



Powick Neighbourhood Plan 2025-2041

Consultation Statement



Drop-in event at St. James Church, Callow End, November 2025

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1. INTRODUCTION

1.1 This Consultation Statement has been prepared to accompany the submission of the Powick Neighbourhood Development Plan ('Neighbourhood Plan') to Malvern Hills District Council (MHDC), the local planning authority, and to ensure that the relevant statutory requirements are met.¹ The Statement:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by those consulted; and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

Format of the Consultation Statement

1.2 The Statement covers the following stages of Plan preparation, arranged in chronological order:

- The designation of the Neighbourhood Area and an initial survey (section 2).
- Publicising the Neighbourhood Plan and establishing a Steering Group (section 3).
- The community questionnaire survey (section 4).
- The draft Plan consultation under Regulation 14 (section 5).
- The issues and concerns raised in response to the Regulation 14 consultation, and how they were addressed (section 6).

1.3 The following principal consultation methods were used in preparing the Neighbourhood Plan:

- Posting of consultation and questionnaire survey documents, supporting technical information and Steering Group minutes online on the Parish Council's website at <https://powick-pc.org.uk/>.
- Formation of a Steering Group comprising Parish Councillors and residents.
- Two questionnaire surveys of residents in the Neighbourhood Area using a mix of online (SurveyMonkey) and traditional response methods.
- Public meetings and drop-in events.
- Consulting consultation bodies and other local consultees by email or letter.
- Posting of material on the Parish Council noticeboards and other public locations such as Powick Pavilion.
- Publicity of consultations via social media.
- Regular updates in the Powick Parish News. This is delivered free of charge to every household and business in the Neighbourhood Area and copies are also available in local commercial premises (shops, public houses, and the filling station).
- Consultation on the draft Neighbourhood Plan in accordance with Regulation 14 of the 2012 Regulations as amended.

¹ Neighbourhood Planning (General) Regulations 2012, Regulation 15 (2)

2. DESIGNATING THE NEIGHBOURHOOD AREA AND INITIAL SURVEY

2.1 The following steps and actions were undertaken by the Parish Council in terms of initiating work on the Neighbourhood Plan:

- Making an application to MHDC for designation of the Powick Neighbourhood Area. This was approved on 16 June 2020. The intention to proceed with a Neighbourhood Plan was publicised in the Powick Parish News.
- Undertaking an initial community survey in May/June 2021 to establish a baseline for resident concerns and opinions on a range of topics relevant to the Neighbourhood Plan. The survey was hand-delivered to all households and was also publicised on social media and on Parish Council noticeboards. Responses could be made by hand to designated drop-off points, by post or via SurveyMonkey. A total of 178 responses were received. Aggregate survey responses can be found on the Parish Council website at <https://powick-pc.org.uk/document-category/ndp-documents/>.

2.2 The issues and concerns raised in this initial stage of the plan-making process comprised in summary:

- Organisational and administrative issues in terms of how the Plan would best be prepared and the level and type of financial and professional support required.
- The proper scope of the Neighbourhood Plan in terms of land use and development.
- Its relationship with the then South Worcestershire Development Plan (SWDP), the Local Plan for the administrative areas of Malvern Hills District, Worcester City and Wychavon District. The SWDP was adopted in 2016; a Review was begun in late 2017 and the resultant SWDPR was adopted in March 2026. The Neighbourhood Plan was drawn up to reflect both the adopted Local Plan and the emerging Review including its evidence base.
- How best to seek community views as a basis for preparing the Plan.

2.3 These issues and concerns were considered and addressed by:

- Successful application to MHDC for designation of the Powick Neighbourhood Area.
- Seeking and obtaining advice and support from MHDC, ensuring awareness of the emerging Local Plan as well as providing guidance on procedures to be followed.
- Creation of an NDP logo for use on publicity and consultation material.
- Ensuring feedback received from the initial community survey was considered in plan making, including in deciding on the the topics addressed in the second community survey in 2024.
- Obtaining grant funding and engaging professional support.
- Establishing a Steering Group to act as a forum for the development of the Plan.

3. LAUNCH EVENTS AND STEERING GROUP

- 3.1 Two public meetings were held in November 2021 and February 2022 to introduce the Neighbourhood Plan to residents and to seek volunteers to contribute to a Steering Group. They were held in different locations in the Parish, at Powick Parish Hall (November) and Callow End (February).
- 3.2 The meetings were publicised through a combination of the Powick Parish News, social media posts, flyer, and emails to local groups and businesses, with 85 attending the Powick meeting and 105 that at Callow End. Both meetings were addressed by Parish Councillors (the presentation can be seen at <https://powick-pc.org.uk/document-category/ndp-documents/>).
- 3.3 The inaugural meeting of the Steering Group was on 27 April 2022. It comprised Parish Councillors and other volunteers from the local communities in the Neighbourhood Area. Topics for discussion focussed on organisational matters and included an overview of the Plan preparation process, timescales, volunteer skills available, and roles and responsibilities.
- 3.4 Grant funding from Locality was secured in Spring 2023, leading to the appointment of a planning consultant later that year. Updates were provided in the Parish News.
- 3.5 The issues and concerns raised at this time were addressed by the Steering Group in gathering evidence on the locality and in formulating a questionnaire for a second survey of the community.

4. COMMUNITY QUESTIONNAIRE SURVEY

- 4.1 A community questionnaire survey was undertaken in February 2024 to explore the issues raised to date in more depth and to provide more detailed and focussed evidence for potential neighbourhood planning policies. The survey questionnaire was developed by the Steering Group with professional support. Key topics for the survey were identified as: draft Vision and objectives, environment, community facilities, housing, and economic development.
- 4.2 The survey asked 19 questions on these topics. Responses could be provided either as multiple choices or as free-write comments. There was a further question inviting comment on any other matters relevant to the Neighbourhood Plan. The questionnaire concluded with five questions on respondents' gender, age, economic activity, and place and length of residence.
- 4.3 Residents were invited to take part in the survey by a flyer which was delivered by volunteers to all households in the Neighbourhood Area in January 2024. This was followed up during the survey period by a second, shorter flyer (see copies in Appendix 1). The information in the flyers was also carried in the Powick Parish News.
- 4.4 The survey was further publicised and reminders posted on social media (Facebook groups), and on noticeboards throughout the Neighbourhood Area.
- 4.5 All residents of the Neighbourhood Area aged 16 or over were asked to take part. Responses could be made online using the link provided to SurveyMonkey or by completing a printed questionnaire. These were available for collection from four publicly accessible locations throughout the Neighbourhood Area, in Powick village (Murco garage and Crown Inn), Colletts Green (The Three Nuns), and Callow End (The Old Bush), or posted on request. Completed questionnaires were returnable to these locations or by post to the Parish Clerk. Two points of contact were provided to enable any queries to be answered.
- 4.6 The survey closing date was 29 February 2024. There were 323 responses. This represents 11% of the survey population (2,922 residents aged 16 or over, Census 2021). Some 94% of responses were made online and 6% using the printed questionnaire.
- 4.7 The returns were professionally analysed and published on the Parish Council's website as the Results report and the Comment listings report.
- 4.8 The survey provided a wealth of information for consideration in the subsequent preparation of the Neighbourhood Plan. Land use and development issues were addressed by the Steering Group and the planning consultant through the formulation of neighbourhood planning policies. Several non-land use issues were also identified in survey returns which were addressed in the draft Neighbourhood Plan as Community Actions.

5. CONSULTATION ON THE DRAFT PLAN

Consultation on screening opinion

- 5.1 In January 2025, the Parish Council asked MHDC for a screening opinion on whether the draft Neighbourhood Plan required a Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA). The resultant SEA screening exercise concluded that the draft Plan will not require a full Strategic Environmental Assessment to be undertaken. The HRA screening exercise concluded that the draft Plan does not require a full Habitats Regulation Assessment Appropriate Assessment to be undertaken. The three statutory environmental bodies (Natural England, Historic England and the Environment Agency) were consulted on the draft screening opinion report and all agreed that neither a full SEA nor HRA Appropriate Assessment would be required.

Local Green Space

- 5.2 The landowners of the proposed Local Green Spaces (LGS) were given notice of this intention by letter in June 2025. One response was received from the owner of three of the proposed areas of LGS (Lion Orchard, the paddock south of Powick Church and the Bowling Green) making a strong objection to their designation. The points made were taken into account in drawing up the draft Neighbourhood Plan (all three sites were included).
- 5.3 In undertaking the Regulation 14 consultation and on consideration of responses, it was discovered that three LGS landowners had mistakenly not been consulted at this stage. Consultation letters were sent to those involved as soon as possible.

The Regulation 14 consultation

- 5.4 The draft Neighbourhood Plan was approved for the purposes of public consultation at the Parish Council meeting on 1 October 2025.
- 5.5 Consultation on the draft Neighbourhood Plan was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 as amended. The consultation ran for six weeks and one day from 27 October 2025 to 9 December 2025.
- 5.6 The consultation arrangements were set out in a pre-submission consultation and publicity notice which included details of where the draft Neighbourhood Plan could be inspected and how to make comments. The notice was included in the draft Neighbourhood Plan which was posted to the Parish Council website, along with a comments form and supporting documents.
- 5.7 The consultation was publicised by means of an outer wraparound to the Autumn edition of the Powick Parish News. This explained where the draft Plan could be seen, set out the ways of giving feedback including a comment form, and invited residents to two drop-in events at Powick and Callow End. This edition of the News also carried an article emphasising the importance of community engagement and encouraging responses.
- 5.8 The consultation was further publicised via posters in Parish noticeboards, a press release and on social media.
- 5.9 Copies of the pre-submission consultation and publicity notice, Parish News wraparound, press release and poster are included at Appendix 2.

5.10 Printed copies of the draft Neighbourhood Plan were available for inspection at the Murco service station and The Crown (Powick), and The Bluebell Inn and The Shop at the Top (Callow End). Printed copies were also available free of charge on request to the Parish Clerk. A Parish Councillor and the Clerk were available to answer telephone queries.

5.11 Two drop-in events were arranged during the consultation period at venues in Powick and Callow End:

- 18 November, The Pavilion, Hospital Lane, Powick, 5.00 – 8.00 pm. (attended by 16 residents).
- 20 November, St. James church, Callow End, 5.00 – 8.00 pm. (attended by 8 residents).

5.12 The display posters prepared for these events were subsequently affixed inside the plate glass windows at the Powick Pavilion where they could be viewed by passers-by, Pavilion/playing pitch users, and dog-walkers.



