paras 63 and 64 used.
	MNGR2 Affordable Housing: refers to Lifetime Homes (this is now obsolete)	Change to optional Building Regulations Standard M4(2) Entitles "accessible and adaptable" dwellings in relation to access. Also refer to the Nationally Described Space standards in terms of size. Action: Footnote added, Para 8 changed accordingly.

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Source	Concerns(s) raised	Addressed by
(continuing) Comments from MHDC Housing Officer	Tenancy Mix referencing the number of homes that this applies to	This has been tested and successfully used under application M/22/00471/FUL and is considered to be functional
	MnGr3 Allocation of affordable Housing: MHDC Rural Lettings policy June 2005 has been updated	Changed to 26 January 2021
	The use of the word 'strong' is considered inappropriate	Footnote to policy added referring to MHDC letting policy
	'First to be offered' is considered inappropriate	Footnote to policy added referring to MHDC letting policy
	'shared ownership of the home' is considered inappropriate	Footnote to policy added referring to MHDC letting policy
	Point 4 Benefits and outcomes 'will'	['will'] to be replaced by 'may'
	Point 7 'Homes Choice Plus' is obsolete	Replaced with 'Housing for You'
	MnGr4Infill/Backland Housing in the Parish: Clarify infill – backland	Footnote added defining Backland referencing Uttlesford District Council Essex
	Evidence required to support three-bedroom limit in Infill/Backland sites	As per Q18 of the residential survey. Types of property needed 2/3 bedroom 163 in favour 22 against. Backland added to para 9.
	Not all gaps may be appropriate for infill considered to be impractical to test applications	Definition of Backland updated – as 'having no road frontages'.
	MnGr5 Scale of new Development (Limits developments to 10 houses unless there is a master plan phasing development over a number of years). If a housing needs survey identified a need for more than 10 houses this policy could be contradictory.	This policy does not limit the number of houses in the Parish, allowing for many developments and larger developments if phased over time. The villages have grown incrementally over the centuries leading to a wide variation of housing styles thus characterising the villages. This has been confirmed by the original examination.
	Policy MnGr 6 Incremental Growth: Introduction of growth rates is unacceptable	Original policy restored. Footnote added to show achievement against plan.
	MnGr 8 Siting of local businesses: change 'should' to 'would'	Footnote added Referencing NPPF Para 85 and to say that the list is not exhaustive
MnGr 11 Assets of Community Value: Check against Assets of Community Value (England) Regulations 2012	Believed to comply but this requires expert consideration	
BHN1 Protection of Buildings or Structures on the local list of heritage assets: Worcestershire Archive and Archaeology Service no longer provides planning advice to MHDC	Change to 'the planning advisor will review applications and suggest appropriate mitigation'	

Miscellaneous Issues and Concerns		
Source	Concerns(s) raised	Addressed by
The Review Committee	Highways land with habitat verges identified as an asset of community value	Change 'habitat verges' to 'items of value to the community'.
	The NPPF has been updated: need to ensure that where mentioned the policies cross-tabulate	MnGr10 NPPF para 83 and 84 replace old Para 55
	Policy RE 1	Updated to NPPF Paras 132, 135b and 135d
	Policy RE3	Updated to NPPF para 180,185,186
	Policy BHN 4	Updated to NPPF 105 and 106
	Policy Des 1 General Building Design Principles	Updated to NPPF (Section 12, para 1 et seq)

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The Review Committee ( <i>continuing</i> )	Policy Des 1 National and Local policies	Updated to NPPF 12 Para 135
	Policy Des 2 Renewable and Low Carbon Energy	National and Local Policies updated to NPPF section 14 Para 158
	Section 10 Glossary	Backland definition added (see above) Lifetimes home added Presumption in favour of sustainable development: updated to NPPF Starter Homes: definition aligned with The Housing and Planning Act 2016 (see above)
	Acknowledgements	Updated
	Appendix D	Changed from 'Assets of Community Value' to 'Assets valued by the community'. References to Highways removed.
	Appendix E	Introduction did not include the Review Process: this is now included in the Introduction
	Quakers Farm: missing from Appendix A - Listed Structures	Now included
	Appendix A Listed structures	Now included