

The Parish of Hanley Castle

Neighbourhood Development Plan

Consultation Statement

December 2017

1 - INTRODUCTION

i) - This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15 (2). Part 5 of the Regulations sets out that a Consultation Statement should:

- (a) contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explain how they were consulted;
- (c) summarise the main issues and concerns raised by the persons consulted;
- (d) describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

ii) - The Parish Council prepared a Parish Plan in 2003, which set out various proposed actions for the maintenance and development of the Parish. The majority of recommendations set out in this plan have been actioned, the most important being the approval and development of the Chapman's Orchard Affordable Housing Scheme. The need to update and revise this Parish Plan document came during the early days of Neighbourhood Plans, allowing the Parish Council to produce a document giving much greater legal protection than the 'older' Parish Plans.

iii) - In January 2014 Hanley Castle Parish Council formally approved the preparation of a Neighbourhood Development Plan (NDP). A Steering Group had already been established to formulate the timetable, data collection, consultations, and to ultimately produce a NDP. An application was made to Malvern Hills District Council for designation of the Hanley Castle Parish as a neighbourhood planning area. No representations were received and the application was approved by the District Council on 21st July 2014, after a six week consultation.

iv) - Hanley Castle Parish NDP has been prepared in response to the Localism Act 2011, which gives parish councils, and other relevant bodies, new powers to prepare a statutory Neighbourhood Development Plan to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework.

2 - BACKGROUND

i) - The first approach to undertake a NDP was via joint meetings of representatives from Upton upon Severn Town Council and five adjacent Parish Councils during the October of 2013. At its November 2013 parish council meeting Hanley Castle Parish Council agreed not to join with other councils in proceeding with a joint NDP. It was agreed to consider producing a NDP for the area encompassing Hanley Castle Parish boundary only and this formally became the intended policy at the January 2014 parish council meeting.

ii) - In November 2013 the first meeting of a NDP Steering Group was held, tasked with formulating the aims and policies for the plan, and consulting with parishioners. The first Public Meeting was held in the Village Hall on 10th March 2014.

3 - CONSULTATION AIMS

i) - The aims of the Hanley Castle NDP consultation process were:

- To involve as much of the community as possible throughout all consultation stages of the plan's development so that it was informed by the views of local people and other stakeholders from the start of the NDP process;
- To ensure that parish consultation events took place at critical points in the process where decisions needed to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation methods;
- To ensure that results of consultation were fed back to local people and available to read or hear about as soon as possible after the consultation events.

4 – CONSULTATION ACTIVITIES

4.1 – Consultation Channels

i) – A multi-channel approach was adopted to inform residents of progress in developing the plan and to involve them at certain key points. This involved some regular updates and some special or key events. Amongst the channels utilised were:

- Parish Council Meetings - The Steering Group Chairman gave a monthly report of progress, meetings, dates etc. These were reported in the minutes of the meetings which are made available on the parish web site.
- Village Web Site – Used for summary progress reports, advertising events and reporting results. Reports published: May 14, July 14, July 14, Oct 14, Jan 15, Aug 15, Sept 15, Jan 16, July 16, Oct 16, Feb 17.
- Email – Where possible email lists of residents interested in or willing to help with the plan process were established. These were utilised to good effect during the questionnaire stage and also for raising awareness of consultation events. An email list of local businesses was also established.
- The Parish Link Magazine – Occasional progress reports, articles and advertising events.
- Public Open Meetings & Consultation with Special Interest Groups - Advertised with banners and posters at key places and local or press advertising.

4.2 Consultation Events

ii) - **Launch Event - 10 Mar 2014**

Held in the village hall the objectives were to:

- Inform residents of the purpose, scope and timescale of the NDP.
- Understand what the residents think of the parish: their issues, concerns, needs, aspirations.

The event was advertised by notices around the villages, in the Parish Link magazine and on the village website. Around 80 parishioners attended the launch which took the form of a presentation followed by a Question and Answer session. The parish Steering Group were aided by the presence of David Clarke from MHDC.

iii) - Stall at the Big Lunch community event - 20 July 2014

The Big Lunch is a community event held upon the village green in Hanley Swan. This was seen as another opportunity to keep parishioners informed and encourage their input / involvement, particularly as our data gathering exercise was imminent.



Members of the steering group were on hand to advise on all aspects of neighbourhood planning and what it could mean for the parish of Hanley Castle.

iv) - Data Gathering / Questionnaire - Aug 2014

It had been decided to conduct a survey of parishioners and businesses in order to determine the key issues that ought to be addressed in the potential neighbourhood plan. The objectives of the survey were to:

- Understand what the residents think of the parish: their issues, concerns, needs, aspirations.
- Identify issues relating to housing, development and infrastructure needs of the parish

The subject areas and questions themselves were drafted by teams of volunteers led by a steering group member. Because of partial computer ownership amongst residents it was decided to undertake a paper based domestic survey; volunteers then keyed the returned results into Survey Monkey, which was used for analysis purposes. Businesses were emailed surveys and were able to input their responses directly into Survey Monkey.

The questionnaire was advertised by notices in the Parish Link magazine, the village website and via conversations at the Big Lunch. Individuals visited each residential property to encourage residents to complete the questionnaire and collect finished questionnaires.

The questionnaire was hand-delivered to every (590) household in the parish and emailed to (87) businesses. 224 completed questionnaires were returned from residents (38%) and 35 business questionnaires were completed (40%).

The questions and results of the domestic and business questionnaires are included in the NDP supporting documents. This covers both structured and free form responses.

v) - Villager Event, Questionnaire Results - 1 Nov 2014

A considerable effort was put into data entry and analysis of the questionnaire results. Volunteer residents keyed the results into Survey Monkey to provide the analytical capability. This event in November had a number of objectives:

- To share the results from the analysis of the questionnaires completed by residents
- To keep residents engaged and informed
- To collect further comments from parishioners
- To reaffirm the opinions of the community and their inclusion in the plan.

The results were presented as an exhibition held in the village hall from 11am to 5pm. This was advertised by notices around the villages, in the Parish Link magazine and on the village website.

Posters of the results were presented in graphic and written form. These were A3 size, displayed on vertical display boards and grouped by subject area. Provision was made for residents to leave comments if they wished.

Steering group members were on hand to respond to queries and to explain the results.

72 people attended.

The following is a sample display from the event.

1.8 Parish Life – What Else You Said

- 52 people commented upon what they like.
- 7 liked the walks and footpaths.
- 11 liked the convenient location of our villages.
- 11 also thought that we are a friendly community.
- Two interesting comments were:

Hanley Swan and Hanley Castle village centres are 'ideal' - an idea of how a village should look and feel. These intangible features require protection and considerate development within the boundaries.

One parish but Hanley Castle and Hanley Swan are different villages. They have nothing in common. Please do not confuse matters by assuming they are one. As an issue of heritage it is important that they retain their own identities.

vi) – Villager Event, Proposed Policy Areas - 22, 25, 26 Sept 2015

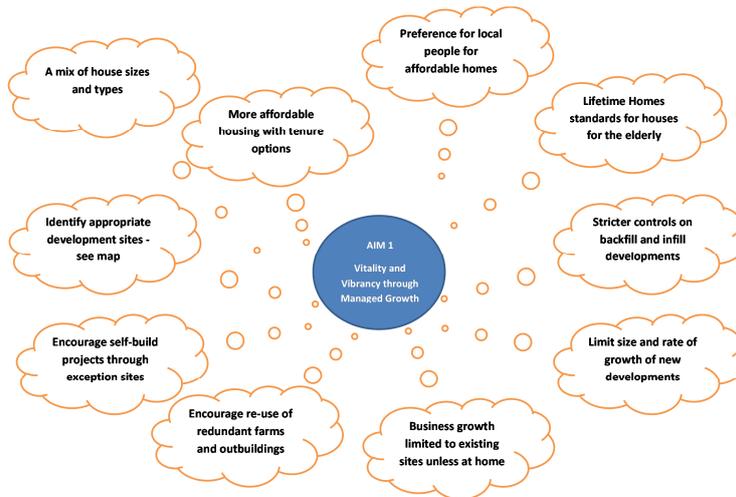
This next event explored the acceptance of residents of the Aims, Objectives and potential Policy areas to be contained in the NDP. These had been generated by subject area working groups but needed exposure to the wider community through this informal consultation. Also additional possible housing development sites were tested. It was not relevant at this stage to put forward the detailed wording of policies as these were still under development.

The event was advertised by a specific insert included within the Hanleys' circulation of the Parish Link, around 450 copies. (See Appendix E)
Copies of the insert were also put on notice boards and in the Village Store and the two pub venues. Posters were also put up by councillors and a notice was posted on The Hanleys web site.

The event was held at three venues:
Three Kings Inn, Swan Inn, monthly Café Market.

Display boards showed each Aim surrounded by thought bubbles containing potential policy areas. Additionally detailed locality maps with potential development sites were shown. Residents were asked to add a green dot to like an object or a red dot if they disliked an object. Provision was made for additional comments to be recorded. At least three steering group members were at each venue to guide residents and to answer queries.
75 attended plus 10 non-parishioners (who also seemed interested in what we were doing).

An example display board is shown below.



vii) - Informal Consultation on Draft NDP – 20 July to 31 Aug 2016

Following an intensive and prolonged development period we put forward the draft NDP, Design Guide and supporting documents for local scrutiny before revising them for the Formal Consultation. This informal consultation was scheduled to run 20 July – 31 August 2016 but ran into September.

The consultation was open to all parishioners but focussed upon community groups to provide the detailed scrutiny. MHDC and adjacent parishes were also contacted for their views. The community groups taking part were: Village Society, Parochial Church Council, St Gabriel’s WI, Hanley WI, small group of businessmen, group of teenagers, Parish Council, school governors.

The consultation was promoted by large banners at the Village Hall, Village Green and Hanley Castle (see picture below). A press release was issued and it was publicised in the Parish Link and on The Hanleys web site. Known interested people were emailed directly. Direct contact was made with the participating groups and a briefing was provided if guidance on the approach was required. The Chairman of the Steering Group also attended the annual Village Show on 27th August to answer any questions.



Reference copies of the draft Design Guide and NDP with response forms were placed in the village store, Three Kings Inn and the Swan Inn. Hard copies and response forms were passed directly to the involved groups. The Design Guide, Neighbourhood Plan, Appendices and response forms were all available on The Hanleys web site, which was the main form of public access. Comments left on the web based feedback mechanism were routed directly to the Steering Group Chairman.

In all there were 14 respondents including the above groups and some individuals. MHDC provided a substantial response. All comments were reviewed by the NDP Steering Committee and appropriate actions confirmed for any potential revision or improvement of the NDP documents.

As changes were made to the NDP following this informal consultation, only an abbreviated form of the comments received has been included in this Consultation Statement. This has removed comments that were purely of a general or congratulatory nature and concentrated on those relating to policies. See Appendix A.

viii) – Regulation 14 Pre-submission Consultation - 28 Apr to 12 June 2017

A formal consultation to test the soundness of the pre-submission versions of the plan documents following revisions resulting from the informal consultation. The target participants were all parishioners, relevant landowners and statutory consultees as noted in the Neighbourhood Plan Regulations.