Callow End drop-in



Pavilion Powick drop-in

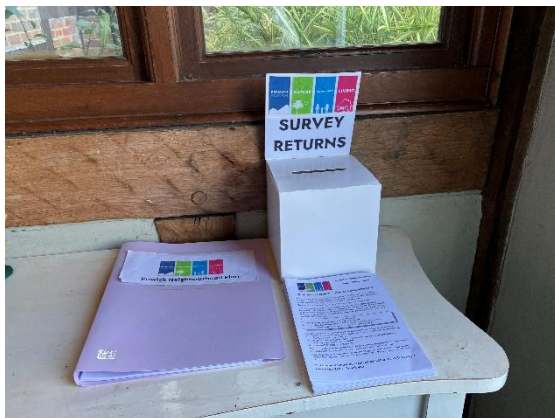


Pavilion Powick drop-in



Outside poster display, Powick Pavilion

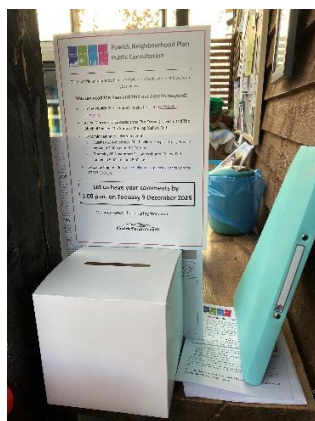
- 5.13 Comments could be returned by hand to the Murco service station and The Crown at Powick, and The Bluebell Inn and The Shop at the Top in Callow End (see photographs of the survey return boxes below). Comments could also be made at the drop-in events and by post or email.
- 5.14 A comprehensive list of the consultation bodies specified in Schedule 1 of the 2012 Regulations was provided by MHDC, which was added to in respect of local bodies and organisations by the planning consultant and by the Steering Group. The final list of consultees is at Table 1 overleaf. Consultation was by email or letter, sent by the Parish Clerk at the start of the consultation period and explaining where the Plan could be viewed and how and by when to make comments.



The Crown Inn



Murco service station



The Shop at the Top



The Bluebell Inn

Table 1: consultees on the draft Neighbourhood Plan

Local planning authorities, County Council and adjoining parish councils
Malvern Hills District Council
Adjoining LPAs: Wychavon District Council, Bromsgrove/Redditch District Council, Cotswold District Council, Wyre Forest District Council, Tewkesbury Borough Council, Stratford upon Avon District Council, Worcestershire County Council, Gloucestershire County Council, Warwickshire County Council, Herefordshire Council, Forest of Dean District Council, Shropshire County Council, Worcester City Council
Neighbouring Parish Councils: Rushwick CP, St. Peter the Great County CP, Kempsey CP, Severn Stoke CP, Guarlford CP, Madresfield CP, Newland CP, Leigh and Bransford CP.
Other consultation bodies
Mining Remediation Authority (previously Coal Authority)
Homes England (Homes and Communities Agency)
Natural England
Environment Agency
Historic England
Network Rail
Highways England (National Highways)
Electronic communications: British Telecom, Airband, CTIL for Vodafone and Telefonica, Virgin, Superfast Worcestershire, Talk Talk, Vodafone, Three
NHS England, NHS Herefordshire and Worcestershire Integrated Care Board, NHS Planning and Partnership Worcestershire Acute Hospitals NHS Trust, Worcestershire Health & Care NHS Trust
National Grid (Western Power Distribution), National Grid Gas Distribution, EON UK, Npower, Wales and West Utilities
Severn Trent Water Sewerage
Citizens Advice
Worcester Diocese
Archdioceses of Birmingham
Worcestershire Local Enterprise Partnership
Federation of Small Businesses (Herefordshire and Worcestershire)
Herefordshire & Worcestershire Chamber of Commerce
Home Builders Federation
Cotswolds National Landscape
Malvern Hills National Landscape
CPRE, Worcestershire Branch
Forestry Commission England
Herefordshire & Worcestershire Earth Heritage Trust
Canal and River Trust
Equality and Advisory Service
Young Solutions Worcestershire
Age UK Herefordshire & Worcestershire
Ancient Monuments Society
Sport England
Worcestershire County Association of Local Councils
Worcestershire Wildlife Trust
Joint Committee of the National Amenities Society
Other consultees
Landowners of the proposed Local Green Spaces (also see para. 5.3 above)
Local businesses, community facilities and groups: Allards Stone Masons, Bear and Ragged Staff, Callow End Social Club, Callow End Playing Field Association, Callow End Primary School, Callow End Village Hall, Callow End Women's Institute, Cromwells Indian Restaurant, Friends of St Peter's, Link Nursery, Murco fuel station, Powick Churches, Pole Elm Garage, Pound Stores, Powick Football Club (Reserves), Powick Parish Hall, Powick Playing Field Association, Powick preschool, Powick Primary School, Scouts/Beavers/Cubs, Stanbrook Abbey, Startins Skoda Motors, The Blue Bell Inn, The Crown Inn, The Halfway House Bed and Breakfast, The Link Community Hub, The Old Bush Inn, The Red Lion, The Royal British Legion, The Three Nuns, Sabrina Voices, Powick Community Choir, Ridgeway Storage, Vintage Forever.

6. RESPONSES TO THE CONSULTATION

Issues and concerns raised

- 6.1 Responses were received from MHDC, 21 residents, and one landowner of proposed LGS. All the comments are shown in the Response Log at Appendix 3, where a response is provided to each comment and any amendments arising to the draft Neighbourhood Plan are set out.
- 6.2 The principal issues and concerns which were raised in the consultation may be summarised as follows:
- MHDC noted that the Neighbourhood Plan had been prepared during a period of transition in local plan making from the adopted 2016 SWDP to its replacement, the SWDPR, whose adoption was expected in Spring 2026. MHDC recommended that the Neighbourhood Plan should be updated prior to submission to reflect the SWDPR policies as per the Main Modifications.
 - MHDC considered that the draft Neighbourhood Plan was aligned with the SWDP, the SWDPR and the NPPF.
 - MHDC supported the Neighbourhood Plan's policies with suggestions for some minor re-wording.
 - There was general support from the community for the Neighbourhood Plan, particularly its policies on environmental matters.
 - Specific community comments addressed: protection of the Parish environment including heritage, landscape and biodiversity; housing mix; proposals for the development of land south of Old Malvern Road; providing community facilities, a local shop and infrastructure commensurate with growth; highways and transport; the proposed Local Gap; Local Green Spaces; housing requirements; renewable energy; developer contributions; housing design; and views.
 - Objections were raised to the designation of three of the proposed areas of LGS (Lion Orchard, the paddock south of Powick Church and the Bowling Green).

Considering and addressing issues and concerns

- 6.3 All comments were passed to the planning consultant for review and to provide a recommended response, including amendments to the draft Neighbourhood Plan. Table 2 overleaf provides a summary of the principal amendments to the draft Neighbourhood Plan in plan order. Full details may be found at Appendix 3.

Table 2: Schedule summarising principal changes made to the draft Neighbourhood Plan following consultation

Consultee	Change made
MHDC	Plan updated throughout following adoption of the SWDPR.
Community comment	Section 2: addition of reference to National Landscapes and local flooding.
Community comment	Policy PWK1, criterion 3: addition of reference to planting resilient to climate change.
Community comment	Policy PWK4, criterion 2: addition of reference to community orchards.
MHDC	Policy PWK5, criterion 2: include reference to SWDPR 08 on Significant Gaps.
Community comments	Policy PWK6: addition of key views.
Community comment	Policy PWK8, criterion3: addition of reference to views of National Landscapes.
Community comment	Policy PWK9, para. 5.4: addition of text on development contributions.
MHDC	Chapter 6, Housing requirement section: updated to reflect latest position re the Neighbourhood Area housing requirement.
Community comment	Community Action CA11: addition of reference to activities and events aimed at promoting social interaction.

APPENDIX 1

Questionnaire survey flyers



Powick Neighbourhood Plan

Dear Resident,

Neighbourhood Plan Community Survey – Invitation to take part

As you may know, we are drawing up a Neighbourhood Plan for the Parish of Powick – to better influence development and deliver on your priorities.

To make sure the Plan sets out what you want, it is important that as many individual residents as possible tell us what they think about the future of the area. PLEASE complete this survey if you are aged 16 or over and live in Powick Parish.

The quickest and easiest way to take part is online. To do so, either scan the QR code above or go to <https://www.surveymonkey.com/r/PowickNDP> Please complete the survey this way if possible as it will save us time in processing the results.

If you'd prefer to fill in a printed questionnaire instead, you can collect one from

- The Murco Garage Powick WR2 4QS
- The Crown Inn Powick WR2 4SF
- The Three Nuns Colletts Green WR2 4SB
- The Old Bush Callow End WR2 4TE

or contact the Clerk Michelle Alexander 01886 884195 or Councillor Maggie Huckfield 07775 918190 for a copy to be sent to you in the post.

The closing date for the survey is 29 February 2024.

Whilst we carried out an initial survey for the Neighbourhood Plan in 2021, this time we are asking more specific questions, so please do respond even though you may have contributed earlier.

We won't be able to identify you from your answers, and the information you give us is for the sole use of drawing up the Neighbourhood Plan.

Many thanks for your time and help in forming the future of our Parish.

With all good wishes,

Andy Lamb, Chairman of the Parish Council
Maggie Huckfield, Chairman of the Planning Committee and Lead on the Neighbourhood Development Plan
<https://powick-pc.org.uk/neighbourhood-development-plan/>

Frequently asked questions

What is the Neighbourhood Plan?

- A statutory planning document to guide decisions on land use and development in Powick Parish. It will add local detail to existing planning policies in the South Worcestershire Development Plan.
- Malvern Hills District Council will use the Neighbourhood Plan to guide its decisions on planning applications in the Parish, alongside the South Worcestershire Development Plan.
- The Neighbourhood Plan applies to the approved 'Neighbourhood Area' – the parish of Powick. There is a plan of the Neighbourhood Area on the Parish Council website.
- Landowners and developers will have to take the Neighbourhood Plan into account if they want planning permission for their projects.

Who is involved in its preparation?

- The Parish Council has overall responsibility, with day to day work being undertaken by a Steering Group made up of Parish Councillors and residents, with some professional support.
- If you'd like to help or want to know more, get in touch with Maggie Huckfield, lead Parish Councillor for the Neighbourhood Plan, at mhuckfield@powick-pc.org.uk.

Why are we preparing the Neighbourhood Plan?

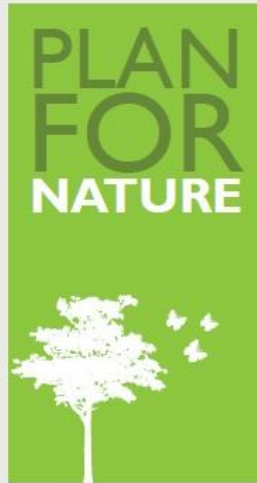
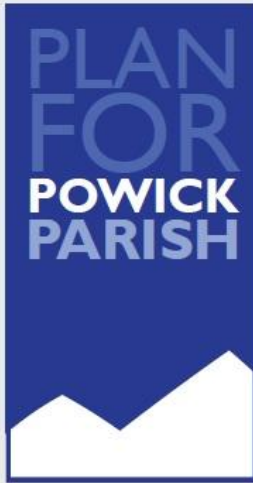
- To set out a positive vision for how we want our Parish to develop and grow in the period up to 2041. The Plan will include practical policies to help deliver that vision, by guiding development and protecting the environment.
- To secure more funding for our community development projects. When the Plan is complete, we will receive 25% of the revenues paid by developers under the Community Infrastructure Levy (15% at present).

What topics will the Neighbourhood Plan address?

- The Neighbourhood Plan can include policies on any relevant aspect of land use and development – but it cannot promote less development than is already allowed for in the South Worcestershire Development Plan, or which has planning permission.

What is the process for drawing up the Plan?

- Consultation – including through this survey.
- Drafting the Plan - developing policies to deliver what you want to see. Once the Neighbourhood Plan has been prepared, there will be a further opportunity for discussion, with a minimum six-week consultation period.
- Submission to Malvern Hills District Council, with a further six weeks consultation.
- Independent examination – the Examiner may make changes to the plan if he or she feels these are required.
- The final stage is the local referendum. If a majority of those who vote agree, the Neighbourhood Plan will be adopted as part of the statutory planning framework.



NEIGHBOURHOOD PLAN: *HAVE YOUR SAY!*

The Powick Parish Neighbourhood Plan will serve our community by influencing development and delivering your priorities. Please let us know your thoughts and wishes by completing our survey...

www.surveymonkey.com/r/PowickNDP



Also available in printed form at:
Murco Garage Powick (WR2 4QS) | The Crown Inn Powick (WR2 4SF)
The Three Nuns, Colletts Green (WR24SB) | The Old Bush Callow End (WR2 4TE)

*Or contact Clerk Michelle Alexander (01886 664195) or
Cllr Maggie Huckfield (07775918190) to request a copy a copy in the post.*

CLOSING DATE FOR RESPONSES: 29TH FEBRUARY 2024

HOUSING DEVELOPMENT

OPEN SPACES

ENVIRONMENT

ECONOMIC WELLBEING

LOCAL AMENITIES

EMPLOYMENT

APPENDIX 2

Regulation 14 consultation material

Pre-submission consultation and publicity notice

Powick Parish News wraparound

Press release

Poster

Pre-submission consultation and publicity notice

A public consultation on the draft Powick Neighbourhood Development Plan ('Neighbourhood Plan') held in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 as amended will start at **9.00 a.m. on Monday, 27 October** for a period of six weeks and one day ending at **5.00 p.m. on Tuesday, 9 December 2025**.

Where you can inspect the draft Neighbourhood Plan

The draft Neighbourhood Plan may be inspected:

- on the Powick Parish Council website at <https://powick-pc.org.uk/>.
- at the Murco service station and The Crown (Powick), and The Bluebell Inn and The Shop at the Top (Callow End).
- by contacting our Parish Clerk Becky Bowser on 07887 536 934 or via email at clerk@powick-pc.org.uk to request a printed copy.

Supporting documents are available on the Parish Council website.

How to make comments on the draft Neighbourhood Plan

Comments must be made in writing and include the name and address of the person making the comments. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available (personal information will not be published).

A form for making comments is circulated with the Autumn 2025 edition of the Powick Parish News. The comments form can also be downloaded and printed from the Parish Council website, requested from Becky Bowser, or collected from any of the above locations where the draft Neighbourhood Plan may be inspected.

Send us your comments:

- by hand to the Murco service station, The Crown (Powick), The Bluebell Inn, or The Shop at the Top (Callow End).
- to the Parish Council Clerk, by email clerk@powick-pc.org.uk or post to Becky Bowser, Clerk to the Parish Council, 2 Newlands Cottage, Billesley Lane, Alvechurch, B48 7HE.
- at the following drop-in events:
 - on Tuesday 18 November at The Pavilion, Hospital Lane, Powick between 5.00 p.m. and 8.00 p.m.
 - on Thursday 20 November at St. James church, Callow End between 5.00 p.m. and 8.00 p.m.

If you have any questions, please telephone Maggie Huckfield (Parish Councillor and Lead on the Neighbourhood Plan) on 07775 918 190 or Becky Bowser on 07887 536 934.

All comments must be received by 5.00 p.m. on Tuesday, 9 December 2025. These will be considered by Powick Parish Council and will help shape the final Neighbourhood Plan.



Powick Neighbourhood Plan Public Consultation

MONDAY 27 OCTOBER – TUESDAY 9 DECEMBER 2025

As you may know, we are preparing a Neighbourhood Plan for our Parish (map overleaf). The Plan will help guide development in our Parish in the coming years, dealing with housing, the environment, and the local economy.

We now have a draft Plan – and we would like to know what you think.

You can read the draft Plan on the Parish Council website at <https://powick-pc.org.uk/>. There are also copies at the Murco service station, The Crown (Powick), along with The Bluebell Inn and The Shop at the Top (Callow End). If you'd like your own copy, contact our Parish Clerk Becky Bowser on 07887 536 934 or via email at clerk@powick-pc.org.uk.

Drop-in events

Come along to find out more, 5.00 p.m. to 8.00 p.m.:

- Tuesday 18 November at The Pavilion, Hospital Lane, Powick.
- Thursday 20 November at St. James church, Callow End.

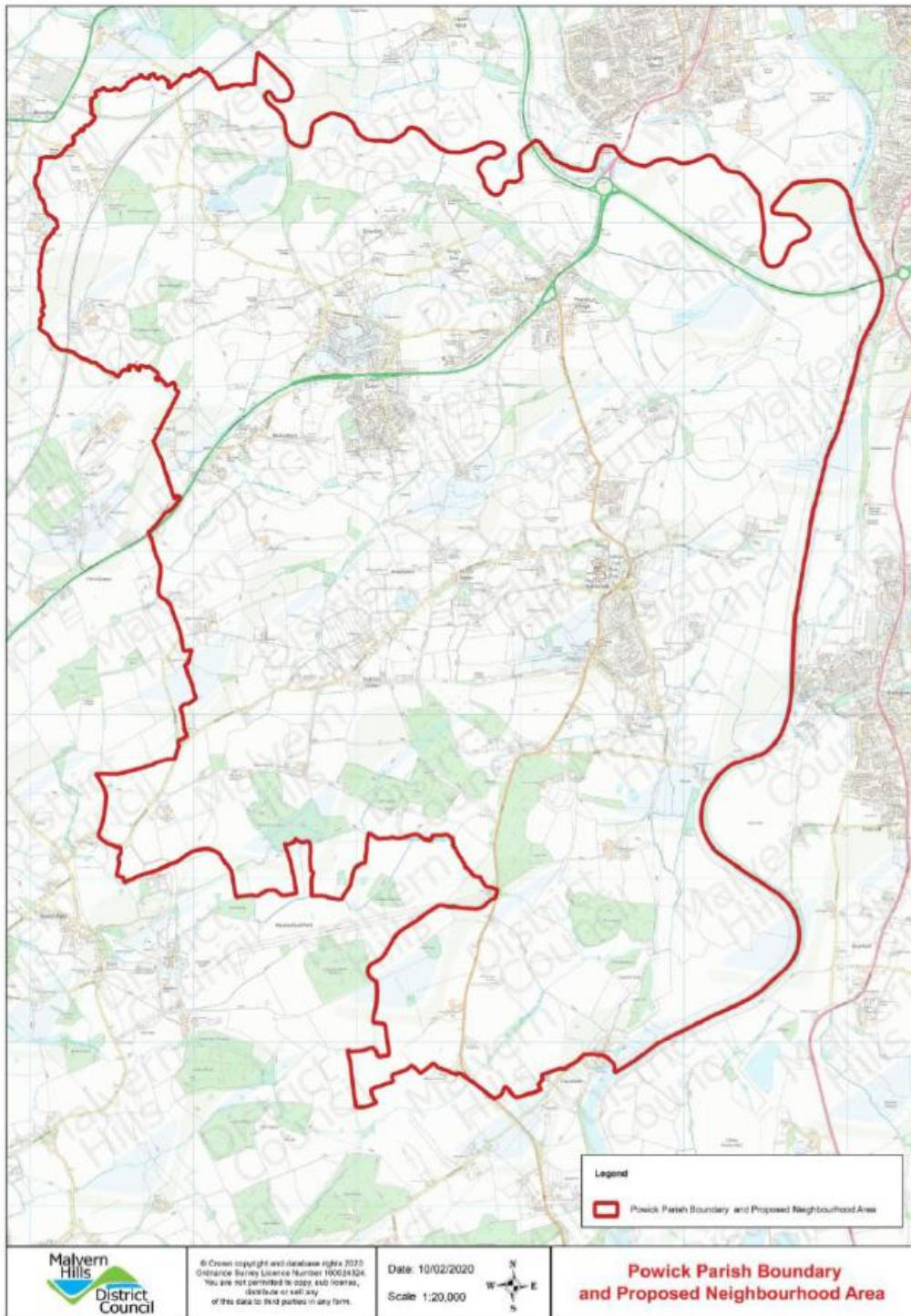
You can use the form overleaf to give us your comments. Please send feedback:

- ✓ **by hand** to the Murco service station, The Crown, The Bluebell Inn, The Shop at the Top, or at a drop-in event.
- ✓ **by post** to Becky Bowser, Clerk to the Parish Council, 2 Newlands Cottage, Billesley Lane, Alvechurch, B48 7HE
- ✓ **by email** clerk@powick-pc.org.uk.

The form is also available on the Parish Council website, from the Parish Clerk, and at any of the above places where you can read the Plan and leave feedback.

If you have any questions, please telephone Maggie Huckfield (Parish Councillor and Lead on the Neighbourhood Plan) on 07775 918 190 or Becky Bowser on 07887 536 934.

All comments must be received by 5.00 p.m. on Tuesday, 9 December 2025. Thank you.



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Powick Neighbourhood Plan

Comments form

Your details:*

Name:	
Address:	
Email:	

* The personal information you provide on this form will be processed in accordance with the Parish Council's data protection policy. It will be used only for the preparation of the NDP. Personal information will not be published.

Please give us your comments below and overleaf

Which part of the Plan are you commenting on? (page, paragraph number, or policy)	Your comments, including any suggested changes.

Which part of the Plan are you commenting on? (page, paragraph number, or policy)	Your comments, including any suggested changes.

Do you have any general comments?

Thank you for your comments – please return this form by 5.00 p.m. on Tuesday, 9 December 2025.



PRESS RELEASE

For immediate release

Views wanted on draft Powick Neighbourhood Plan

Residents and businesses in the parish of Powick are being asked for their views on a draft plan governing future development in the area.

The draft Powick Neighbourhood Plan covers the period up to 2041 and sets out a vision, objectives and policies to guide development. The draft Plan includes policies on:

- the built environment, including on heritage and the Conservation Area in Powick village;
- the natural environment, including a proposal to protect the open countryside 'gap' between Powick and Collett's Green, and policies which respond to the climate emergency, designate Local Green Space and protect key views;
- community facilities;
- the design of new housing; and
- new employment proposals suitable to the rural character of the area.

The draft Plan is now being published for public consultation. The consultation starts on Monday 27 October and runs until 5.00 p.m. on Tuesday 9 December 2025. There are two drop-in events:

- Tuesday 18 November at The Pavilion, Hospital Lane, Powick between 5.00 p.m. and 8.00 p.m.
- Thursday 20 November at St. James church, Callow End between 5.00 p.m. and 8.00 p.m.

Once the consultation is completed, the Parish Council will revise the Plan to take account of comments received. It will then be submitted to Malvern Hills District Council for further consultation and an independent examination. The final step is a referendum - if more than 50 per cent of voters in the parish back the plan, it will be finalised and used by the District Council to help decide planning applications in the area.

Parish Councillor Maggie Huckfield (Lead on the Neighbourhood Plan) said: "Our parish has a special character owing to its long history and rural feel. The Neighbourhood Plan aims to maintain and improve that character whilst addressing the needs and wishes of those who live, work, socialise and relax in the area. Please tell us what you think of the draft Plan and let us have your views."

Full details of where to see the draft Plan and how to make comments can be found on the Parish Council website at <https://powick-pc.org.uk/>.