The consultation was promoted by large banners at the Village Hall, Village Green and Hanley Castle (see picture below). A4 posters were placed upon parish notice boards. The Parish Link magazine also was used to promote the consultation; additionally emails were sent to statutory consultees and known interested people. The issue of a press release resulted in editorial in two places within the Malvern Gazette and also on the Malvern Gazette web site. An advert was also placed in the Malvern Gazette.



The Malvern Gazette web site editorial:

‘Hanley Castle parish plan is out to consultation



Hanley Swan.

30 Apr 2017 / Robert Hale

RESIDENTS of a rural parish between Malvern and Upton are being urged to have their say about the future of their communities.

The Hanley Castle Parish Neighbourhood Plan has reached the stage of its final consultation before being submitted to Malvern Hills District Council.

If it is accepted by the district council, the plan, which has been three years in the making, will be the subject of a parish-wide referendum on whether it should be adopted.

Neighbourhood plans are intended to provide a set of policies for planners and developers to ensure that parishes retain their individuality and vitality as well as responding to local needs.

A working party of parish councillors and residents, led by Robert Lamb, have steered the plan from its initial questionnaire and analysis, through two further consultations, followed by the and writing and rewriting of the final document.

Cllr Lamb said: "It has involved hundreds of hours of work by many people, but we know that it has been worth it.

"The parish has adopted an approach of managed growth, allowing development but limiting the scale and specifying the types of homes needed by the community.

"Our approach to sustainable development encourages community integration whilst not over stretching local facilities. We all recognise the benefits that new residents can bring to the parish."

The consultation period opened on Friday, April 28, and runs until Monday, June 12. The plan can be viewed online at Hanleyswan.net, and there is a printed copy to views at the village shop in Hanley Swan.'

END OF EXTRACT

A reference copy of pre-submission versions of the Design Guide, Neighbourhood Plan and Supporting Information was placed in the village store along with response forms. However for this consultation the main form of public access was electronically. The documents were available on The Hanleys web site and were also viewable on the parish part of the Worcestershire County Council web site. The Hanleys web site received a reasonable number of views as follows:

- Draft Plan – 264 views
- Building Design Guide – 41 views
- Supporting Document Part 1 – 38 views
- Supporting Document Part 2 – 36 views

Comments Form (to download) – 0 views

Statutory consultees and previously involved community groups were emailed directly with details of how to view the documents and with an electronic response form attached. The plan documents were also sent if requested.

Substantive responses to the consultation were received from the County Council and from Malvern Hills and Wychavon District Councils. All comments were reviewed by the NDP Steering Committee and appropriate actions confirmed. These were subsequently also approved by the Parish Council. The comments and our responses are set out in:

Appendix B: - Summary of Respondents Comments.

Appendix C: - Worcestershire County Council.

Appendix D: - Malvern Hills and Wychavon District Councils.

These documents also show the actions we have taken to revise the Pre-Submission version of the plan documents to produce the Submission version.

Appendix F: - Shows copies of the various messages that were used for potential respondents as well as the format of the response form.

Appendix G: - Shows the statutory consultees and others that were emailed directly.

ix) – SEA Screening and Consultation

The assessment of the NDP against the EU requirements for an SEA and HRA were carried out by MHDC. The full results are detailed in their separate report; but in summary the initial assessment stated an HRA was not needed but a SEA may be. Following further clarification it was ultimately decided that a SEA would not be required. The text of the letter from Historic England confirming this is shown below:

‘11 July 2017

Dear Mr Sadler

HANLEY CASTLE NEIGHBOURHOOD PLAN SEA RE-CONSULTATION

Thank you for the above re-consultation.

For the purposes of consultations on SEA, Historic England confines its advice to the question, “Is the Plan or proposal likely to have a significant effect on the environment?” in respect of our area of concern, cultural heritage. Our comments are based on the information supplied by yourselves in your consultation to us.

On the basis of the information now supplied, including that set out in the draft plan that includes a supporting document (part 2) analysing site allocations and policies that mitigate against likely historic environment impacts along with a Parish Design Guide and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of ‘SEA’ Directive], Historic England concur with the revised conclusion that the preparation of a Strategic Environmental Assessment is **not** required.

I hope this advice is helpful.

Yours sincerely,
Peter Boland
Historic Places Advisor'

APPENDIX A – Informal Consultation (July/Aug 2016) Results

This consultation was to determine if any changes were needed to the proposed policies within the Neighbourhood Plan prior to the Regulation 14 consultation. The comment 'No action required' means no changes to the relevant proposed policy wording. As the policies and plan document have been amended since the consultation some editing has been done to remove comments that are not relevant. This consultation focussed on the community and the comments are from community groups and individuals.

Assurance was given at the time of this informal consultation that identities of respondents would not be revealed in the public domain although we do retain the identities. Detailed comments from MHDC led to the policy amendments mentioned.

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
1 Resident	MrGr 7	Object	See page 4 - to meet government policy of 20 homes has been filled – the large estate of 25/8 homes at Albion Lodge are therefore not needed – particularly as there are too many elderly developments of this kind in Malvern.	1
Response			The Parish Council supports this scheme as it fulfils the need for housing the elderly within the Parish, an issue that was clearly identified in the questionnaire of 2014. Issues concerning the specific implications of the development are to be dealt with during the planning process and not the Neighbourhood Plan.	
1 Resident	BHN 7 Views	Object	No mention of the superb view from the backs of Roberts End – this will be gone for ever if the Albion Lodge estate is built.	2
Response			There will not be a policy about views within the Neighbourhood Plan because of a lack of clarity and specific justification. Again the potential impact of the development will be dealt with during the planning process.	
2 Resident	Section 5/ Aim 1/Housing Mix pp17/18	Change	The only comment I have is in relation to the optimum housing mix. Faced with the question "Should we have more luxury housing", respondents will automatically think of homes for football stars,	4

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
			<p>hedge fund managers etc. so I am not surprised that there was overwhelming opposition.</p> <p>I am sure that if this question had been phrased "Should we have more 4/5 bedroom houses' you would have had a very different and more positive response.</p> <p>I am therefore worried that the housing mix you propose, while it rightly prioritises smaller properties, is distorted.</p>	
Response			<p>The terminology may have been loose but there are a lot of 4/5 bed properties already in the pipeline which have received planning permission. The demand within the Parish, as set out within the results of the 2014 questionnaire, is for smaller properties.</p>	
5 Local Society			<p>Content</p> <p>It was felt that the policies reflected the areas of concern of the community.</p> <p>From the Society's point of view the policy justifications were convincing.</p> <p>We were pleasantly surprised to see the views on landscapes included.</p> <p>We question who has the power to change the settlement boundaries.</p> <p>Relationship of the Design Guide to the Neighbourhood plan was clear.</p> <p>Both the appendices & the glossary were helpful and needed nothing further.</p> <p>We have no further comments to make on improving the document.</p>	7
Response			<p>There will not be a policy about views within the Neighbourhood Plan because of a lack of clarity and specific justification.</p>	

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
			The settlement boundary is set by the planning authority, in our case MHDC. Discussions about our proposed sites are still for discussion with MHDC.	
5 Local Society			Presentation We found the documents well structured & easy to read, and particularly liked the Building & Design Guide. We thought that the finished document should be available on the Village Website and that subject to cost 'hard' copies should be available to local organisations to borrow.	8
Response			Comments noted re website and hard copies and we will try to action them when the documents are revised and ready for publication.	
5 Local Society	S10 Implementation	Change	We would like to see mention of the importance of local heritage sites to include views & vista in Section 10.	9
Response			No action required.	
6 Local Society	P17. MnGr 1	Support	Concern about traffic	10
Response			No action required.	
6 Local Society	P.24 MnGr 7	Support	Hope this does not extend housing area at Site 6.	11
Response			Planning permission has already been granted for development upon this site. Now the SWDP is in force any other proposed development would impinge upon open countryside and should be rejected. No action required.	
6 Local	P26 MnGr 8	Support	Encourage Incinerator site to be developed for commercial use.	12

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
Society				
Response			No action required.	
6 Local Society	P47 BNN 7	Support	Keep Vistas as signposted.	13
Response			There will not be a policy about views within the Neighbourhood Plan because of a lack of clarity and specific justification.	
6 Local Society	P53 Policy Des.	Support very strongly	Important to build footpaths to integrate in village life.	14
Response			No action required.	
6 Local Society	P57 Policy Trf 1.	Support strongly	we would like to see mini roundabout at Cross Hands Junction plus flashing 30 signs.	15
Response			Specific measures are subject to investigation and agreement with WCC Highways, we have already suggested a mini roundabout without any success. An additional flashing VAS is being acquired by the Parish. No action required.	
6 Local Society	Trf 4	Support	Concerned about HCHS and the shop - would like to see the parking bays at both the shop in HS and at the school.	16
Response			This is included within the implementation plan as an action upon the Parish Council. No action required.	
6 Local Society		Object	Member felt very strongly that with the planning permissions already granted, no further housing should be built in the villages.	17
Response			We are trying to influence the volume of building within the Parish but cannot control it. The SWDP will allow building subject to planning	

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
			permission within the development boundary. No action required.	
6 Local Society		Object very strongly	1 Member felt that the plan for Senior Housing at Albion Lodge was not needed, was not in the original numbers, would create lots more traffic and should not be allowed.	18
Response			Issues concerning the specific implications of the development are to be dealt with during the planning process and not the Neighbourhood Plan.	
7 Local Society		Support	We request that affordable housing is provided to keep young people in the village.	20
Response			The provision of affordable housing is governed by the policies within the SWDP. We acknowledge the need for affordable housing and for lower cost market housing. The policies within the Neighbourhood Plan are trying to achieve this. No action required.	
7 Local Society		Support	Encourage new businesses within the existing parameters.	21
Response			No action required.	
7 Local Society		Support / Comment	We commend the commitment to provide affordable housing but are concerned that by the time the neighbourhood is implemented that many more luxury homes will have filled the available space	22
Response			The provision of affordable housing is governed by the policies within the SWDP. We acknowledge the need for affordable housing and for lower cost market housing. The policies within the Neighbourhood Plan are trying to achieve this. The Welland Rd site may provide some affordable homes, but we have also provided for a potential Rural Exception Site which could only be used for affordable homes. No action required.	

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
7 Local Society		Comment	There is a need to ensure that our Schools, Doctors GP Surgery can accommodate an influx of new people	23
Response			Agreed that this is an issue but out of our control and not an issue for the Neighbourhood Plan. There is a South Worcestershire Infrastructure Development Plan (SWIDP) which covers development of roads, schools etc. No action required.	
7 Local Society		?	Increase in the traffic highlighted in the plan, page 56 road traffic issues / vehicle increase section 9	24
Response			No action required.	
8 PCC		Comment	On behalf of Hanley Castle PCC I wish to say that a group of us have read the Neighbourhood Plan and find nothing that we would wish to add. The only comment we would make is the reference to the Glebe Land being earmarked for possible development. Should that occur then it would be for further discussion. We wish to thank and congratulate you for what you have all produced and your hard work in doing it.	26
Response			The relevant glebe is outside of the development boundary and would be a Rural Exception Site if it were to be developed. It would still be subject to planning control through the granting of planning permission. No action required.	
9 Business Group - Owner	Policy 8 Page 26	Comment	Consider potential for limited expansion of existing business centres to grow outside their current boundaries , We have grown four times over the last 30 years	27
Response			The problem is that most of these business centres are outside of the development boundary and therefore in open countryside which we	

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
			prefer not to be developed. However the SWDP does provide for outward expansion in exceptional circumstances where intensification of the existing site is not viable or practical. Blackmore Park has further allocated space for development.	
9 Business Group - Owner	Policy 9 Page 27	Comment	Agree in principle hard to achieve when comparing to showground & steam fair traffic?	28
Response			The proposed policy applies to change of use and new developments. We have no control over passing traffic. No action required.	
10 Business Group - Agent	Policy 8 Page 26	Recommend Change	Consider potential for limited expansion of existing business centres outside their current boundaries. This could be limited to those businesses identified as being preferred in the 2014 questionnaire.	30
Response			See 27	
10 Business Group - Agent	Policy 9 Page 28	Comment	Too woolly. Always an ideal but hard to achieve. How do you define 'unacceptable traffic impact'?	31
Response			The policy is attempting to pre-empt but not prevent businesses that may have a large volume of HGV movements. We can determine this at the planning stage through the use of a Transport Statement which will enable the consideration of mitigation measures. A potential definition of unacceptable traffic impact is; 'HGV traffic has affected the quality of life of residents through the generation of increased noise, vibration and pollution'.	
10 Business Group -	General Observation		Opportunity to promote and enhance dominance of IT / Tech / Science businesses in the area, particularly at Blackmore Park. Note the success of Malvern Hills Science Park. There is no doubt like	34

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
Agent			breeds like and there is demand in this general area. Broadband infrastructure is key to this however.	
Response			The SWDP proposes an economic development approach for South Worcestershire including the development of Blackmore Park. (SWDP 54) There is nothing stopping tech businesses developing within the Parish other than slow broadband (being addressed) and the poor mobile signal. No action needed.	
11 Business Group - Owner	MnGr 8	Comment	This policy is quite restrictive for businesses seeking to develop outside of the existing industrial estates	35
Response			See 27.	
11 Business Group - Owner	MnGr 9	Support	Sensible proposal	36
Response			No action needed.	
11 Business Group - Owner	MnGr 10	Recommend Change	Why is conversion of existing buildings into business premises limited to disused buildings? Conversion of some residential buildings such as garages into office space would be sensible.	37
Response			Policy MnGr 10 is specifically about bringing disused or redundant buildings back into use. Conversions relating to residential buildings are already covered by planning regulations. No action needed.	
11 Business Group - Owner	MnGr 11	Support	Again sensible but is there evidence that the recommendation have worked.	38

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
Response			No action required but the Parish Council needs to be more proactive in implementation.	
12 Parish Council	MnGr 6 and 7	Comment	Discussions around the siting of new development focussed on total number of dwellings within the NPP period and the maximum of 50 was thought appropriate with all the provisos attached to each of the sites.	40
Response			No action required.	
12 Parish Council	MnGr 6	Support	The potential to spread development over the years of the Plan to allow development to be assimilated into the Parish was supported.	41
Response			No action required.	
12 Parish Council	MnGr 7	Comment	i) The numbers supporting (or not) various sites was noted in particular with reference to the potential Rural Exception Site adjacent to St Gabriel's Church. ii) There was a preference for development within the development boundaries before any consideration of that outside. iii) There was no discussion on the potential to alter the development boundary to include sites currently just outside.	42
Response			i) No action required. ii) Noted, until discussions are held with MHDC we will not know if this is practicable or not. iii) It is commented upon in the introduction to the policy and the principle will be discussed with MHDC as part of the review of the proposed plan.	
12 Parish Council	MnGr 12	Comment	There was support for registering ACV's before they became threatened.	43
Response			This is included within the implementation plan.	
13	General	Comment	We recognise that some development may be needed to	47

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
School Governors			accommodate a growing population which in itself, may be good for the long term development and sustainability of our currently thriving primary school, and in line with that, there may be the need for some form of traffic management. At the moment the school is oversubscribed without difficulty, but as governors we recognise that demographics can change. We do also appreciate that in order to maintain the character and feel of the village, it is important not to over-develop as has happened and is happening further in the neighbouring village of Welland. We therefore appreciate the efforts of the steering group in forming this neighbourhood plan, so thank you to you and your team for your hard work in putting it together.	
Response			No action required.	
14 Teenager Group	MN GR2	Comment	Not clear on meaning espec 'abnormal site prep works,	48
Response			It means high cost which may make affordable homes uneconomic upon that site.	
14 Teenager Group	Mn Gr 4 & Objective 4	Comment	Lacks strength when put against a policy which is to discourage	49
Response			We cannot prevent such developments. The policy seeks to put some conditions / constraints around such developments so that the neighbours and the locality are not harmed.	
14 Teenager Group	BHN 1	Concern /Objection	May evoke concern - should be encouraged not asked, or invited not enforced	51
Response			The Local List is proposed at this stage and has not yet been put forward to MHDC. As part of the implementation it would be good practice to inform property owners of the implications.	
14	MN GR 7	Comment	Goes against Aim 2 Objective 1	52

Resp* No	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.
Teenager Group	site 3			
Response			This site is within Hanley Swan therefore it does not conflict with the objective which relates to countryside between villages.	
14 Teenager Group	Pg30 MNGr 10	comment	Does it make sense...(live work units)	54
Response			Live / work is the terminology used for this type of building.	
14 Teenager Group	Pg 57 traffic congestion	Comment	Future work could be under taken to make better useage.....maybe add 'at shows not directly run by TCAS'	57
Response			The comment as it stands relates to all shows as there is room for improvement across the board. Policy Trf 3 sets out our position.	

* Please note that respondents will not be identified within any published information.

APPENDIX B - Regulation 14 (April/June 2017) Summary of Respondents Comments.

Respondent / Organisation	Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change
Malvern Hills and Wychavon District Councils			See separate detailed schedule.
Worcestershire County Council			See separate detailed schedule.
Upton Upon Severn Town Council			Many thanks for sending Hanley Castle Parish Council's proposed Neighbourhood Plan for pre-submission consultation. The Town Council discussed the Plan at its May meeting and has no comments to put forward.
Response			No action needed
The Coal Authority			Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.
Response			No action needed
Natural England			Thank you for your consultation on the above dated 09/12/2016. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft

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			<p>neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Best and Most Versatile Agricultural Land We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.</p> <p>Opportunities If appropriate, opportunities can be suggested as follows:</p> <ul style="list-style-type: none"> • Opportunities relating to Nature Improvement Areas or Area team local priorities (e.g. key links for habitat restoration). • Where the Local Plan is seeking environmental enhancement measures (but has not identified where they will be) there may be scope for the NP propose specific measures e.g. for biodiversity enhancement or specific SANG sites to implement a strategic solution (where applicable). • Enhancement opportunities for specific development allocations set out in development specifications. • Opportunities for green infrastructure provision.
Response			No action needed
Environment Agency			<p>Thank you for referring the above consultation on the Hanley Castle Parish Council Neighbourhood Development Plan (NDP).</p> <p>For completeness, we responded to a screening opinion consultation on the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) in respect of the above Plan, in our letter dated 5 April 2017 (reference SV/2010/104077/OT-08/IS1-L01).</p> <p>As highlighted previously, we sent Malvern Hills District Council a copy of our Neighbourhood Plan pro-forma guidance, for distribution to Parish</p>

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			<p>Councils. The purpose of the guidance is to assist the preparation of Neighbourhood Development Plans, including an appropriate evidence base. This includes consideration of some of the relevant environmental issues that should be considered, including flood risk (from rivers and sea), water quality, water resources and includes latest Climate Change recommendations for flood risk. Since we produced this guidance we have updated our climate change allowances for planners. See Flood risk assessment: climate change allowances for more information.</p> <p>For each proposed site allocation, we recommend completing the pro-forma to check the environmental constraints. This will help collect evidence, identify challenges, inform policy and assist delivery of sustainable solutions.</p> <p>Whilst we note the Plan identifies five additional potential site allocations, we would only make substantive further comments on the plan if it were seeking to allocate sites in Flood Zones 2 or 3 (the latter being used as the 100 year climate change extent). Based on our Flood Map for Planning (Rivers and Sea) the five sites identified in policy MnGr 7, appear to be located in Flood Zone 1 with no ordinary watercourses present. Furthermore, we do not offer detailed bespoke advice on policy but advise there is conformity with the Local Plan and refer to our guidance. This might assist with your consideration of a local environmental enhancements or improvement policies that may be necessary.</p>
Response			No action needed
Historic England			<p>We had entered into specific discussions with Historic England about their decision to recommend an SEA. The discussions were led by MHDC and the eventual conclusion was that an SEA was not required. Otherwise no specific response received.</p>
Response			No action needed

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Highways Agency			<p>Thank you for forwarding me details of the above referenced Draft Neighbourhood Plan. Highways England is responsible for the operation and maintenance of the Strategic Road Network (SRN) in England. The network includes all major motorways and trunk roads. In relation to the Hanley Castle Neighbourhood Plan, Highways England's principal interest is safeguarding the operation of M50 Junction 1 which routes approximately 5 miles south of the Plan area.</p> <p>We note that the transport implications of development have been acknowledged within the draft Neighbourhood Plan. We support the principle that any development that generates significant amounts of movement should be supported by a Transport Statement or Transport Assessment. In addition, we welcome the commitment to sustainable travel.</p> <p>The Neighbourhood Plan states in Policy MnGr5 – Scale of New Development - that planning permission will only be granted for a maximum of 10 new homes on any identified site outside of the South Worcestershire Development Plan (SWDP) allocation (which is for 20 dwellings). With regard to employment, we note the Neighbourhood Plan does not promote additional employment sites beyond the allocation set out in the SWDP for employment land use at Blackmore Park. Therefore it considered that the scale of additional development being proposed in the Neighbourhood Plan over and above that set out in the SWDP is unlikely to present any adverse impacts upon the operation of SRN.</p>
Response			No action needed
Marine Management Organisation			<p>Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.</p>

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			<p><u>Response to your consultation</u></p> <p>The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.</p> <p><u>Marine Licensing</u></p> <p>Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.</p> <p><u>Marine Planning</u></p> <p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides</p>

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			<p>mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the East Inshore and Offshore marine plans were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our Marine Information System. The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.</p> <p>Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist.</p> <p><u>Minerals and waste plans and local aggregate assessments</u></p> <p>If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:</p> <ul style="list-style-type: none"> • The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's

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			<p>(and the UK) construction industry.</p> <ul style="list-style-type: none"> • The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply. • The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply. • The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply. <p>The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.</p>
Response			No action needed
Severn Trent Water			<p>Thank you for giving Severn Trent Water the opportunity to comment on your consultation. We currently have no specific comments to make, however we have set out some general information and advice below.</p> <p>Position Statement</p> <p>As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required.</p>

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			<p>For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>Water Quality Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and</p>

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			<p>local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p> <p>Water Efficiency Building Regulation requirements specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres or less.