ENDS

Notes for Editors

1. Neighbourhood planning was introduced by the Localism Act 2011 and gives communities the power to agree a neighbourhood development plan (also known as a neighbourhood plan). Neighbourhood plans form part of the statutory planning framework against which planning applications are decided. They give local people more of a say on issues such as the design of new buildings and how best to protect the environment.
2. The draft Powick Neighbourhood Plan has been prepared by a Steering Group which includes Parish Councillors and other volunteers.
3. The draft Plan is based on wide-ranging evidence about the characteristics of the parish and the views of the community. A comprehensive residents' questionnaire survey was held in February 2024. As well as this community feedback, the draft Plan takes account of other local evidence including studies of design.



Powick Neighbourhood Plan Public Consultation

The draft Neighbourhood Plan has now been published – and we want your views.

You can read the Plan and find out how to respond:

- On the **Powick Parish Council website** at <https://powick-pc.org.uk/>.
- At the **Murco service station** and **The Crown** (Powick), and **The Bluebell Inn** and **The Shop at the Top** (Callow End).
- By coming along to a **drop-in event**:
 - **Tuesday 18 November**: The Pavilion, Hospital Lane, Powick between 5.00 p.m. and 8.00 p.m.
 - **Thursday 20 November**: St. James church, Callow End between 5.00 p.m. and 8.00 p.m.
- By contacting the Clerk at clerk@powick-pc.org.uk or telephone 07887 536 934.

**Let us have your comments by
5.00 p.m. on Tuesday 9 December 2025**

We look forward to hearing from you



Appendix 3

Regulation 14 consultation Response Log

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Part 1: Comments from consultation bodies	25
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Part 3: Local Green Space landowner comments	49

Abbreviations

PNP: Powick Neighbourhood Plan 2025-2041, Consultation Draft September 2025

PPG: Planning Practice Guidance

HRA: Habitats Regulations Assessment

LGS: Local Green Space

MHDC: Malvern Hills District Council

NPPF: National Planning Policy Framework December 2024

SEA: Strategic Environmental Assessment

SHMA: Strategic Housing Market Assessment

SWDP: South Worcestershire Development Plan

SWDPR: South Worcestershire Development Plan Review

WCC: Worcestershire County Council

Part 1: Comments from consultation bodies/organisations

Consultee	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
MHDC	PNP	<p>1.0 Overview</p> <p>1.1 These officer comments are made on behalf of Malvern Hills District Council (MHDC), as the Local Planning Authority, on the Regulation 14 draft Powick Neighbourhood Plan for consideration by the Parish Council. The consultation ran from 27 October to 9 December 2025.</p> <p>1.2 The draft Neighbourhood Plan has been prepared during a period of transition in local plan making from the adopted SWDP (2016). The replacement Local Plan, referred to as the South Worcestershire Development Plan Review (SWDPR), was submitted to the Planning Inspectorate for examination in September 2023. The Examination in Public began in March 2025, with the hearing sessions mainly being held over March-April. The examination included a further hearing session on 4 September 2025. The SWC anticipates the adoption of the reviewed SWDP in spring 2026 following receipt of the Planning Inspectors final report.</p> <p>1.3 The Inspectors, having published their interim letter (EXAM99) on 7 July and their post hearing letter (EXAM118) on 10 October, determined that the Plan is likely to be found legally compliant and sound. MHDC will be able to consult on Main Modifications to the Plan in early 2026, allowing the Inspectors to then issue their final report and subsequent adoption of the new SWDP for early spring 2026.</p> <p>1.4 The Inspectors have determined that Annex E, relating to housing numbers for Neighbourhood Areas, of the SWDPR, is unsound and directed that it should be removed from the Plan as a Main Modification. This means the housing supply position in respect of the Neighbourhood Plan area set out in Annex E is no longer relevant. MHDC has determined the housing requirement for designated Neighbourhood Areas to be zero, and this is included as a Main Modification to SWDPR03 The Spatial Development Strategy and Settlement Hierarchy.</p> <p>1.5 However, it should be stressed that Neighbourhood Plans should be positively prepared and, therefore, the Parish Council could consider allocating a site in accordance with NPPF para 74 and of a size that reflects the requirements in NPPF para 73a. In doing so, the Neighbourhood Plan would also benefit from NPPF para 14 if MHDC is unable to demonstrate a 5-year housing land supply in the future.</p> <p>1.6 In the event of the Parish Council choosing to allocate a site at this stage it would be necessary to undertake a Call for Sites exercise, ask MHDC to update the SEA/HRA screening opinion.</p> <p>1.7 Further to this, the Neighbourhood Plan would also have to retain policies in relation to housing requirements, including the location of residential development, in addition to an</p>	<p>Comment noted. In respect of any site allocation, this was considered at an early stage in preparing the draft PNP and discounted, this position being supported by subsequent community feedback in the questionnaire survey.</p>	<p>No change.</p>

Consultee	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
		allocation to fully benefit from the provisions of NPPF paragraph 14.		
	PNP	2.0 Meeting the Basic Conditions 2.1 It is not for MHDC to say whether the Regulation 14 version of the Neighbourhood Plan has met the Basic Conditions. However, the following points are made for consideration as part of the independent examination.	Comment noted.	No change.
	PNP	3.0 Having regard to National Planning Policy 3.1 The Neighbourhood Plan has been developed with consideration of the latest National Planning Policy Framework (NPPF). It should be noted that the Government is publishing an update to the NPPF in December 2025 for consultation. Consequently, the Neighbourhood Plan may need to be amended accordingly to reflect any changes to national planning policy prior to the Regulation 15 submission stage later in 2026.	The conclusion that the draft PNP has had regard to the NPPF (December 2024) is welcomed. The December 2025 consultation on revisions to the NPPF is noted.	No change.
	PNP	4.0 Being in General Conformity with the Strategic Policies Identified in the SWDP 4.1 MHDC have identified a list of strategic policies in the adopted SWDP which Neighbourhood Plans should be in conformity. However, given that the Powick Neighbourhood Plan will be adopted against the SWDPR, then it is against the strategic policies in the new Local Plan that it will be partly examined against. Therefore, for the Regulation 15 submission version of the Powick Neighbourhood Plan, the text should reference the policies in the SWDPR and be in general conformity with the strategic policies in the new Local Plan. 4.2 MHDC can provide an updated list of strategic policies as part of this representation. That said, given that the strategic policies between the SWDP and SWDPR are broadly similar, then the draft Regulation 14 version of the Neighbourhood Plan should be broadly in alignment with the SWDPR. 4.3 References to SWDPR policies are as they will appear in the adopted SWDPR, as the Neighbourhood Plan will be examined against the new Local Plan.	The Parish Council notes the need for the submission PNP to be in general conformity with the strategic policies in the new Local Plan.	Update the draft PNP in light of the adopted SWDPR.
	PNP	5.0 Specific Comments 5.1 Specific points and observations are raised in respect to the content in the table below for the consideration of the Parish Council.	Comment noted.	No change.
	Chapter 1 Setting the Scene	This chapter outlines the Neighbourhood Plan process and how they can form a part of the overall development plan for the district. The document is logically set out, and the contents are clearly signposted. There is opportunity in this section to clarify the version of the NPPF that is applicable. In paragraph 1.13, it states that there is an: "Allocation of an Area of Informal Recreation	Comment noted. The draft PNP will be updated throughout and prior to submission to reflect the adopted SWDPR.	Clarify the applicable version of the NPPF. Update the draft PNP in light of the adopted SWDPR.

Consultee	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
		<p>south of Jennet Tree Lane, Deblins Green.” Following a Main Modification to this policy within the SWDPR, this allocation will now be removed, therefore, this text can be deleted. It is important to clarify the revised timings for the SWDP Review adoption, which has altered from December 2025 to Spring 2026. The text should be updated to reflect the status of the SWDPR referring to when it was adopted for the final draft version of the Neighbourhood Plan.</p> <p>It is clear from paragraph 1.15 that the Neighbourhood Plan will be continually updated prior to the examination and eventual adoption, so that it accurately reflects that of any further review of the SWDPR. As the finalised SWDPR Main Modifications document is now published, ahead of the Council meeting on 16 December 2025, we would recommend the Parish Council review this and update each area of the Neighbourhood Plan accordingly, so that it reflects the latest SWDPR policies. The intention is to consult on the main modifications on the 7th January 2026 and, following receipt of the Inspectors final report, adopt the SWDPR by the end of March 2026.</p>		
	Chapter 2 Powick Neighbourhood Area	<p>This chapter provides a clear outline about the Neighbourhood Area, describing the socio-economic and environmental profile, as well as the settlement layout. The context provided is useful and supported by MHDC.</p> <p>There are minor grammar errors within paragraph 2.9, it should instead read as: “In 2021, 81% of homes in the Neighbourhood Area were either owner-occupied or held in shared ownership, more than for in Malvern Hills District overall (Figure 4). Conversely, the proportions of social housing and privately rented homes were both lower less than that at District level.”</p> <p>The last sentence of Paragraph 2.11 should read as: “Community survey responses point to concerns about the frequency of these services levels and their impact on social and recreational trips outside of the Area.”</p>	Comment noted. Grammatical errors to be corrected.	Correct as indicated.
	Chapter 3 Vision and Objectives	The chapter is concise and clearly signposts to relevant policy areas of the Neighbourhood Plan that will support and deliver the vision.	This support for the PNP’s vision and relationship to its neighbourhood planning policies is welcomed.	No change.
	Policy PWK1 Design	This policy reflects the principals outlined within SWDP 21 in the adopted local plan and now SWDPR 05 Design and Sustainable Construction and SWDPR 28 Design in the SWDPR. We welcome the focus on supporting innovative and sustainable development, whilst also respecting the character of the locality. The Powick Design Code document is welcomed and the wording of SWDPR 05 and SWDPR 28 now provides stronger support for design codes going forward.	This support for policy PWK1 is welcomed.	No change.

Consultee	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	Policy PWK2 Heritage	This policy is consistent with SWDP 6 and SWDP 24 in the adopted local plan, and SWDPR 09 and SWDPR 33 in the SWDPR. Once the new SWDPR policies map is released, there will need to be an update to footnote 7, that falls within para 4.6.	This support for policy PWK2 is welcomed.	No change.
	Policy PWK3 Powick Village Conservation Area	This policy supports the aspirations of the Powick Conservation Area appraisal in protecting the existing built environment within the historic core of Powick Village. It aligns with SWDP 6 and SWDP 24 in the adopted plan, and SWDPR 09 and SWDPR 33 in the SWDPR.	This support for policy PWK3 is welcomed.	No change.
	Policy PWK4 Landscape character	The policy is aligned to SWDP 25 in the adopted local plan, and SWDPR 34 in the emerging SWDPR. MHDC supports the aims of this policy to preserve and enhance the landscape character within the neighbourhood area.	This support for policy PWK4 is welcomed.	No change.
	Policy PWK5 Powick/Collett's Green Local Gap	MHDC support the principle of this policy to ensure that a coalescence between Powick and Collett's Green does not occur. Following the SWDPR examination, a new policy regarding Significant Gaps has been introduced. The text within Policy PWK5 should be adjusted so that it reflects the new Significant Gaps policy SWDPR 08 as identified within the Main Modifications consultation document. Paragraph 4.23 – correct syntax/typo error – “Local Ggap” Paragraph 4.24 – correct syntax/typo error – “significant gaps including included to”	This support for policy PWK5 is welcomed. Add reference to SWDPR 08. Syntax/typo errors to be corrected.	Correct as indicated and reference SWDPR 08.
	Policy PWK6 Key views	The key views outlined within this policy are supported and justified. They are easy to interpret with the use of Plan 4: Key views.	This support for policy PWK6 and the justification provided is welcomed.	No change.
	Policy PWK7 Local Green Space	The local green spaces identified are supported and justified. We welcome the inclusion of the description that “development will be managed in a manner consistent with that applicable to designated Green Belt”, and we consider that this is in line with the NPPF, and the criteria in Planning Practice Guidance.	This support for policy PWK7 and the justification provided is welcomed.	No change.
	Policy PWK8 Renewable and low carbon energy	This policy is supported and reflects MHDC objectives in the 2020 Destination Zero Plan.	This support for policy PWK8 is welcomed.	No change.
	Policy PWK9 Community facilities	MHDC supports this policy, and we consider that the identified community facilities cover important services and facilities within the neighbourhood area. We also support the provision of a new convenience facility within Collett's Green and Powick, though any proposal would need to reflect the requirements of SWDP 37 in the adopted plan, and	This support for policy PWK9 is welcomed. References at paragraph 5.2 to SWDP policies to be updated.	Update as indicated.