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			<ul style="list-style-type: none"> Water butts for external use in properties with gardens.
Response			No action needed
PSSC Canal & River Trust			Thank you for consulting the Canal & River Trust on the Hanleys Neighbourhood Plan. I can confirm that the Trust has no comments on the plan but we wish you will in its adoption.
Response			No action needed
Sport England			<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'. http://www.sportengland.org/playingfieldspolicy</p>

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			<p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with</p>

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			<p>such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be</p>

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			<p>used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p>
Response			No action needed
Land Owners			
Fensell Properties Ltd re Site 1			<p>No specific response received. Outline planning application received during consultation.</p>
John Jowitt - PJ Planning re owners of Site 2	Site 2	Support	<p>I write on behalf of the owners of the site identified as Site 2 - Welland Road / Picken End Corner (MHHS08) under Policy MnGr 7 - Siting of New Developments, to express their full support for this proposed housing allocation. The site is well located in respect of all local facilities, and development can integrate well with the existing form of the village.</p> <p>I can confirm that there are no constraints to the development of the site, and if allocated, the owners would be immediately able to work with the local community to prepare a mixed housing scheme along the lines of</p>

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			<p>that set out in the Policy, including bungalows and two and three bed properties. Proposals would also provide a footpath to Picken End in accordance with Policy Des 3 - Integrating New Developments with the Existing Community and Trf 3 - Footpaths/Bridleways/Cycle paths, given the location of the site relative to Hanley Swan Primary School to the south, and the village hall. Proposals would also ensure the privacy of Cherry Tree Cottage, and pay care with regard to the setting of this listed building. The owners support Policy BHN 2 – The Environs of Heritage Assets, and the proposed allocation can meet its requirements.</p> <p>The owners further support Policy RE 1 Sympathetic Design and Policy Des 1 - General Building Design Principles, together with the separate Building Design Guide. They confirm they will work with the community to provide appropriately designed buildings following the allocation of the site.</p> <p>Whilst the owners support Policy RE 3 – Replacing Natural Features Lost Through Development, it is not expected that development will result in any loss of biodiversity other than the removal of part of the hedgerow to Picken End to facilitate the creation of a site access. There is potential for a new hedgerow along the southern boundary in accordance with Policy BHN 4 - Preserving Ancient Trees, Woodland, Trees, Hedges, resulting in a net gain to biodiversity.</p>
Response			No action needed
Fisher German LLP re owners of Site 3 Fisher German LLP on behalf of the Worcester Diocesan Board of Finance	Managed Growth Policy 7 page 38/39	Support / Comment	The development of Site 3 is adjoining St Gabriel's Church is supported provided that the Landowner retains unrestricted access to the remainder of this 18 acre block of land beyond Site 3. Any proposal which reduced the value of the retained land would be subsequent to further comment and potential objection. A disposal of the smaller parcel would not be to the detriment of the

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Limited as Glebe Agent A N Champion FRICS			larger area whether or not it is in the Neighbourhood Plan. For clarification the remainder of the 18 acre field is owned by the Worcester Diocesan Board of Finance (WDBF) as Diocesan Glebe. Therefore, there has to be presumption that this land would be made available for development should the Local Planning Authority be so minded to pursue this. Furthermore, if the development of the site would meet the requirements of the entire Village's housing needs, then this land could be made available.
Response			No action needed as the points raised would be addressed as part of any planning application.
Mr Paul Harris re Rosemary Harris – Site 4			<i>We entered into correspondence with Mr Harris whether his mother still wanted this site to be included in our plan. His final response was:</i> I think we'll leave the proposals as they are. So she's happy for the plot to remain in the consultation. Thanks again,
Response			No action needed
Mr Peter Styles re Incinerator Site			Dear Mr Lamb I was just reading the minutes on the April committee meeting ref the incinerator. It is securely fenced and this was installed in the first week of April I believe my contractor indicated. On another note last week I had a meeting with Regulatory services and the Environment Agency about reopening the incinerator. This meeting was very positive and the likelihood is that with replacement plant in the existing building the site will be reopening. I have two offers on the table one from a national and another from an international company. The sustainable housing I originally proposed was the only viable alternative option for this site when one considers the cost of demolition and remediation and other than Mr Harcombe's objections not a particular

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			<p>offensive scheme To the majority of parishioners. At least now we will have the benefit of some more well paid secure local employment which I guess is to be celebrated. I appreciated the offer of allowing me to build a few restricted use b1 industrial Sheds or warehouses but they have no market or value in the Hanleys.</p> <p><i>A subsequent meeting with Mr Styles confirmed the likelihood of the incinerator restarting in an updated form.</i></p>
Response			<p>We have decided to retain the policy as worded in the Pre-Submission version of the NDP whilst acknowledging Mr Styles' commercial interests.</p>
Other / Residents			
Mr David Cunliffe	Site 2	Object	<p>You ask for comments on the new Parish Plan before 12 June.</p> <p>I see that you feel there are three sites in Hanley Swan suitable for housing development. One of these is:</p> <p>Site 2 - Welland Road / Picken End Corner (MHHS08) - 10 Properties</p> <p>The site is known by MHDC as 'MHHS08, (also being a part of Site MHHS12) - Land East of Welland Road'.</p> <p>In your plan, you state that the site is not included in the SWDP as it is indicated on the SHLAA list as unavailable. You add that it is not known to have any planning or physical constraints. However, I dispute this – see below:</p> <p>This site was investigated in response to a Planning Application number 09/00564/FUL, 13 houses at Picken End, Grid Reference 8125 4252 in</p>

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			<p>2009. The application was eventually refused after an officer from the Bristol Regional Planning Office (I think that was his title) rejected it for various reasons.</p> <p>I did not see his full report, but I know that he was dissatisfied with the possibility of the site debouching onto Picken End or onto Welland Road, because of limited road widths and existing traffic patterns near the school. This will of course be made even worse when the new development between the school and Hanley Orchard is complete. You have already been petitioned I believe about the density of school traffic at the beginning and end of the day and the lack of any suitable off-road parking.</p> <p>He was also dissatisfied by the lack of suitable car parking on the site to allow for two cars per household and/or visitor parking.</p> <p>He had other observations of which I have no knowledge but the MHDC Planning office could let you see his report, I am sure.</p> <p>I myself was worried about the effect on local flooding because of the additional concreted area between my house and the Welland Road. My letter is also available through MHDC, but I could send you a copy if you wish.</p> <p><i>Mr Cunliffe also attached a copy of his comments re the 2010 planning application.</i></p>
Response			<p>Most of the issues cited by Mr Cunliffe would be addressed during any planning application including that of the siting of any entrance to the site.</p>

Appendix C: - Regulation 14 (April/June 2017) Responses from Officers of Worcestershire County Council.

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		Worcestershire County Council welcomes the opportunity to comment on the above consultation. The following officer-only response is from our Ecology, Education, Sustainability, Strategic Planning, Minerals and Waste Planning Policy teams, the Directorate of Public Health and the Lead Local Flood Authority. Other Worcestershire County Council teams may choose to make their own response.
	Comment	<p>Education</p> <p>Where planned housing development has been identified, the Worcestershire County Council's Children, Families and Communities Department will continue to monitor housing growth in and around the local area and respond appropriately to ensure a sufficiency of school places, in line with current published policies.</p>
Response		No action required.
	Comment and recommended change	<p>Green infrastructure</p> <p>We welcome that the Neighbourhood Plan recognises the importance and provides policies which cover landscape, green spaces, historic assets and preservation of trees, woodland and hedges. We also welcome that the Plan uses SWDP 5 to support these policies. However, the Plan should specifically refer to green infrastructure, which can bring these elements together and deliver multiple benefits in a cost-effective way.</p> <p>Green infrastructure can play a key role in sustainable drainage, drought mitigation and in flood and water stress reduction. It provides opportunities for attenuation or infiltration that can help to recharge aquifers and maintain levels in watercourses or other blue infrastructure features. It also has a role in creating and enhancing biodiversity, connecting wildlife corridors and networks, protecting and enhancing landscape character, conserving and enhancing heritage assets such as historic landscapes and archaeology, and improving the setting of historic buildings and monuments.</p> <p>The green infrastructure approach can help to look at all above elements in a coordinated and comprehensive way. This is why we recommend that the Plan encourages new developments in the Neighbourhood Plan area to consider the quality of GI assets and connectivity of GI networks. They</p>

		<p>should demonstrate how they are going to be protected, buffered and enhanced and where that's not possible, what mitigation measures have been undertaken to balance out the loss of these networks. The well-designed GI should create a friendly environment for the residents to enjoy whilst delivering other benefits such as reducing the surface water flooding issues, adding to the landscape and historic character of the place and habitat enhancements. Additionally, some consideration of the long term management of these assets should be taken into account so GI remains of good quality and can keep fulfilling all its roles in perpetuity.</p> <p>More information regarding GI can be found in the Worcestershire Green Infrastructure Strategy and associated evidence base.</p>
Response		Two of our policies, BHN 5 and 6, relate to green infrastructure. The supporting text of each will be enhanced by reference to green infrastructure.
RE 3	Recommended change	<p>Ecology Policy RE 3 – the wording of this policy implies that 'significant trees' can be mitigated for if they are lost to development. Replanting is not appropriate for veteran trees, and loss of aged or veteran trees is reason to refuse planning permission (as identified in National Planning Policy Framework (NPPF) paragraph 118 cited below this policy). We recommend adjusting the wording of RE 3 to reflect that aged trees and orchards must be preserved rather than mitigated. It could be cross-referenced to Policy BHN 4, which might also be worded to state that damage or loss of ancient trees will not be permitted (rather than resisted). The Parish Council might consider seeking a Tree Preservation Order for some or all of the veteran and ancient trees already identified.</p>
BHN 6	Comment	<p>Policy BHN 6 – We welcome the inclusion of a requirement to enhance sites of biological interest should development have any impact on them. This policy could be expanded to include protection and enhancement of all natural features.</p>
Response RE 3		Both RE 3 and BHN 4 will be amended to cover these points.
Response BHN 6		Our policy specifically addresses Sites of Biological Interest within the parish and we believe that other natural features are covered by the NPPF and SWDP. No action is required.
	Recommended change	<p>Flood Management/ Lead Local Flood Authority We strongly advise that the Hanley Castle Neighbourhood Plan includes policies in relation to flooding and drainage. The Plan should relate to South Worcestershire Development Plan (SWDP) policies 28, 29 or 30, all of which relate to flooding, drainage and the water environment. This is a prime</p>

		opportunity for more detailed policies on the use of sustainable drainage systems (SuDS) to be considered. Current legislation only requires SuDS to be considered on major applications (>10 houses, >1ha of land) therefore the majority of planning applications in a neighbourhood will slip under this criteria. Consideration should be given to asking for SuDS to be considered on all developments (regardless of size). Specifically at surface level SuDS should be promoted as they provide the most opportunities for multiple benefits for amenity, biodiversity and flood risk management. Due to the limited regulations on the maintenance of SuDS, it would be useful for the Plan to consider the future maintenance of SuDS for the lifetime of the development.
Response		The parish suffers serious river flooding problems at times but does not suffer from significant surface flooding or drainage issues. SuDS is already touched upon within our Design Guide and this will be further enhanced.
	Recommended change	<p>Sustainability We are pleased to see the well thought out and detailed inclusion of renewable energy and energy efficiency policies in both the Neighbourhood Plan and Design Guide.</p> <p>Low carbon energy We are encouraged that a residents' survey has been completed looking at energy options in the area. However, we would encourage the inclusion of a minimum requirement for energy generation from renewable sources. We advise that such policy is developed in detailed discussions with the Local Planning Authority (LPA) to ensure its alignment with SWDP 27.</p>
Response		This has never been a consideration for the Parish Council and we consider it better dealt with at planning authority level. No action is required.
	Comment	We support the approach to consider domestic energy efficiency prior to renewable energy generation. However this should go beyond the requirements set by building regulations. We also support the consideration of community energy in the Design Guide.
Response		Going beyond building regulations is unenforceable. No action is required.
	Recommended change	We would recommend that the impacts of fuel poverty and the measures that can be taken to reduce them is included in the Plan. Tackling fuel poverty is strongly linked to energy efficiency in homes and to community energy generation.
Response		This has never been a consideration for the Parish Council and we consider it better dealt with at planning authority level. No action is required.
	Comment	Fuel poverty is particularly prevalent in areas of the county without mains gas or where there are older

		properties that are difficult or expensive to insulate. This can have an extremely adverse effect on both the physical and mental well-being of residents, as well as development in children and young adults.
Response		No action is required.
	Recommended change	Sustainable Transport We suggest that the Plan enhances provision for sustainable transport by encouraging the use of electric cars. Electric vehicles help to improve air quality and reduce carbon emissions. The Plan could include a requirement for new developments to install electric vehicle chargepoints for public use or to ensure infrastructure is in place to enable installation of chargepoints in the future. Additionally, the Plan could encourage existing commercial or retail areas to consider installing electric vehicle chargepoints. 7kW electric vehicle chargepoints, which charge a car in 2-3 hours, are relatively inexpensive and help to facilitate and encourage local electric vehicle ownership.
Response		We consider this subject is better dealt with at planning authority level. No action is required.
	Comment	Healthy Communities The Plan could support provision for community gardens / allotments / community growing areas to be incorporated into new and existing developments. Community gardens and allotments etc. have well documented mental and physical health and wellbeing impacts, as well as strengthening community spirit.
Response		The size of our preferred developments is too small to support this idea. We have existing allotments that are little used, but do have a community orchard and aspirations for a community wood. No action is required.
	Recommended change	Historic Environment We are pleased to note that the Plan recognises and is very positive towards the need for new development to positively recognise and reflect the Historic Environment, Built Environment and local character of the landscape. We suggest that the term parkland/wood pasture is used alongside woodland, veteran trees, traditional orchards and hedgerows, as a distinctive habitat type. As well as its high historic environment significance the semi open, mosaic habitat associated with wood pasture and parkland have significant ecological and landscape benefits and contribute strongly to wooded character and 'sense of place'. It is also a priority habitat in the UK (this would apply to Page 17, Aim 3, item 6, Page 16 Aim 2, item 7, Page 68, Policy BHN4).
Response		The recommendation is accepted but the wording of Aims will not be amended.
	Recommended	Para 2.3.2 – the text should be more accurately worded to read something along the lines of "there

	change	are 67 designated heritage assets within the parish (see Appendix A) of which three are scheduled monuments, three are grade II* listed buildings and the remainder are listed at grade II". The existing text does not use the term designated heritage asset, listed buildings and scheduled monument being different types of designated heritage assets.
Response		The recommendation is accepted.
	Recommended change	2.3.2 - the parish contains numerous archaeological sites, the most important being... Five sites are then listed by bullet point but these do not include the site of Hanley Castle, which is a nationally important designated heritage asset.
Response		The site of the former Hanley Castle will be added to the text.
BHN 1	Recommended change	Policy BHN 1 – Protection of Buildings or Structures on the Local List of Heritage Assets (Local List) - 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. We would note that Worcestershire Archive and Archaeology Service (WAAS) and/ or the LPA may recommend archaeological building recording as an appropriate mitigation measure at a lower threshold of harm than total demolition, potentially including but not limited to applications for change of use/conversion, alteration and partial demolition as even limited works, depending upon their scale, form and location, have the potential to cause harm to these heritage assets. Recommendations for archaeological building recording works may also be made with regard to planning applications affecting other undesignated heritage assets of built historic environment interest that are not included on the proposed Local List.
Response		This explanation from WCC will be added to the supporting text of the policy.
BHN 3	Recommended change	<p>Policy BHN 3 – Protection of the Archaeological Environment</p> <p>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.</p> <p>With regard to this policy, particularly the final sentence and the 5 sites that are subsequently identified by bullet points, we would note that the parish possesses a rich archaeological heritage and the Worcestershire Historic Environment Record (HER) contains details of other known and suspected sites of archaeological interest, while the potential for the discovery of new, as yet completely unknown sites must also be acknowledged. Therefore, while we support this policy we would advise that WAAS and/ or the LPA may advise that archaeological works are required/</p>

		archaeological considerations are to be addressed in connection with development proposals elsewhere in the parish and the five bullet pointed sites noted in the policy wording should not be taken as a definitive or exhaustive list of sites/ areas of archaeological interest in the Parish/Neighbourhood Plan area.
Response		The policy wording will be amended to clarify the quoted sites as major examples and indicate HER has more identified sites. Additionally the supporting text will be enhanced.
		The link (https://ptes.org/get-involved/surveys/...2/traditional-orchard-survey/) associated with the page showing the location of extant areas of traditional orchard does not appear to work (Page 10).
Response		The link has been removed and replaced with text.
	Recommended change	<p>Minerals and Waste Policy Comments</p> <p>We were pleased to note that reference was made in the draft Neighbourhood Plan to the emerging Worcestershire Minerals Local Plan. However, for completeness and accuracy, we consider that the changes shown below (additions in bold red text, deletions in red strikethrough) are required.</p> <p>Paragraph 1.5: "...This is because a neighbourhood plan forms part of the local development plan and sits alongside the SWDP prepared by the South Worcestershire Councils and the Minerals Local Plan and Waste Core Strategy prepared by Worcestershire County Council. Decisions on planning applications will be made using both the SWDP and the whole of the development plan, including the neighbourhood plan, and any other material considerations..."</p> <p>Paragraph 1.6: "...It is also subject to and cannot override the provision of any requirements in the Worcestershire Emerging Minerals Local Plan or Waste Core Strategy."</p>
Response		The recommendation is accepted.
	Comment	<p>Directorate of Public Health</p> <p>The Directorate of Public Health welcomes the opportunity to comment on the Hanley Castle Parish Neighbourhood Plan and Building Design documents.</p> <p>It is increasingly being recognised that the places and spaces where we live/work can have an impact on health and wellbeing and that an individual's actions to improve their lifestyle or health status are likely to be influenced by the environmental and socio-economic context within which they take place.</p>

		<p>This is why we recommend that the Plan takes account of the key relevant public health documents including the Worcestershire County Council's Joint Health and Wellbeing Strategy 2016-2021 and Children and Young People's Plan.</p> <p>We would also like to draw your attention to a draft Planning for Health in South Worcestershire Supplementary Planning Document which is currently being prepared by the South Worcestershire Councils in partnership with Worcestershire County Council. The SPD includes guidance in relation to planning for healthy environments for the South Worcestershire area. The draft document can be accessed here http://www.swdevelopmentplan.org/?page_id=13121.</p> <p>We would encourage the inclusion of health and wellbeing design policies/guidance within the Neighbourhood Plan documents. The design layout of new developments should contribute to the health and wellbeing of Hanley Castle's communities through encouraging healthy lifestyles. This can be done through providing opportunities for active travel and fresh food growing, enhancing opportunities for community cohesion through creation of environments that encourage residents to get outdoors and participate in social interaction and catering for the need of all age groups, in particular the elderly, through the provision of seating areas, shading and simple and clear signage.</p>
<p>Response</p>		<p>Although there are no specific health and wellbeing policies within our plan, some of the salient issues are addressed. A key emphasis has been the retention and maintenance of a rural environment for the parish. We have policies which protect the green infrastructure and others which look to improve footpaths, bridleways and cycle paths. Policy Des 3 is aimed at supporting social cohesion.</p>

Appendix D: - Regulation 14 (April/June 2017) Responses from Officers of Malvern Hills and Wychavon District Councils.

Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change
		The overall submission by the two district councils came to 33 pages. This schedule covers the comments and recommendations made in their response. Housekeeping and correction of wording comments have been excluded.
General comments		The draft neighbourhood plan includes an extensive range of policies. Some policies overlap with those in SWDP, some potentially conflict with SWDP policies. It is not always clear to what extent SWDP policies have been taken into account in the development of the neighbourhood plan policies.
Response		We will add better explanations of the relationship between SWDP policies and the Neighbourhood Plan.
		<p>Planning Practice Guidance on Neighbourhood Planning says that proportionate, robust evidence should support the choices made and the approach taken. The supporting text for many policies is weak. In many cases supporting text is presented as lists which do not provide a coherent or logical reasoned explanation to the reader, applicant or decision maker about how the information supports the choices made and the approach taken.</p> <p>Much of the “Supporting Evidence” presented for policies are the opinions expressed by residents in a local survey. Whilst the opinions and aspirations of local residents are an important indicator of local support and provide a mandate to develop a policy, they are not necessarily proportionate, robust evidence. It is considered that there will be a need to strengthen the supporting text for many policies.</p>
Response		We will add further evidence wherever possible.
		Each policy in the neighbourhood Plan includes a section on “National & Local Policies”. In some cases it is considered that the national and local policies listed are not directly relevant to the proposed neighbourhood plan policies.
Response		We believe we have rectified this situation.