Consultee	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
		SWDPR 47 in the SWDPR. We also support the enhancement for outdoor recreation and play, and new facilities, such as a youth club. As is explained within paragraph 5.3, the policies referenced in paragraph 5.2 will need to be updated to reflect the new SWDPR, once the Main Modifications Consultation begins.		
	Neighbourhood Area housing requirement	Paragraphs 6.1 to 6.4 should be amended to delete reference to Annex E, as this has been removed from the SWDPR. The housing requirement for the neighbourhood area is now zero with the Main Modification to SWDPR03. This is because the SWDPR is meeting all of its housing requirement through allocated sites. However, it should be noted that this is a minimum requirement. Furthermore, the NPPF explains that neighbourhood plans should be positively prepared, and to fully benefit from paragraph 14 of the NPPF, in addition to the other prerequisite relating to housing delivery policies, the inclusion of a housing allocation within the neighbourhood plan. Although the NP considers that the housing requirement has been met by recent planning permissions it should be noted that this would not meet NPPF para 14 in the event of MHDC not being able to demonstrate a 5-year housing land supply at a time post adoption of the SWDPR.	Paragraphs 6.1 to 6.4 to be updated to reflect the SWDPR position on housing requirement for designated Neighbourhood Areas.	Update as indicated.
	Policy PWK10 Housing mix	MHDC supports the aims for this policy, and the focus on ensuring that there is greater provision for housing that reflects the communities' requirements. The policy is supported by community survey results and the 2021 SHMA update prepared for the SWDPR.	This support for policy PWK10 is welcomed.	No change.
	Policy PWK11 Design of new housing/ Housing development	Policy PWK11 seemingly has two different names, within the list of policies (page 1) it is known as "Design of new housing", and within the policy text, the title is "Housing Development". This needs to be reviewed and adjusted so that the policy has one consistent title throughout the text. This policy is aligned with the SWDP and SWDPR policies relating to design. We also support the inclusion of a focus on incorporating sustainability measures within new housing.	This support for policy PWK11 is welcomed. Policy title to be amended.	Amend policy title to ensure consistency.
	Policy PWK12 Householder development	This policy is supportive of the SWDP and SWDPR policies relating to design, and the South Worcestershire Design Guide SPD (2018).	This support for policy PWK12 is welcomed.	No change.
	Policy PWK13 Land south of Old Malvern Road	MHDC supports the aspirations of this policy in assuring a high quality and sustainably designed development. The policy is aligned with the relevant development management policies in the SWDP and SWDPR. The site remains allocated within the SWDPR, and paragraph 6.18 should make reference to the most up to date version of the SWDPR site allocation, as shown within the Main Modifications version of the SWDPR.	Policy PWK13 will be updated in line with the adopted SWDPR.	Update as indicated.

Consultee	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	Policy PWK14 Small-scale employment	This policy is supported and aligns with SWDPR 14 and 15 employment policies, as well as the NPPF, that both seek to support economic development in rural areas. Typos/syntax corrections within this policy are as follows: "2. ... "environmental consequences, including those which may"	This support for policy PWK14 is welcomed. Typo/syntax error to be corrected.	Correct as indicated.
	Chapter 8 Delivering the NP	The contents of this chapter are noted and supported.	Comment noted.	No change.
	Chapter 9 Community Actions	The contents of this chapter are noted and supported.	Comment noted.	No change.
	Plans	Noted.	Comment noted.	No change.
	Appendix A Evidence base	The evidence base is proportionate to and supportive of the draft policies. The SWDPR Main Modifications document should be used to update references made to the SWDPR.	Comment noted. References to the SWDPR to be updated.	Update as indicated.
	Appendix B Windfall housing completions	Noted.	Comment noted. Annex B to be updated in respect of 2024-2025 windfall completions.	Update as indicated.
	PNP	<p>6. Conclusion</p> <p>6.1 Overall, MHDC considers that the Powick Neighbourhood Plan (consultation draft version) aligns with the South Worcestershire Development Plan (2016), as well as the draft policies in the SWDPR, and the NPPF. Although, it is acknowledged that it is for the Independent Examiner to consider whether the Neighbourhood Plan meets the Basic Conditions and to make any recommendations accordingly.</p> <p>6.2 It is understood that it is the intention of the Parish Council to adopt the draft Powick Neighbourhood Plan against the SWDPR, once adopted in spring 2026. Therefore, prior to the Regulation 15 submission stage and Regulation 16 consultation version of the draft Neighbourhood Plan should be updated to reflect the final policy text and numbers of the adopted SWDPR, by referring to the SWDPR Main Modifications consultation document.</p>	These conclusions are welcomed. References to the SWDPR to be updated.	Update the draft PNP in light of the adopted SWDPR.