		Rather than including s section on Cross References at the end of each policy, it is suggested that the cross references could be summarised in a table and included as an Appendix, similar to Annex C in the SWDP.
Response		We prefer to keep the cross references within the context of each policy.
		Planning Practice Guidance says that “wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non land use matters should be clearly identifiable. For example, set out in a companion document or annex.” In relation to Policies PCR 1 to PCR 7, the aspiration for the Parish Council to liaise with relevant bodies on local issues are clearly labelled as responsibilities for the Parish Council and shaded in a different colour to distinguish it from the land-use policies. However, in some cases it is suggested that “policies” PCR 1 to PCR 7 are actually actions for the Parish Council rather than policies. It is suggested that the actions should be included in the Implementation Plan but may not necessarily be policies.
Response		See response to following comment.
Introduction S1.7		Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non land use matters should be clearly identifiable. Whilst Parish Council responsibilities (Section 10 of the Plan) may possibly not be tested against the basic conditions as part of the Examination, residents will be free to vote on whatever issues they consider appropriate at the referendum. If the Parish Council want residents to disregard the “Parish Council Responsibilities” at the referendum it is suggested that they could be set out in a companion document or annex.
Response		We have decided that it is better to keep the PCR policies within the context of other policies as they all inter-relate. Our non-land use policies are clearly identifiable.
Maps		It is suggested that Map 1 showing the boundary of the parish could be clearer. Map 3 – It is suggested that a clearer map of the Conservation Area is provided.
Response		Map 1 has been enlarged and the map of the Conservation Area has been replaced.
Policy MnGr 1 - Housing Mix		Given that the policy does not address self build, it is suggested that the paragraphs on self build be deleted.
Response		Although not part of the formal policy the paragraph on self build is deliberately placed

		here to reflect the Parish Council's position on the subject.
Policy MnGr 2 - Affordable Housing		Lifetime Homes Standard The Written Ministerial Statement of March 2015 indicated that local planning authorities and qualifying bodies should not set in their emerging plans any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. In effect these matters are to be addressed in existing and future versions of the Building Regulations. On this basis, construction to Lifetime Homes Standards is encouraged, but not be required.
Response		The text of our policy does encourage, but not require, the use of Lifetime Homes Standards, however the requirement for a justification for not using these standards will be removed from the policy.
Policy MnGr 3 - Allocation of Affordable Housing		MnGr 3 seeks to secure any affordable housing that is developed in the parish for local people in accordance with the MHDC Rural Lettings Policy. However, the policy is about the management of lettings and would not inform decision makers with an indication of how they should react to a development proposal. It is therefore suggested that this policy be included in the part of the Plan that deals with community aspirations / actions for the Parish Council.
Response		This policy has been applied in the past in the letting of affordable housing. We would wish it to become a condition of granting planning approval for affordable housing and therefore believe it belongs in the planning process. Further explanation of the requirement will be added to the supportive text.
Policy MnGr 4 - Infill / Backland Housing in the Parish		Does the policy add anything not covered by the Design policies? No justification is provided for the requirement that dwellings on infill sites be built to be limited to a maximum three bedrooms. The final part of Policy MnGr 4 relating to not all gaps being appropriate for infill does not provide a practical framework within which planning applications can be made with a high degree of predictability and efficiency.
Response		This policy is aimed specifically at the contentious area of infill / backland developments. The limitation of a maximum of three bedrooms is in line with the preferred housing mix for the parish. We will add further justification to reinforce this

		approach. The appropriateness of gaps for development cannot be judged on an office based basis as it is a site specific issue. Local input to the Planning Authority is important in this context.
Policy MnGr 5 - Scale of New Development		The Framework urges local planning authorities to “boost significantly the supply of housing...” Neighbourhood plans are expected to play a supporting role in terms of this, bringing forward sites for residential development. However it appropriately follows that relatively small rural Category 1 and 3 villages such as Hanley Swan and Hanley Castle will play a modest role, consistent with SWDP2 Development Strategy and Settlement Hierarchy).
Response		Our Neighbourhood Plan has specifically set out to provide sites additional to those in the SWDP. The wording of this section will be updated to provide more context.
Policy MnGr 6 - Incremental Growth		This would probably be contrary to the Framework which seeks to boost significantly the supply of housing, and the presumption in favour of sustainable development unless it can be demonstrate that the limit of 30 is based on evidence, for example, infrastructure constraints.
Response		This policy is a reflection of our acknowledgement of the need for growth of the community; however that growth has to be sustainable and supportable by the existing community and the services provided to it. Existing infrastructure constraints will be emphasised.
Policy MnGr 7 - Siting of New Development		If the Neighbourhood Plan is seeking to allocate sites it is suggested that the policy be re-named as Site Allocations. The current policy name is slightly misleading in that it could be interpreted that new development will only take place on the sites listed. It is noted that sites 2, 3, 4 and 7 are all outside but adjacent to the Hanley Swan development boundary.
Response		Wording will be amended to make this obvious.
		Paragraph refers to the methodology used for assessing site suitability being found in a supporting document. It is suggested that the reasoned justification include a weblink to the supporting document and that the criteria for assessing the suitability of sites be consistent with that outlined in the SWDP Non-Strategic Housing Allocations Background Paper (December 2012).
Response		We prefer not to use web links as they are only useful to computer users and require maintenance effort. The methodology used for assessing sites is an acknowledged and approved national

		methodology; albeit slightly different from that used in the SWDP. The differences are not significant.
		If the above sites (together with the SWDP 59/6) are the only available sites that meet the Steering Groups criteria, it is suggested that reference to sites 5 and 6 are deleted and that Site 7 be renumbered as Site 5.
Response		We will change the policy title to Preferred Site Allocations and further explain our site numbering.
		Paragraph 1 of the Introduction refers to identifying suitably located sites in an attempt to avoid “having to deal with a plethora of ad-hoc site proposals”. This is slightly misleading. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
Response		The wording will be amended to remove the anomaly.
		The section titled National & Local Policies refers to SWDP 2 (Development Strategy and Settlement Hierarchy. SWDP 2C defines the open countryside as land beyond any development boundary. SWDP 2C says that in the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see policy SWDP 19), employment development in rural areas (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry, replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27) and development specifically permitted by other SWDP policies. However, SWDP 2H also says that the SWDP is supportive of development proposals that are promoted through neighbourhood planning mechanisms, where these proposals do not compromise the delivery of the plan’s strategic policies and proposals.
Response		We will utilise this supportive approach in relation to our suggested additional sites adjacent to the development boundary.
Policy MnGr 8 - Siting of Local Businesses		The Framework and the SWDP are seeking to actively promote economic development. It is considered that the first part of the policy may not be in strict conformity with the SWDP 12 (Employment in Rural Areas) which supports the expansion of existing employment sites in rural areas where it has been demonstrated that intensification of the existing site is not viable or practical.
Response		We accept that our policy is slightly different from SWDP 12 but believe this is justifiable in our local circumstances, where because of existing vacancies and existing unused

		space, intensification can meet potential expansion requirements. This will be made clearer in the text. Our policy is also in keeping with the general tenet of the SWDP which is to protect open countryside.
		SWDP 8 (8E) supports the provision of employment land and conversion of existing buildings to support job creation providing the development supports an existing business or new enterprise of a scale appropriate to the location.
Response		As with SWDP 12 our policy is slightly at variance with 8E but only where open countryside is being proposed for development. Otherwise SWDP 8E is complementary to our policy MnGr 10.
		The Map on page 46 showing the location of business sites in the parish is helpful, but could be made clearer. It is unclear why the business sites are numbered 9 to 15 rather than 1 to 7.
Response		Our numbering has remained constant throughout identification, assessment and policy making. Maps will be enhanced.
		The Hayler's End incinerator site is very large. Is the intention of Policy MnGr8 to support (or possibly allocate) large scale employment on the site? Robust, proportionate, evidence should be provided to justify the policy why the development of the site is being supported and to justify limiting development within the original boundaries when it was operational. It is suggested that a map showing the boundaries of the site would be helpful.
Response		We will make it clearer that the original boundaries form a brownfield site and are thus appropriate for business development. The remainder of the site is farmland / green fields and ought to be classed as open countryside. A map will be provided.
Policy MnGr 9 - Heavy Goods Traffic		Paragraph 32 of the Framework says that developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. It is suggested that Policy MnGr 9 makes clearer that it would only apply to change of land use to land use classes B2 and B8 that would generate significant amounts of movement.
Response		We agree that significance is important but not of numbers of movements but of the consequences of those movements. The policy wording will be amended accordingly.
		The justification for Policy MnGr9 appears to be concern about increased commuter movements, speeding and parked vehicles obstructing roads. Unless there is evidence to suggest otherwise, these issues may be generated by cars rather than by HGV's. If Policy MnGr9 were to be justified, it is suggested that it should be on the basis that HGV traffic has affected the quality of life of residents through the generation of increased noise, vibration and pollution.

Response		It is the impact of more HGVs movements we are trying to address. If this isn't clear we will reword the text.
		In order to reduce the impacts of HGV traffic, should the purpose of any policy be to seek to ensure that the road haulage industry uses, where possible, the most appropriate roads? It is suggested that this issue may be more appropriately included in the section dealing actions for the Parish Council.
Response		We do not believe it is within the remit of a Parish Council to determine which routes vehicles should take.
Policy MnGr 10 - Disused or Redundant Buildings		The National and Local Policies section should include reference to NPPF paragraph 55 It is suggested that the Policy MnGr 10 relate to the re-use of disused or redundant buildings generally and reference to "unlisted buildings / locally listed building or any other structure of local significance as identified within any other appropriately evidenced list" is unnecessary.
Response		We accept the two suggested changes.
Policy MnGr 11 - Assets of Community Value		It is suggested that proposing potential Assets of Community Value may be an action for the Parish Council and that this could be addressed in the section of the Plan dealing with actions for the Parish Council.
Response		The appropriate actions for the Parish Council are already included within the Implementation Plan.
		It appears that the policy is actually seeking to protect and encourage the enhancement of valued community facilities. It is suggested that the policy may be more appropriately titled the protection and improvement of community facilities.
Response		We feel the policy should retain its existing title.
		MnGr 11E would require that a property be offered for lease or sale for at least 2 years, whereas SWDP 37 requires a minimum 12 months. It is considered that it may not be in the community's interest to have facilities empty for 2 years and that marketing for 12 months may be more appropriate.
Response		We accept the suggested change.
Policy MnGr 12		It is suggested that the policy related to the spending of developer contributions would be more

- Developer Contribution Policy		appropriate in the section of the Plan related to Implementation / actions for the Parish Council. As currently worded, the policy lacks sufficient clarity that a decision maker could apply it consistently and with confidence when determining planning applications. It is suggested that some of the text in the policy would be more appropriate as supporting text.
Response		Advice we have received indicated that this is a land use policy.
Parish Council Action - PCR 1 - Community and Business Integration		It is suggested that the objectives listed on page 56 in relation Blackmore Park do not align particularly closely with the proposed actions.
Response		Any vagueness in the wording will be amended.
Policy RE 1 – Sympathetic Design		However, as currently worded, it is considered that the policy lacks sufficient clarity that a decision maker could apply it consistently and with confidence when determining planning applications. The policy also overlaps with Policy Des 1 (General Building Design Principles). It is suggested that Policy RE 1 is deleted or integrated into Section 8 relating to Design Policies.
Response		This policy is specifically aimed at building design being appropriate for a rural environment but as with other policies local input is required to the planning authority to help guide them on acceptability. Cross referencing to policy Des 1 will be added and the rurality aspects of the policy will be emphasised.
Policy RE 2 – Settlement Identity		However, it should be noted that sites 2, 4 and 7 in Policy MnGr 7 would conflict with Policy RE2 unless the intention is to propose an extension to the existing development boundary to include sites allocated for development outside and adjoining the existing settlement boundary.
Response		To avoid conflict MnGr7 site descriptions will be amended to include the need to extend development boundaries where appropriate.
Policy RE 3 – Replacing Natural Features Lost Through Development		The intention of the policy is laudable but it is considered that as currently worded the policy lacks sufficient clarity that a decision maker could apply it consistently and with confidence when determining planning applications. In particular, the Plan does not identify and map out significant trees, orchards, hedgerows and other natural features where mitigation or compensation would be required.

Response		This is another instance where local input to the planning authority will be needed as each site will be different. An explanation of why this policy is different to SWDP 22 will be added.
Policy BHN 1 - Protection of Buildings or Structures on the Local List of Heritage Assets (Local List)		<p>The Local List SPD (May 2015) says that local heritage assets will need to be significant with regard to at least one of the following - a significant period in the District's history, the social history of the District or a notable example of planned or incidental planning or associated with an individual of local importance. In addition a nominated asset will need to be significant having regard to one or more of the following – age, rarity, aesthetic value, group value, evidential value, archaeological interest, designed landscape, landmark status and social / communal value.</p> <p>It would be helpful if the justification for nominating assets in Appendix B was aligned to the criteria in the Local List SPD. A photograph of the proposed assets would also be helpful.</p>
Response		A column has been added to the Appendix listing the potential Local List, this provides the cross reference to the required significance criteria. Photographs of the buildings are available but will only be used once the application for local listing is made.
Policy BHN 2 – The Environs of Heritage Assets		<p>Paragraph 134 of the Framework says that where a proposed development will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. There will be a need to ensure that Policy BHN 3 has regard to the Framework.</p> <p>Policy BHN 2 is less detailed and considered to be weaker in its requirements than SWDP 24. It should be noted that where there is a conflict between Neighbourhood Plan policies and those in the SWDP, Guidance says that any conflicts in policy must be resolved by the decision maker favouring the policy contained in the last document to become part of the development plan.</p>
Response		The policy will be revised to build on SWDP 24 and to make it clear that it relates to surroundings not just the heritage asset itself. The reference to the public realm will be removed from the policy and added as a Parish Council responsibility.
Policy BHN 3 – Protection of		The supporting evidence for Policy BHN 3 merely lists the Worcestershire Archaeological Service and Worcestershire County Council Historic Environment Record but does not

the Archaeological Environment		summarise what the records show. It is also suggested that a map showing sites of known archaeological interest is included within the policy to assist applicants and decision makers rather than included in the Appendix.
Response		Additional supporting descriptions will be added to this policy. A map of sites will be provided.
Policy BHN 4 - Preserving Ancient Trees, Woodland, Trees, Hedges		If a decision maker is to apply the policy consistently and with confidence when determining planning applications, the location of ancient trees, or trees and hedgerows of arboricultural and amenity value would need to be mapped. If the loss of ancient trees, or trees and hedgerows of arboricultural and amenity value is to be resisted, then the proposal that such features be designed to retain such features is unnecessary. It is considered that encouraging the establishment of new native hedges could not be applied consistently. There is also a lack of evidence to support this part of the policy.
Response		This is another instance where local input to the planning authority will be needed as each site will be different, particularly as it is impracticable to map every single instance of ancient trees, other trees and hedgerows etc. The Appendix only lists some significant examples. The policy wording will be improved to cover these points.
Policy BHN 5 - Protected Local Green Spaces		The Policy does not currently include a map showing the location of the 8 sites. The boundaries of the Local Green Spaces need to be clear on the map(s). The justification for the proposed 8 Local Green Spaces on page 71 needs to clearly explain how the sites meet the criteria in paragraph 77 of the Framework.
Response		The 8 sites will be shown on maps. The justification for the sites will be revised to show how they meet the criteria set out in the Framework.
Policy BHN 6 - Sites of Biological Interest		Currently, the supporting text on page 72 and 73 does not provide a robust justification for Policy BHN 6. The policy would benefit from strengthening the reasoned justification. In particular, it would be helpful to explain how the proposed 11 sites have been identified and what is special about them. It would also be necessary to ensure that sites to which the policy applied are clearly identified on a policies/proposals map.

		<p>The first paragraph of the proposed policy sets out what the purpose of the policy is and would be more appropriate in the Introduction rather than being part of the policy.</p> <p>It should be noted that the adopted SWDP replaced the Malvern Hills Local Plan (2006). Reference to the latter on page 73 should therefore be deleted</p>
Response		<p>The first sentence of the policy will be moved to the Introduction. Further information about the importance of each site will be added to help provide a robust justification.</p>
Policy Des 1 – General Building Design Principles		<p>The relationship between Policy Des 1 and Policy RE 1 is unclear. There appears to be an overlap between Des 1 and RE 1 and it is suggested that RE 1 could be deleted.</p> <p>In relation to the 6 Design Principles, comments include:</p> <ul style="list-style-type: none"> • Des1(3) serves a purpose in making it clear that contemporary design will be encouraged as well as traditional design. In this way the policy encourages innovation, originality, or initiative in line with paragraph 60of the Framework. • Des1(4) - What is the justification for housing to be built from “natural materials from environmentally-responsible sources”, using “energy saving materials”, and “materials of high quality which have been reclaimed, salvaged or recycled”? • Des1(5) makes reference to the Worcestershire Farmstead Assessment Framework (WFAF). The supporting text needs to explain what the WFAF is and provide a link to it.
Response		<p>The relationship between RE1 and Des 1 will be clarified. Para Des 1 (4) will be amended by removal of the second sentence.</p>
Policy Des 2 – Renewable and Low Carbon Energy		<p>National guidance advises (paragraph 18) that “Neighbourhood plans are an opportunity for communities to plan for community led renewable energy developments.” As worded, Policy Des 2 would apply to all renewable and low carbon energy proposals in the parish, although the Introduction indicates that policy is intended to facilitate community-led and business schemes.</p>
Response		<p>The policy will be amended to make it clearer that it applies to community and business led schemes.</p>

Policy Des 3 - Integrating New Developments with the Existing Villages		<p>The intention of Policy Des 3 appears to be to ensure that new developments are integrated with existing development, by not creating “islands of development”. However, the policy is not drafted with sufficient clarity that a decision maker could apply it consistently and with confidence when determining planning applications.</p> <p>It is suggested that Policy RE2 which seeks to focus new development within development boundaries and strictly control development in the open countryside could achieve the objective that Policy Des 3 is seeking to achieve</p>
Response		The policy will be amended by moving the first part of the wording to the introduction.
Policy Trf 1 - Highways and Traffic Principles		<p>The supporting text for Policy Trf 1 highlights existing highways and traffic issues in the parish. The neighbourhood plan policies should relate to dealing with the effect of additional traffic generated by development proposals. Policy Trf 1 would apply to new development proposals, but would not address existing highways issues. The benefits / outcomes suggested on page 82 are therefore slightly misleading.</p>
Response		The benefits / outcomes will be revised.
		<p>It would not be proportionate to require all planning applications for new development to be accompanied by a traffic impact assessment.</p>
Response		The policy does not require a ‘traffic impact assessment’, Para 1 will be amended to show the level of review needed.
		<p>Traffic calming measures do not specifically relate to dealing with the effect of additional traffic generated by development proposals.</p>
Response		The wording ‘current standards’ will be used to replace specified WCC policies such as LTP3.
Trf 2 - Safe Cycle Route Between Hanley Castle and Hanley Swan		<p>It is considered that this is a community aspiration and would be more appropriate in the section of the Plan dealing with actions for the Parish Council.</p> <p>It should be noted that Planning Practice Guidance says that “if the policies and proposals are to be implemented as the community intended a neighbourhood plan needs to be deliverable”. If a feasibility study has yet to be undertaken, the deliverability of the project is yet to be established.</p>
Response		This policy will be merged with Trf 3.

<p>Trf 3 - Footpaths/Bridleways/Cycle paths</p>		<p>Whilst the intention of the policy is laudable, it does not provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p> <p>It is not clear from the supporting text if the specific named cycle routes have been the subject of scheme development, or are part of walking and cycling strategies developed in partnership with others, such as the County Council or Sustrans. If cycle routes or schemes have been identified it would be helpful to have them included on a map (even if only indicative).</p> <p>Currently, the supporting text does not provide a robust, proportionate, evidence to justify the specific routes that are being suggested.</p> <p>The Policy describes work that will be done by the Parish Council with the County Council and Sustrans. These tasks would be more appropriately included in the section within the Plan dealing with actions for the Parish Council.</p>
<p>Response</p>		<p>Trf 2 has been combined with Trf 3 and further enhancements to the text have been made.</p>
<p>PCR 2 - Traffic Calming and Highway Safety</p>		<p>In relation to paragraph 2 it should be noted that MHDC has not considered or agreed to work with the Parish Council Highways Authority on the issues proposed.</p> <p>The supporting text does not provide a robust, proportionate, evidence to justify the priority schemes suggested. The list is aspirational.</p>
<p>Response</p>		<p>The reference to MHDC will be removed and replaced by ‘District and County Councillors’. Additions have been made to set out some of the actions currently underway which emphasise the concerns over highway safety.</p>
<p>PCR 5 – Beneficial Highways Developments</p>		<p>Policy PCR 5 relates to the aspirations of the local community to address the effects of existing traffic movements. They do not specifically relate to dealing with the effect of additional traffic generated by development proposals.</p> <p>In relation to proposing transport schemes outside the NDP, this would fall outside the remit of the neighbourhood plan.</p>
<p>Response</p>		<p>The substantial building developments within the wider Malvern area have a direct impact upon traffic volumes and movements through the parish of Hanley Castle. The</p>

		PCR demonstrates that the Parish Council are willing to co-operate with neighbouring bodies in supporting positive improvements in the whole area.
Implementation of Parish Council Responsibilities		It is suggested that the community actions be transferred into an Appendix or be developed into a separate implementation plan. It should be noted that the Implementation Plan will need to be regularly reviewed and updated, whereas there is no requirement to review or update a neighbourhood plan.
Response		Our preference is to retain the PCRs within the sections where they have context and not to place them in an Appendix. The Implementation Plan will be updated as necessary.
Supporting Documents		Suggested should be a series of separate documents
Response		As supporting documents have to be produced in both paper and digital form it was not felt appropriate to split them up into individual volumes although hyperlinks can be provided through the digital version.