Part 2: Community comments

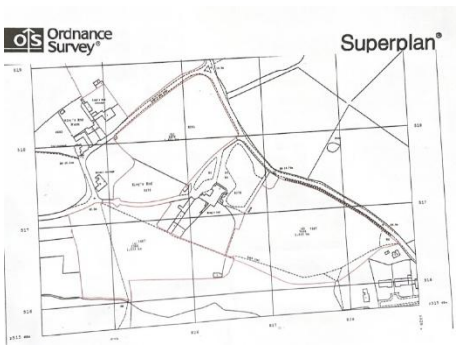

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
Respondent 1	Policy PWK1 Design	Am pleased to see your plans to maintain hedges and trees. And to keep green spaces.	This support for policy PWK1 is welcomed.	No change.
	Policy PWK9 Community facilities	Parish is well-endowed with halls, playing fields, pubs. Would endorse a SHOP.	This support for policy PWK9 is welcomed.	No change.
	Community Action CA1 Highways – road safety for all users	Hard to see how any improvements to the road structure could take place. Traffic lights work well in slowing traffic.	Comment noted.	No change.
	Community Action CA6 Public transport provision	Bus timetables have improved.	Comment noted.	No change.
	Policy PWK10 Housing mix	Agree with need for mixed housing – no large 4 bed+ houses.	This support for policy PWK10 is welcomed. It should be noted the policy does not preclude larger dwellings as part of an approach which positively contributes to meeting housing needs.	No change.
	Policy PWK5 Powick/Collett's Green Local Gap	Support keeping "green gaps". No infilling!	This support for policy PWK5 is welcomed.	No change.
	PNP	Well done on comprehensive research into the Parish's state.	This support for the PNP's evidence base is welcomed.	No change.
Respondent 2	Chapter 4 Environment	The plan describes in excellent detail a wide-ranging consideration of environmental factors to be observed in the future, whether it be to respect/conservate the present valuable aspects of the area or to use opportunities to enhance these.	Comment noted.	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	Policy PWK13 Land south of Old Malvern Road	Housing development is obviously a need, with the plan outlining numbers of 'units' required for the area and available sites, the main one being on the S. of the Old Malvern Road, stated as being for 25 units which befits the rural position and somewhat hazardous narrow bendy road serving it. However, it seems that it is entirely possible for planners/developers to drive 'rough-shod' through the carefully considered specifications in the Neighbourhood Plan by proposing to cram in 80 units. This would undoubtedly go against all the environmental considerations quoted eg housing density, ratio of hard standing to green garden space, water run-off etc plus the impact of increased traffic on a country lane, with its already congested junction at the traffic lights. Is it even possible to enforce developers to respect the need for a minimum carbon footprint? (as imagined in the plan). I fully approve of the plan, but fear that its ambition may be thwarted.	Policy PWK13 supports the allocation in the SWDPR of land south of Old Mavern Road for the development of 25 dwellings on 1.5 ha. Outline planning permission was granted on appeal in December 2025 for a larger site to develop up to 80 dwellings (M/23/01055/OUT), reflecting the shortfall in housing land supply at District level. At this stage, policy PWK13 is being retained in the PNP with a view to informing any reserved matters application (encompassing appearance, landscaping, layout and scale) and pending the commencement of development.	No change.
Respondent 3	PNP	A lot of hard work has been put into developing this Neighbourhood Plan. Thank you. It is a pity that it has taken so long to be developed. The plan is good overall & many key points have been recognised .	This support for the draft PNP is welcomed.	No change.
	Para. 2.23	Car ownership rates are high & this must be taken into account where developments on narrow country lanes such as Old Malvern Road & Colletts Green Road. Stronger intention is needed.	Comment noted. Policy PWK11 requires that proposals for new housing demonstrate how they can be safely accessed by all, with safe, direct, and attractive connections by foot and cycle to community facilities and public transport as far as practicable.	No change.
	Para. 3.2	Services & facilities are severely lacking in Powick & Colletts Green. Stronger intention is needed.	This issue arose in earlier community feedback, as noted in para. 3.2. It is addressed in	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
			policies PWK9 and PWK11, and Community Actions CA11, CA12, and CA13.	
	Policy PWK1, Design	The statements are good.	This support for policy PWK1 is welcomed.	No change.
	Policy PWK2, Heritage	The importance of a grade 2 listed building must not be overlooked to maintain the Heritage of the area.	Policy PWK2 gives great weight to conserving designated heritage assets such as Grade II listed buildings.	No change.
	Policy PWK5, Powick/Collett's Green Local Gap	The local GAP is a meaningless statement within the plan. It is barely a gap & it looks like building can still take place anyway providing certain parameters are met. The inspectorate will walk all over this.	The Local Gap seeks to maintain the separation and distinct identity of Powick and Collett's Green. The use of such designations is supported in the Local Plan. Outline planning permission was granted on appeal in December 2025 on land within the Gap for the development of up to 80 dwellings (M/23/01055/OUT). Pending the commencement of development policy PWK5 is being retained unchanged in the PNP.	No change.
	Para. 6.4	"The latest available housing requirement has been effectively met, the plan does not include any further housing allocation." Is this statement going to make any difference? The Bristol inspectorate have great powers & can easily bulldoze over this part of the plan. They will find ways to agree to more urban sprawl. Developers will always be greedy & push the limits. The plan has very good intention & is a comprehensive representation of what is needed in Powick & Colletts Green. However the effectiveness of this plan is, in my opinion, in doubt.	The role of the PNP is to provide a set of neighbourhood planning policies to add local detail to the Local Plan, within the overall framework set by legislation, the NPPF and Planning Practice Guidance.	No change.
Respondents 4	Para. 4.9	This talks about designating the historic area of Callow End as a Conservation Area. What is	At this stage, PNP para. 4.9 and	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
and 5		meant by the historic area? A plan would be useful so that properties which may be impacted will know.	Community Action CA16 are supportive of the principle of designating a Conservation Area in respect of the historic core of Callow End. The process of designation, including drawing the Conservation Area boundary following a suitable appraisal, is a matter for MHDC.	
	Policy PWK7, Local Green Spaces	Strongly support the designation of local green spaces, especially LGS 12, the site of which abuts our property. However, we are concerned as the effectiveness of this.	National planning policy allows the designation of land as Local Green Space, with development then managed as per national policy on Green Belts. The fundamental aim of Green Belt policy is to keep land permanently open.	No change.
	Community Action CA1 Highways – road safety for all users and Community Action CA6 Public transport provision	Support	This support for these Community Actions is welcomed.	No change.
	PNP	We are concerned as to how effective Parish Plans will be in light of the Government’s planning legislation currently before Parliament.	Comment noted.	No change.
Respondent 6	Policy PWK2, Heritage	Our Orchards are an important element of our natural environment. Jennett Tree Lane is named after a Pear Tree. Where are these and as such should be protected from development?	Traditional orchards are shown on Magic Map at Jennett Tree Farm and in the grounds of Stanbrook Abbey. As priority habitats they are protected under Local Plan policy.	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	Policy PWK4, Landscape character	Improvement to include new community Orchards to reflect our Heritage and include my response above. Re: Jennett Tree Pears and Apples.	Change proposed.	Amend policy PWK4 criterion 2 to read: “...and making new provision, including the establishment of community orchards, where this is appropriate;...”.
	PNP	Our future needs to take into account the materials used in any development to ensure they come from a sustainable source.	This is addressed in policy PWK11.	No change.
Respondents 7 and 8	Chapter 4 Environment	This historic rural landscape provides a fitting backdrop for the Grade I listed St Peter’s Parish Church in Powick, which has sections dating back to the 12 th century. The area’s historic connections to the English Civil War and the Battle of Worcester on the surrounding fields would be irreparably harmed by any housing development. Losing this appealing rural landscape to modern development would clearly undermine MHDC’s conservation policy. If we are not to protect the settings of our ancient, listed churches for future generations to enjoy they/we will be left with a church in a built-up area setting akin to a rural housing development in Bromsgrove. Landowners and developers often prioritize profit, even as rural areas disappear. These developments should only be considered when no alternatives remain. In recent years, Powick has experienced intense land speculation, making it crucial to protect the landscapes and buildings that contribute to the village’s character, such as the PARISH CHURCH.	Policy PWK2 gives great weight to conserving designated heritage assets such as Grade I listed buildings which are assets of the highest significance. This includes any contribution to that significance made by their setting. In addition, policy PWK7 designates open land to the west and south of Powick church as Local Green Space, in part because of the contribution made to the tranquil rural setting of the Church.	No change.
Respondent 9 (1)	Plan 2 Powick Village Conservation Area	In the top left corner of Plan 2, Kings End House is incorrectly named “The Bell Towers Flat”. The Ordnance survey produced 9 May 2005 has “King’s End” printed on it. The plan needs to be changed.	The property name referred to is a feature of the OS base. It will be amended as requested.	Substitute “King’s End House” for “The Bell Towers Flat” on Plan 2.
		I support the proposals for low carbon and renewable energy.	This support for policy PWK8 is welcomed.	No change.
Respondent 9 (2)	Plan 2 Powick Village Conservation Area	As the owner of Kings End House, I am writing to draw your attention to a material error in the top left-hand corner of Plan 2 on page 20. As required, I have also filled in the form with my comments which I deposited in the box at The Shop at the Top on 4 December 2025. My parents bought Kings End House with three fields surrounding the property in 1954. The Ordnance Survey Superplan Scale 1:2500 shows the property and area named as “Kings End”. Kings End Cottage and Kings End Farm are marked nearby. The production	See above.	See above.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
		<p>date is 9 May 2005. I enclose a copy of the Ordnance Survey map. In the public interest it is important that this error on Plan 2, page 20 is corrected. Please will you confirm receipt of my letter and indicate the time scale for the correction of Plan 2.</p>  		
Respondents 10 and 11	Policy PWK13 Land south of Old Malvern Road	<ol style="list-style-type: none"> 1. Disappointed that proposal for 25 houses has been approved as given/previously stated (noise, light/traffic pollution). 2. The Old Malvern Road is not capable to handle any increase in traffic. 3. Lack of infrastructure. 4. Loss of village feel. 5. Loss of green space. 6. Powick provided enough new housing as part of south west development already. 7. Overpopulated with no amenities. 	Policy PWK13 supports the allocation in the SWDPR of land south of Old Mavern Road for the development of 25 dwellings on 1.5 ha. Outline planning permission was granted on appeal in December 2025 for a larger site to develop up to 80 dwellings (M/23/01055/OUT), reflecting the shortfall in housing land supply at District level. The issues referred to in this comment were considered as part of the appeal. At this stage, policy PWK13 is being retained in the PNP with a view to informing any reserved matters application (encompassing appearance, landscaping, layout and scale) and pending the commencement	No change.

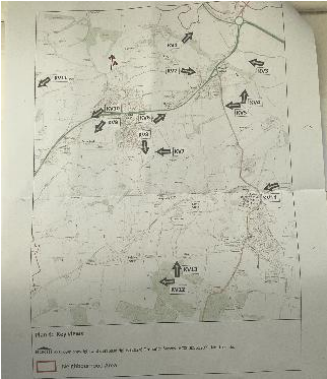
Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
			of development.	
	PNP	There has been good communication from Powick Parish Council.	Comment noted.	No change.
Respondent 12	Vision and objectives	I am writing in response to the Draft Powick Neighbourhood Plan (Regulation 14 consultation) to share my views as a resident of the parish. I welcome the opportunity to contribute to shaping the future of our community and wish to highlight several important considerations. Firstly, I strongly support the Plan's emphasis on preserving the special rural character and tranquillity of Powick and its surrounding villages. This peaceful environment is one of the parish's greatest assets, and any future development must be undertaken with sensitivity to ensure that it is not compromised.	This support for the Vision and objectives is welcomed.	No change.
	Policy PWK11 Design of new housing/ Housing development	<p>However, my own experience of living in a recently built development has demonstrated the risks when infrastructure and completion standards are not properly enforced. Following the liquidation of the developer, residents of the Christine Way development (Piper Homes) have been left with unresolved issues including:</p> <ul style="list-style-type: none"> • Raised manholes (adjacent to Sparrowhall Lane) and unfinished roadworks (the road surface has been incorrectly laid, and the levels are not correct) • The need to acquire land back from the Crown, requiring the involvement of a legal team) • Responsibility for maintaining communal grounds through our own management company. <p>These difficulties underline the importance of ensuring that future developments are fully completed to a high standard, with clear accountability mechanisms in place to protect residents.</p>	Issues arising from unfinished housing developments are for MHDC as local planning authority and WCC as local highway authority to address. These matters are outside the scope of the PNP.	No change.
	Community Action CA8, Walking and cycling	<p>In addition, I would urge the Parish Council to strengthen policies relating to:</p> <ul style="list-style-type: none"> • Infrastructure and connectivity: Provision of footpaths along all roads and safe pedestrian links between villages, in line with the Plan's objectives on sustainable transport and community facilities. Currently, we have a dangerous situation on Old Malvern Road given the current traffic levels, where pedestrians are having to walk in the road (most of which is unlit.) As development increases, this risk will only grow. It's essential that future planning includes safe pedestrian pathways to protect residents and ensure safer connectivity between villages. 	As well as Community Action CA8, issues of footpath connectivity are addressed in respect of development proposals in policies PWK11 and PWK13, the latter relevant to Old Malvern Road. The safety of Old Malvern Road was considered in the recent appeal in respect of M/23/01055/OUT. A safety review concluded that the road	No change.


Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
			operates in a safe and efficient manner.	
	Community Action CA1 Highways – road safety for all users	Traffic management: Careful assessment of the impact of increased traffic through the village, ensuring that road safety and the rural character are preserved.	As well as Community Action CA1, in respect of development proposals safe access is addressed in policies PWK1 and policy PWK11.	No change.
	Policy PWK9 Community facilities	Local amenities: At present, there is no grocery shop within walking distance of POIC. The Plan’s policies on community facilities should encourage provision of a local shop or similar amenity, to meet everyday needs and reduce reliance on car travel.	Policy PWK9 is indeed supportive of a village shop to serve Powick/Collett’s Green (along with Community Action CA12).	No change.
	PNP	Finally, I would strongly recommend that where new build sites are approved, the land on which they sit should be adopted by the Council. This should apply both to existing new build developments and to future ones. Adoption would ensure that roads, communal areas, and unfinished works are properly maintained, preventing residents from being left with the burden of managing these issues themselves. Given that residents already contribute through council tax, it is only fair that the Council assumes responsibility for these essential services. I believe these points align closely with the draft Plan’s stated aims to protect the natural environment, respond to the climate emergency, and enhance community facilities. Addressing them will help ensure that development contributes positively to the parish, while safeguarding the qualities that make Powick such a valued place to live. Thank you for considering my comments. I trust they will assist in refining the Neighbourhood Plan so that it reflects both the aspirations and the practical needs of residents.	Issues arising from unfinished housing developments including adoption are for MHDC as local planning authority and WCC as local highway authority to address. These matters are outside the scope of the PNP.	No change.
Respondent 13	Vision	I fully agree with making sure future houses meet the need of the local community.	This support for the Vision is welcomed.	No change.
	Policy PWK1, Design	Trying to do the same in our garden, I agree with using native trees and plants; but I believe there should be a plan to look at species that would resist better the effects of climate change, esp. higher temperatures and lack of water. In general I agree; but there might be modern house designs that would be more energy efficient and provide much better support of the environment. I do not want to keep our villages in aspic. Please consider using roof gathered rainwater for use in toilets.	This suggested addition in respect of planting which would be resilient to the effects of a changing climate is agreed. The policy supports modern design approaches including energy efficiency and sustainability measures. Policy PWK11 on	Add to policy PWK1 criterion 3 “...and those resilient to climate change;”.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
			housing development supports water conservation amongst a range of provisions designed to promote sustainability.	
	Policy PWK4, Landscape character	I particularly like coalescing fragmented woodlands. And the keeping of the green spaces.	This support for policy PWK4 is welcomed.	No change.
	Policy PWK8, Renewable and low carbon energy	Do not be too restrictive about the types of renewable energy production. Technology is moving fast, and eg wind turbines might become more acceptable before 2041. + we really all need to take our part in making a better world.	Comment noted. Policy PWK8 is supportive of renewable and low carbon energy proposals provided they are suitably located and designed and their planning impacts addressed.	No change.
	PNP	There is too much in the Plan that I like to detail it all in the Comments boxes, which is why my comments might look mainly negative. In particular I like the emphasis on the Environment, helping solve the Climate Emergency, promoting nature, being resilient to climate change. Also the keeping of the 3 settlements characters and keeping green spaces between them.	This support for the draft PNP is welcomed.	No change.
Respondent 14	Para. 2.18	I am told that the Romans opencast mined clay in the area & that some of the older walls have been made from clay subsequently mined. Is the mined area of importance?	Whilst further information would be required, in principle such features could be nominated by the Parish Council for inclusion on MHDC's Local List of non-designated heritage assets, as per Community Action CA15.	No change.
	Para. 2.19	In it least two places in the village, there are arches of an unusual shape because they were used to denote blacksmiths. Are these features protected?		
	Para. 3.3	I am very much endorsing the protection and enhancement of the local environment.	This support for the PNP's policies on the environment is welcomed.	No change.
	Community Action CA7, Public rights of way	Whilst there are some bridle paths, there are very few off-road areas where one can take a route that does not involve either returning along the path one has just taken or going on the road. (Prams can legally go on bridle paths but not foot paths I understand.)	Community Action CA7 along with CA8 are intended to help promote walking opportunities in the Parish.	No change.



Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	PNP	I endorse in particular Policy PWK2: Heritage Policy PWK10: Housing mix Policy PWK11: Housing development	This support for the policies referred to is welcomed.	No change.
	Community Action CA16, Callow End Conservation Area	Look very good to me.	This support for Community Action CA16 is welcomed.	No change.
	PNP	There is much in the plan I like & obviously a lot of work has gone into its preparation.	This support for the draft PNP is welcomed.	No change.
Respondent 15	Community Action CA8, Walking and cycling	After 20 years of living here we are still waiting for a safe cycle route from Worcester to Malvern. The new by-pass bridge is a start but trying to cycle past the Village and further SW is potentially very dangerous.	This is a strategic matter for WCC as local highway authority to address. Under CA8 the Parish Council will work with WCC and landowners in seeking improvements in walking and cycling connectivity in and around the villages.	No change
	Community Action CA12 Convenience retail and Community Action CA13 Health and educational facilities	There has been a significant increase in housing but very little in added amenities, No shop in Powick, no doctor's surgery, no new schools. Hence we are driving unnecessarily for services that should be available locally.	This issue arose in earlier community feedback, as noted in para. 3.2. It is addressed in policies PWK9 and PWK11, and Community Actions CA11, CA12, and CA13.	No change.
	PNP	The farm buildings on the left as you enter Powick from the Worcester direction are a blot on the landscape. The garage forecourt is presentable but the farm buildings before you get there rather detract from a 'welcome to Powick'. Fewer advertising banners would also improve the environment.	Comment noted.	No change.
	Community Action CA7,	There are a number of stiles and footbridges that need attention - priority and funding need to be increased.	Community Action CA7 addresses this point. The Parish Council will	No change.


Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	Public rights of way		work with WCC and landowners to promote the maintenance of public rights of way.	
	PNP	I congratulate those who have compiled the report in the first place. It is thorough and provides a solid foundation for the future development of the Parish.	This support for the draft PNP is welcomed.	No change.
Respondent 16	Policy PWK9 Community facilities	Definite need for a retail shop in Powick part of the parish. Would also like to see some more community provision of low cost weekly events such as Pensioners Coffee Club or Young Mums meet up possibly at the pavilion - opportunities for social meet ups.	This support for policy PWK9 is welcomed. Community Action CA11 to be expanded to refer to activities and events aimed at promoting social interaction.	Add additional bullet point to Community Action CA11: "opportunities for low-cost social interaction including activities and events catering for shared interests, health and wellness."
	Community Action CA6 Public transport provision	Improved public transport links in the evening and at weekends so as to encourage less car use. Also general improvement in links to Callow End from Powick as this is a very dangerous walk alongside the B4424 and buses between the two settlements are few and far between. A bus service across the Carrington Bridge would also be desirable, particularly if it could link with the new Parkway station and Kempsey.	These fall to be addressed through Community Actions CA6 and CA8.	No change.
	PNP	Plan generally covers all aspects of Parish effectively highlighting the most important features of the area. Probably need more ambitious sympathetic plans to cover possibility of additional housing provision which seems inevitable given the way planning is moving forward and the non recognition of the SWDPs housing supply.	This support for the PNP is welcomed. Making additional housing provision in the PNP over and above that proposed in the SWDPR was considered at an early stage in preparing the draft PNP and discounted, this position being supported by subsequent community feedback in the questionnaire survey.	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
Respondent 17	Policy PWK6 Key views	<p>I think the view from Kings End Road to the north is a key view as it gives long distant countryside views. I've marked it with an arrow and an 'A' on the attached map.</p> 	This additional key view is agreed and will be added to policy PWK6.	Add key view as described to policy PWK6.
	PNP	I'd like to thank everyone involved in bringing together the Powick Neighbourhood Plan.	This support for the draft PNP is welcomed.	No change.
Respondent 18	Policy PWK9 Community facilities	<p>My points around the Parish Plan primarily concern the maximising of s106 receipts in relation to windfall developments. As we are aware MHDC cannot evidence a 5 year land supply making the area subject/susceptible to unwanted development outside the development boundary, within the Green Belt, etc. I don't think that this is likely to change in the near or distant future with work yet to commence on the South Worcester Urban Extension (Kempsey) and other strategic sites across South Worcestershire. I am also concerned that in the light of Local Government re-organisation that situation is likely to be exacerbated with housing allocations in Wychavon being centre on Wychavon Town and a Gaden Village at Throckmorton, not to mention the increased housing targets announced by the Government earlier this year – as a result whether there is one or two unitary authorities is not really relevant as I suspect neither will be able to demonstrate a 5 year land supply in the short and medium term.</p> <p>These large strategic sites take years to bring forward due to the cost of infrastructure and in the meantime towns and villages will continue to be subject to what is termed 'windfall development' pushing existing planning policies to the limit. One of my current roles in Wychavon is negotiating s106 contributions from developers and justifying contributions at appeals. S106 contributions are not an automatic right and must be requested from developers with evidence to support the s106 request. In addition s106 must be compliant with National Planning Policy specifically CIL 122 regulations. The tests for planning obligations under Regulation 122 of the Community Infrastructure Levy Regulations 2010 include: -</p>	Comment noted and agreed. Para. 5.4 deals with financial contributions from new development and will be amended as suggested in this comment.	Amend para. 5.4 to include additional detail to inform financial contributions from new development as suggested.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
		<ul style="list-style-type: none"> • Necessity: The obligation must be necessary to make the development acceptable in planning terms. • Direct Relation: The obligation must be directly related to the development. • Fairness: The obligation must be fairly and reasonably related in scale and kind to the development. <p>These tests ensure that planning obligations are used appropriately and are enforceable under the law.</p> <p>So in a nutshell, if the developer can show that community facilities are sufficient to meet the needs of the additional population resulting from housing growth, there could potentially be no s106 contributions. In this context I would suggest that the section on Community facilities is ‘beefed up.’ For example in relation to Off-site formal sports contributions (pitch provision) –</p> <p>“The formal sports facilities located in both Powick and Callow End are played to capacity with thriving senior teams and junior teams playing in local leagues in addition to training. The Football Association recommends that pitches should not be used more than 2.5 games of play per week without affecting the condition of the pitches requiring enhanced maintenance. Furthermore the pitches in Callow End are located on the floodplain (shown below) and would benefit from an improved drainage solution to increase pitch capacity.</p>  <p>In terms of built sports facilities, both parish halls provide valuable local sports and Leisure facilities for residents that could be further enhanced with investment to increase capacity (e.g. car parking and extensions) and therefore address the increased demand on these local facilities arising from population growth. However, these facilities are already well used and the Parish Council would look to expand the local community facilities offer by utilising s106 funding to enable a land purchase to help meet increased local demand from housing growth.</p> <p>I have been involved in developing Neighbourhood plans in Wychavon and are often frustrated that they do not provide sufficient local evidence (on top of existing evidence materials in the SWDPR process e.g the PPOSS (Playing Pitch and Open Spaces Strategy) and the BFS (Built Sports Facilities Strategy). However, Neighbourhood Plans have been used to provide evidence of infrastructure need and valuable in securing s106 contributions.</p>		

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
Respondent 19	PNP	I have read the above document and found it an interesting, informative and comprehensive proposal. I very much appreciate the hard work that has gone into the document and would like to thank the Steering Committee of the Parish Council and all those volunteers who have contributed to the draft. The Powick area has repeatedly suffered from Government Inspectors reversing local decisions. Consequently, given the current political climate, I do fear that policies handed down from Westminster will override any local considerations. That said, I accept that the best defence is a very robust Neighbourhood Plan.	This support for the draft PNP is welcomed.	No change.
	PNP	The Powick Neighbourhood Area (PNA) is very close to the Malvern Hills. I may be mistaken, but I see no specific reference in the draft document which identifies that the Powick Neighbourhood Area has a National Landscape on its doorstep. I have no knowledge of the scope of the PNP as to whether such an omission is appropriate, but in my opinion the plan should make explicit acknowledgement that the PNA can be seen from the Malvern Hills and the Malvern Hills can be seen from many parts of the PNA. This is a very significant visual aspect of the local environment. Also there are many viewpoints in the PNA where the Bredon Hill/Cotswolds and the Shropshire Hills (both are AONB) can be seen. If it is appropriate to mention the Malvern Hills AONB, then there are several parts of the report that may need to be amended.	Suitable reference will be made to these National Landscapes.	Add to para. 2.13: "The Malvern Hills are a National Landscape (Area of Outstanding Natural Beauty) and feature in many views looking west from the Neighbourhood Area. The Shropshire Hills and Cotswolds National Landscapes can also be seen in longer distance views to the northwest and east respectively."
	Para. 2.20	I imagine that the scope of the PNP precludes reference to roads which are controlled by larger bodies and higher level plans. Even so, it seems inappropriate not to mention that floods can cut off Powick & Malvern from Worcester. This is solely because the A449 approaching Powick from the east is set at a lower level than the three other roads that connect at the Powick Roundabout.	This point is agreed.	Amend para. 2.20 to read: "Such flooding affects the A449 Malvern Road between Powick Village and the Powick roundabout junction with the A4440, and the area of flood risk also extends to the eastern settlement edge of Callow End."
	Policy PWK8, Renewable and low carbon energy	The biggest threat to the visual environment in the area would be the construction of an extensive solar farm by a large national or multi-national company. While the permission for the RWE proposal has been refused (albeit at a local level), it is very likely that RWE or some other such concern will use their corporate muscle to override local objections. My opinion is that this particular policy needs more robust wording regarding protection of the local environment from large solar arrays, in order to warn off powerful companies at the initiation stage. For example, reference to the importance of views from the Powick area to the three AONB and the impact to views from the Malvern Hills looking out to Powick.	Amendment to be made to policy PWK8 to include reference to views of National Landscapes.	Amend policy PWK8 criterion 3 to read: "... countryside setting of settlements, key views and views of National Landscapes, heritage assets ...".