Appendix E

Informal Consultation Invitation – Sept. 2015

NEIGHBOURHOOD PLAN

STILL IN THE MAKING

Now on a ROAD SHOW

Come and talk to us on;

Tuesday 22 Sept 7.00pm The Swan Inn

Friday 25 Sept 7.00pm The Three Kings Inn

Saturday 26 Sept 10.00-1.00pm Cafe Market, The Village Hall

Neighbourhood Plan

The Neighbourhood Plan will help shape our community for the next 15 years, the life of the SWDP¹. 12 months ago many of you completed a questionnaire on your thoughts and wishes for the future development of the parish. The results were presented in the village hall. Since then we have analysed the results, gathered further evidence and formulated proposed aims, objectives and policies. We are now at the point of presenting these ideas to you to see if they meet with the approval of our community.

This is an important phase in the process as the next stage will be writing up the NEIGHBOURHOOD PLAN as an official document. Once it has been accepted by Malvern Hills District Council it will face its final presentation in a referendum for adoption by the parish and become an official planning document.

The SWDP allocated 20 new houses to the parish in Hanley Swan, but additional planning applications continue! Since January 2014 we have seen applications for 13 new homes and 5 holiday lets approved, whilst 9 more are awaiting approval. 5 homes have been refused. Of those approved only 4 form part of the 20 in the SWDP.

We also realise that housing provision has to increase in the parish and we have identified some additional sites for consideration.

Our proposed aims are overleaf.

PLEASE COME ALONG TO ONE OF THESE EVENTS AND SHARE YOUR VIEWS WITH US. YOUR OPINIONS ARE IMPORTANT.

For further information contact Bob Lamb, 01684 592523 or nhpchairman@btinternet.com

Appendix F

Regulation 14 Formal Consultation April / June 2017

a) Message sent to consultees by e.mail:

HANLEY CASTLE PARISH COUNCIL

NEIGHBOURHOOD DEVELOPMENT PLAN

Regulation 14 Pre-submission Consultation

Hello

The Parish Council of Hanley Castle in Worcestershire is undertaking a pre-submission consultation on our proposed Neighbourhood Development Plan and we would welcome your participation and scrutiny.

- The consultation period runs from Friday 28th April until Monday 12th June 2017.
- The consultation comprises a Neighbourhood Plan document, a Design Guide and a two part Supporting Document.
- The documents can be viewed on www.hanleyswan.net under Recent Additions or Parish Council / Neighbourhood Plan. This website also provides for comments to be recorded and routed to the Neighbourhood Planning Steering Group. Also attached to this email is a simple Word response form which can be expanded by adding lines. Comments made on this form can be returned to nhpchairman@btinternet.com.
- The documents can also be viewed upon the Parish Council part of Worcestershire County Councils web site at <http://e-services.worcestershire.gov.uk/MyParish/Welcome.aspx?ParishID=52&PostCode=WR80DN&Prop=33079&partner=mhc&MarriedTo=0>. There is no direct response mechanism from this website.
- If it is more convenient, pdf copies of the documents can be emailed directly to you. If you wish this please contact nhpchairman@btinternet.com.
- As is required by the neighbourhood planning regulations the names and organisations of respondents will be recorded and published as part of the log of comments and responses.

Thank you for your time and participation in this consultation. If you have any queries or wish to discuss aspects of our plan then please contact me upon nhpchairman@btinternet.com.

Best wishes
Parish Councillor Robert Lamb

Chairman of the Neighbourhood Planning Steering Group

b) Guidance provided to individuals:

Hanley Castle Parish Council

Neighbourhood Plan Regulation 14 Consultation 28 April to 12 June 2017

Guidance to Making Comments

Firstly let me thank you for being an interested member of the community and for being prepared to devote some of your time to this formal consultation exercise.

Following our informal consultation in 2016 it was necessary to make amendments to both our Neighbourhood Plan and the accompanying Design Guide. These amendments have been made following detailed discussions with MHDC. This is a formal consultation and will also involve many statutory bodies that we will be contacting directly. The results of this exercise will determine if further changes are required before we submit our documents to MHDC for approval and for submission to external assessment.

The documents to be reviewed are the Neighbourhood Plan and the Design Guide; in addition there is a set of Supporting Documents which are referred to in the plan document. The documents can be downloaded if you wish. These are substantial documents but don't worry if you feel that you cannot go through line by line, comments from residents that have dipped in and out are just as valid as those from other sources.

The documents you will be reviewing are not the finished product because:

- We will need to consider all comments received and make appropriate adjustments.
- We still have to submit the documents to MHDC for approval.
- The plan has to be submitted to an external assessment by a planning expert who may well suggest changes.
- We will have to tidy up the formatting and presentation of the documents for final publication.

Health warning – the policies have had to be written in planning speak!

What We Would Like You To Do

Content (both Neighbourhood Plan and Design Guide)

- Do the policies reflect the areas of concern of the community?
- Is there anything missing that you would have expected, (either part of a policy or a whole subject area)?
- Is there anything included that you are surprised at, (either part of a policy or a whole subject area)?
- Are the policy justifications convincing?
- Is there anything which is incorrect?
- Is there anything which needs more clarification?
- Was there anything you just did not understand?

- Is the relationship of the Design Guide to the Neighbourhood Plan clear?
- Are the glossaries effective?
- Were the Appendices and Support Documents helpful?
- Is there a need for further information to help explain things?
- You can make any further comments you wish that will help improve the documents but bear in mind these are not quite the finished article.

Presentation

- Are the documents structured in a logical way?
- Was it easy to find what you were looking for?
- Are the documents easily readable?
- What do you think about the way things are presented?
- Was there anything in the presentation that you did not like?
- Were the maps and diagrams easy to read and understand?
- Ultimately we are thinking that the documents will mainly be accessible via the internet with only limited numbers of printed copies. What do you think of that approach?

How to Register Comments

There are a number of ways you can submit your thoughts:

- Complete the online comments form.
- Download the form and print it, then leave the completed document at the Village Store or at the Three Kings Inn.

Help

If you are really stuck you can try telephoning Bob Lamb the Steering Group Chairman on 01684 592523 or 07786 802662; but no guarantees of a response or an immediate solution!

OR

Send an email to NHPChairman@btinternet.com

On behalf of the Parish Council, my thanks again for your help.

Parish Councillor Robert Lamb
Chairman of the Neighbourhood Planning Steering Group

c) *Guidance provided to on-line respondents:*

NEIGHBOURHOOD PLAN

**Time to Comment Again
April 28th to June 12th 2017**

Welcome to the Hanley Castle Parish Neighbourhood Plan Consultation

This is a further opportunity for the residents of the parish of Hanley Castle to comment upon the documents which comprise the neighbourhood plan. In 2014 we received the results of our questionnaires to both residents and businesses. Since then a lot of work has been done to reflect these results in policies that will form part of the planning process. The results of our previous informal consultation have been incorporated into these revised documents.

Neighbourhood plans are part of the Localism Act and it is hoped that all the effort of going through the process will mean that communities such as Hanley Castle parish will have more say in the number, type, location and design of developments within their parish, whilst fitting in with other strategic policies such as the South Worcestershire Development Plan.

There are a number of key documents for you to look at:

- [Guidance for Making Comments](#) – if you think you are going to make comments then read this first as it sets out the scope of what we are looking for.
- [The Neighbourhood Plan](#) - this is the main document and contains the proposed policies and their justification.
- [Supporting Document](#) – this is in two parts and provides background information.
- [Building Design Guide](#) – this is a complementary part of the neighbourhood plan and provides guidance to residents and developers upon aspects of building design.

This consultation is an opportunity for the community to comment upon the detail of the neighbourhood plan and for us to make any appropriate changes.

Just click on the documents below to access them. They can be downloaded to your own computer if you wish.

You can comment using the online form or by downloading the comments form, completing it and dropping your form into the Hanley Swan Village Stores and Post Office.

All comments are welcome and you do not have to do a line by line review.

The consultation ends on 12th June.

d) Form provided for responses:

Consultation Response Form
Page of .

Name*:

Organisation / Address:

* Please note that respondents will be identified within any published information.

Section / Policy / Page No.	Support / Object / Comment / Recommend change	Comment / Suggested Change	No.

Appendix G

Regulation 14 Formal Consultation April / June 2017

Statutory Organisations and Individuals Contacted by Email

Name
<i>Local Authorities</i>
Malvern Hills District Council
Wychavon District Council
Worcester City Council
Worcestershire County Council
Worcestershire County Association of Local Councils
Malvern Wells Parish Council
Little Malvern and Welland Parish Council
Severn Stoke Parish Council
Guarford Parish Council
Earls Croome Parish Council
Upton Upon Severn Town Council
Malvern Town Council
<i>National Bodies</i>
The Coal Authority
Homes & Community Agency
Natural England
Environment Agency
Historic England
Sport England
<i>Transport Bodies</i>
Network Rail Infrastructure Ltd
Network Rail (Western Region)
Highways Agency
Marine Management Organisation
<i>Telecommunications</i>
British Telecom
CTIL (Vodafone and Telefonica)
Virgin Media
Superfast Worcestershire
<i>NHS</i>
NHS / Clinical Commissioning Group
<i>Utilities (No Gas)</i>
National Grid
Western Power Distribution
Eon
NPower
Wales and West Utilities
Severn Trent Water
<i>Business Groups</i>
Worcestershire LEP

Name
Federation of Small Businesses (Herefordshire and Worcestershire)
Herefordshire & Worcestershire Chamber of Commerce
Home Builders Federation
<i>Voluntary and Community Bodies</i>
Worcestershire Federation of Young Farmers Clubs
Worcestershire Council for Voluntary Youth Services
Worcs Federation of WIs
Hanley Castle WI
Churches Together in Worcestershire
Age UK Herefordshire & Worcestershire
Hanley Castle Parochial Charities
Parochial Church Council
<i>Rural Bodies</i>
Ancient Monuments Society
Worcestershire Wildlife Trust
Malvern Hills AONB - Paul Esrich
The Crown Estate
Council for the Protection of Rural England (CPRE)
Forestry Commission
Herefordshire & Worcestershire Earth Heritage Trust
PSSC Canal & River Trust
<i>Schools</i>
Hanley Castle High School
St Gabriel's with St Mary's C of E Primary School - Governors
<i>Land Owners</i>
Fensell Properties Ltd re Site 1
John Jowitt - PJ Planning re owners of Site 2
Fisher German LLP re owners of Site 3
Fisher German LLP on behalf of the Worcester Diocesan Board of Finance Limited as Glebe Agent
A N Champion FRICS
Mr Paul Harris re Rosemary Harris – Site 4
Albion Lodge Care Home re Site 7
ESP Ltd re Blackmore Park
Mr & Mrs Bowness re Blackmore Park.
Three Counties Agricultural Society
Mr Peter Styles re Incinerator Site
Severn End Estates
Broadacres Farm
Yew Tree Farm
Hanley Workshops
Merebrook Industrial Estate
Willow End
Acorns Business Park
Cygnet Farm Business Units