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	Policy PWK6 Key views	<p>Attached below are photos of three views that I request are considered for inclusion as Key Views. I include two versions of each photo with the second including details of Footpath Reference number and map co-ordinate. All three images are taken from local footpaths. Remarkably they are only a few minutes walk from the busy A449. The images should be considered as only indicative. The real views offer much more than can be shown in the photos.</p>  <p>F.Path Kings End Farm to Daws Hill. Path ref 533C Co-Ord 52 Deg 09' 50 N 2 Deg 15' 27" W Looking West Unspoilt local views of fields, Oast House, woods & Malvern Hills</p>  <p>F. Path Colletts Green to Lords Word Path Ref 531B Co-ord 52 deg 9' 56" N 2deg 16' 17"W Looking west Unspoilt views of local fields, woods, Malvern Hills and Shropshire Hills</p>	These additional key views are agreed and will be added to policy PWK6.	Add key views as described to policy PWK6.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
				
Respondent 20	Policy PWK13 Land south of Old Malvern Road	The proposed site for building on land south of Old Malvern Road is highly unsuitable. There are gardens to the south and west that will overlook this development and will impact on people's privacy. A wall is not the answer and would be out of keeping.	Policy PWK13 supports the allocation in the SWDPR of land south of Old Mavern Road for the development of 25 dwellings on 1.5 ha. Outline planning permission was granted on appeal in December 2025 for a larger site to develop up to 80 dwellings (M/23/01055/OUT), reflecting the shortfall in housing land supply at District level. Policy PWK13 is being retained in the PNP with a view to informing any reserved matters application and pending the commencement of development. The policy makes reference to impact on the amenity of existing residents.	No change.
	Policy PWK11 Design of new housing/ Housing	Report highlights that there has been too much recent new housing and that this has not been matched by community facilities. Powick has no village shop and really a basic requirement like this needs to be provided before any new housing is considered.	This issue arose in earlier community feedback, as noted in para. 3.2. As well as policy PWK11, it is also addressed in	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	development		Policy PWK9 which is supportive of a village shop to serve Powick/Collett's Green (along with Community Action CA12). Community Actions CA11 and CA13 also refer.	
	Policy PWK10 Housing mix	Building housing suitable for older people in Powick is not feasible when there are no local shops. Building old people houses near a busy country lane as Old Malvern south is not ideal.	Policy PWK10 supports housing designed to meet the needs of the older people in principle. There are no specific proposals in the PNP and any planning applications would be subject to normal planning considerations including other policies in the PNP and Local Plan.	No change.
	Community Action CA4 Highways – other matters and Community Action CA5 Street lighting	Old Malvern Road is a road that has speeding traffic passing through all the day. It is a narrow country lane which has no lighting and no footpath for most of the road despite a number of footpaths off it. Unfortunately this road is increasingly used as a rat run if there is the slightest hold up at the traffic lights at Hospital Lane. This new development will add to this chaos. A major fatal accident waiting to happen.	The safety of Old Malvern Road was considered in the recent appeal in respect of M/23/01055/OUT. A safety review concluded that the road operates in a safe and efficient manner.	No change.
	Policy PWK13 Land south of Old Malvern Road	I feel any housing development on Old Malvern Road would be highly harmful for the safety of local residents. Even if only 25 houses were proposed that is potentially an extra 200 vehicles using an unlit country lane that is popular with walkers.		
Respondent 21	PNP	I consider this a "Statement of Intent" rather an actual plan. All the intentions as specified appear to be wholly admirable. Caring for the environment, cherishing our heritage, caring for historic buildings, ensuring green spaces, open footpaths, community resources, checking that new buildings are sited and built sensitively with suitable materials and have sufficient infrastructure for support. It is good to see this definitively stated but it is what I would hope the Parish Council was endeavouring to do anyway.	The role of the PNP is to provide a set of neighbourhood planning policies to add local detail to the Local Plan, within the overall framework set by legislation, the NPPF and Planning Practice Guidance. Once made, it will form part of the 'development	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
			<p>plan' alongside principally the Local Plan. Planning law requires MHDC as the local planning authority to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. In this way, the PNP provides a means of ensuring the specified intentions are fully taken into account in deciding planning applications.</p>	

Part 3: Local Green Space landowner comments

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
Hawkins Estate	Policy PWK7 Local Green Space	<p>Thank you for inviting SM Hawkins to comment on the consultation draft of the Powick Neighbourhood Plan (2025-2041). As a longstanding local landowner, SM Hawkins is keen to maintain support for Powick and Collett's Green as a thriving community and therefore support the general vision and aspirations set out in the draft Neighbourhood Plan.</p> <p>We are however concerned by the proposed designation of Lion Orchard (LGS4), land south of Powick Church (LGS5) and Bowling Green (LGS8) as Local Green Space (LGS) for the following reasons.</p> <p>The National Planning Policy Framework (NPPF) is clear that the LGS designation should only be used where the space is;</p> <ul style="list-style-type: none"> (a) <i>in reasonably close proximity to the community it serves;</i> (b) <i>demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i> (c) <i>local in character and is not an extensive tract of land.</i> <p>Planning Practice Guidance (PPG) (Paragraph: 013 Reference ID: 37-013-20140306) provides further clarity on 'What types of green area can be identified as Local Green Space?'. It states;</p> <p><i>"The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis."</i></p> <p>It would appear that the draft NDP is overextending what the LGS designation is intended for given the extensive use of it, with no less than 13no. separate proposals for LGS designations across the village. The emphasis in the PPG is sites which enjoy public accessibility or function. The designation of agricultural fields as LGS is not the intended use of the policy.</p>	<p>The proposed LGS all meet the requirements set in NPPF for this designation, as explained in Table 2 of the PNP. There is no limit on the number of green areas that may be designated by neighbourhood plans. In the Powick Neighbourhood Area green areas of particular importance to local communities naturally occur in each of the settlements of Powick, Collett's Green and Callow End, and in this context the number of areas proposed for designation is not excessive. PPG states that land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty) (Paragraph: 017 Reference ID: 37-017-20140306).</p>	No change.
	LGS4, Lion Orchard	<p>SM Hawkins objects to the proposed designation of land at Lion Orchard (LGS4) as LGS for the following reasons. The field is already provided with a number of protections which ensure that its character and role within the village environment will be protected and maintained. Firstly, the field is prominent within the setting of the Grade I listed Church of St Peter and St Lawrence. Second, the field is located within the conservation area. The role of the field within the setting of the Church is also identified within the Powick Conservation Appraisal and Management Strategy (2010). There are numerous planning policy</p>	<p>PPG states that different types of designations are intended to achieve different purposes (Paragraph: 011 Reference ID: 37-011-20140306). LGS designation allows communities themselves to identify and</p>	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
		<p>protections relative to land forming the setting of listed buildings, including the NPPF (Chapter 16 Conserving and Enhancing the Historic Environment), SWDP (SWDPR 09: Historic Environment) and indeed the Draft NDP (Policy PWK2: Heritage and PWK3: Powick Village Conservation Area). The protection afforded to the setting of listed building is greater relevant to the significance of the listed building in question, and the contribution of the land to the setting. In this case, the Church is highly significant being a Grade 1 listed building, and Lion Orchard plays a prominent role in its approach and setting. As such, Lion Orchard is already a protected space by virtue of heritage designations.</p> <p>In addition to the above, over the years there have been tentative discussions with the Church to enlarge the turning area/car parking. The designation of Lion Orchard as LGS would almost certainly prevent any scope for securing this in the future as it would be contrary to policy. In addition, SM Hawkins is concerned that the LGS designation will inhibit abilities to utilise the field within the parameters of agricultural farming practices.</p>	<p>protect green areas of particular importance to them. In contrast, the heritage designations applying to Lion Orchard (confirmed in PNP Table 2) have been made at national or District Council level. Additional local community benefit would be secured by the designation of LGS4 in the PNP, in recognition of its contribution to village character through its heritage value, beauty and tranquillity. In respect of enlargement of the turning area/car parking to serve the Church, policy PWK7 provides that development will be managed in a manner consistent with designated Green Belt. NPPF para. 154 states that development in the Green Belt is inappropriate unless exceptions apply, these including the provision of facilities for cemeteries and burial grounds, and of local transport infrastructure. Designation as LGS does not impose any new restrictions or obligations on landowners, for example on continued agricultural use.</p>	
	LGS5, Paddock south of Powick Church	<p>SM Hawkins objects to the proposed designation of land south of Powick Church as Local Green Space (LGS) for similar reasons to those set out above in respect of Lion Orchard. The paddock south of Powick Church equally enjoys planning policy protections relevant to its location within the Conservation and the role it plays within the setting of a Grade 1 listed building.</p> <p>As such, the field already benefits from significant planning policy protections. In addition,</p>	<p>PPG states that different types of designations are intended to achieve different purposes (Paragraph: 011 Reference ID: 37-011-20140306). LGS designation allows communities</p>	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
		<p>the paddock immediately adjoins our farm manager’s house and as such is carefully tended to and managed by the farm, including ensuring that the public footpaths remain unobstructed by farm operations.</p> <p>In addition, SM Hawkins is concerned that the LGS designation will inhibit abilities to utilise the field within the parameters of agricultural farming practices.</p>	<p>themselves to identify and protect green areas of particular importance to them. In contrast, the heritage designations applying to LGS5 (confirmed in PNP Table 2) have been made at national or District Council level. Additional local community benefit would be secured by the designation of LGS5 in the PNP, in recognition of its contribution to village character through its heritage value, beauty and tranquillity. Designation as LGS does not impose any new restrictions or obligations on landowners, for example on continued agricultural use.</p>	
	LGS8, Bowling Green	<p>SM Hawkins objects to the proposed designation of land at Bowling Green as Local Green Space (LGS) for the following reasons. The land does not demonstrate any particularly unique characteristics to meet the criteria of LGS. Notwithstanding that, SM Hawkins would welcome discussions with the Parish Council regarding the potential future use and management of this space.</p>	<p>LGS8 is proposed for designation because it is of particular importance to the local community for reasons of its beauty, tranquillity, history, and informal recreational use, as explained in PNP Table 2.</p>	No change.
	Policy PWK5 Powick/Collett’s Green Local Gap	<p>The Parish Council will be aware that a planning application (M/23/01055/OUT) for land south of Old Malvern Road was submitted in August 2023 following earlier pre-application discussions with Malvern Hills District Council. Whilst the application was recommended for approval by the planning officers, planning committee overturned this recommendation, and the application was refused (October 2024). In a subsequent appeal decision, the Inspector granted the planning permission which is now a material consideration for the draft NDP. As such, Policy PWK5 should be amended to reflect this committed development.</p>	<p>Outline planning permission was granted on appeal in December 2025 on land within the Gap for the development of up to 80 dwellings (M/23/01055/OUT). Pending the commencement of development policy PWK5 is being retained unchanged in the PNP.</p>	No change.
	Policy PWK13	<p>The illustrative masterplan on the consented site indicated potential to improve the</p>	<p>Comment noted.</p>	No change.

Comment from	Draft PNP ref	Comment received	Parish Council response	Amendments to draft PNP
	Land south of Old Malvern Road	<p>footpath network in the village. This aspiration is consistent with draft Policy PWK13. Our proposal included a potential connection to the village recreation ground, which in turn would provide children from Collett’s Green with a safer walking route to school (i.e. off the A449). SM Hawkins would welcome discussions with the Parish Council and/or trustees of the recreation ground to discuss this matter further in advance of a development partner for the site being identified.</p> <p>I trust these representations are helpful and look forward to further dialogue with the Parish Council and NDP process in due course.</p>		