Hanley Castle Parish Neighbourhood Development Plan (2016-2030)

Adoption Version

24 June 2025

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Section 1: Introduction

1.1 Purpose

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

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

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

The Hanley Castle Parish Council confirms that:

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

1.4 Plan Period
The Hanley Castle Neighbourhood Development Plan will apply in parallel with the South Worcestershire Development Plan (SWDP) and will run from 2016 until 2030. The plan is a response to the needs and aspirations of the community within the whole Parish as understood today, but it is recognised that challenges and concerns may change over the plan period.

When new issues are identified, or policies are found to be out of date, or in need of change, for example due to changing national or strategic planning policy, the Parish Council, in consultation with Malvern Hills District Council, may decide to update the NDP, or part of it.

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

A neighbourhood plan will enable the community to play a much stronger role in shaping the location and design of development in the parish. This is because a neighbourhood plan forms part of the local development plan and sits alongside the SWDP prepared by the South Worcestershire Councils[1] and the Minerals Local Plan and Waste Core Strategy prepared by Worcestershire County Council. Decisions on planning applications will be made using both the SWDP and the whole of the development plan, including the neighbourhood plan, and any other material considerations. It has the potential to:

- give communities a bigger say over the type, location, size, pace and design of development throughout the life of the NDP – including housing, commercial development and infrastructure;
- tackle long term trends and challenges affecting our parish;
- foster progressive relationships between our community, developers and district and county local authorities; and
- provide the parish with more influence on delivery and implementation of the NDP.

[1] South Worcestershire Councils (referred to as SWCs) comprises Malvern Hills District Council (MHDC), Wychavon District Council (WDC) and Worcester City Council (WCC).

1.6 The Plan in Planning Policy Context
The Hanley Castle Parish Neighbourhood Plan must have regard to national policies in place in the National Planning Policy Framework and other guidance issued by the Secretary of State. It must also be in general conformity with the strategic policies contained within the SWDP. In accordance with SWDP, 20 homes have been built on nominated site 59/6 between the school and Westmere.It is also subject to and cannot override the provision of any requirements in the Worcestershire Minerals Local Plan or Waste Core Strategy.

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

1.8 The Review Process
The Parish Council initiated a review of the Neighbourhood Plan in March 2023 to ensure that the plan is kept up to date and to incorporate changes arising from the publication of the reviewed and revised SWDPR.

A Committee was formed comprising Parish Councillors and parishioners. An initial overall assessment established that there had been some material changes within the parish, for example the closure of the British Legion [building], such that changes to the Neighbourhood Plan would be necessary.

A pre-consultation event was held at the local ‘Café Market’ (a regular event open to all members of the public). This was publicised through the Parish Magazine and social media. Output from this event, and the initial assessment, suggested that the addition of extra details to the plan, to support the parish’s historical and rural connections, was desirable.

It became clear that the timescale for the (separate) review of the SWDPr was extending beyond its original deadlines and, following consultation with MHDC, it was decided that a two-stage approach to the review and updating of the Neighbourhood Plan would be adopted. Stage 1 would be a Material Review: Stage 2 would be a further review subsequent to the SWDPR being made.

The Neighbourhood Plan was accordingly updated and a Regulation 14 consultation was undertaken.

Further to feedback from the Regulation 14 consultation the Neighbourhood Plan was amended and a Regulation 15 representation was made.

Section 2: The Hanleys – Our Villages

2.1 The Parish

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

The map (Map 1) below shows the parish boundary which equates to the Neighbourhood Development Plan Area.



Map 1 – The Parish Boundary (shown by the green line on the map)

2.2 The Landscape Character

The map (Map 2) below has been prepared by Worcestershire County Council and shows the landscape character types within the parish. Landscape Character Assessment (LCA) is a tool for identifying the patterns and individual combinations of features – such as hedgerows, field shapes, woodland, land use, patterns of settlements and dwellings – that make each type of landscape distinct and often special to those who live and work in it.

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

More details and the maps themselves are available on the Worcestershire County Council website. The landscape of the Parish is shaped by the streams that cut through the geology of the area. The bedrock geology consists of Triassic Mercia Mudstone of the Sidmouth formation, but much of the area is overlain by much more recent deposits, up to several metres thick. Much of the west of the Parish, including all of Hanley Swan, lies on sharp gravels eroded from the Malvern Hills. In the east, covering most of the Estate Farmlands area, there are four river terraces, at different heights above the present river flood plain. On each terrace lies sand and gravel from a previous channel of the River Severn. Of the four terraces, the most recent lies nearest to the river. Hanley Castle itself is built higher up on one of the intermediate terraces, while the highest and oldest is represented by a small area on The Gorse, the rest having eroded away. The

River Terraces and the Malvern Gravels provide completely different growing and building conditions compared with the mudstone of the bedrock.



Map 2 – The Landscape Character

- *Principal Timbered Farmlands* – A small to medium-scale wooded agricultural landscape characterised by filtered views through densely scattered hedgerow trees. This is a complex, in places intimate, landscape of irregularly shaped woodlands, winding lanes and frequent wayside dwellings and farmsteads. It is a landscape of great interest and exception, yet also one of balance. This area runs from Hangman's Lane to the Rhydd, then west to Blackmore Park Farm.
- *Settled Farmlands with Pastoral Land Use* – A rolling settled agricultural landscape with a dominant pastoral land use and small scale, defined by its hedged fields. Hedgerow and streamside trees, together with those associated with settlements, provide tree cover in a landscape with a notable network of winding lanes, scattered farms and clusters of wayside settlements. This is a landscape with a domestic character defined by the density of settlement, grazed pastures, orchards and some arable fields. It encompasses the land from Hanley Swan eastward until it meets the Estate Farmlands, south to the parish boundary and north to the Cygnet Lodge area.
- *Estate Farmlands* – An ordered agricultural landscape characterised by a sub-regular pattern of medium and large fields, small geometric plantations and groups of ornamental trees associated with large country houses. Settlement is largely restricted to discrete clusters of dwellings and occasional small estate hamlets. This area runs either side of the B4211 from Pool House to Hangman's Lane and largely comprises farmland belonging to the Lechmere Estate.
- *Riverside Meadows* – A linear riverside landscape associated with a flat generally well-defined alluvial floodplain, in places framed by steeply rising ground. This is a secluded pastoral landscape, characterised by meandering tree-lined rivers, flanked by alluvial meadows and grazing animals. It runs from Quay Lane along the river to Cliffey Wood on land forming part of the Lechmere Estate.
- *Wet Pasture Meadows* – A flat low-lying largely uninhabited landscape associated with irregularly shaped poorly draining basins fringed by low hills or scarps. This is a secluded pastoral landscape characterised by a regular pattern of hedged fields and ditches fringed by lines of willow and alder. It encompasses a small area southward from Brotheridge Green Lane following the parish boundary.
- *Enclosed Commons* – A landscape comprising an ordered pattern of large fields of regular outline, straight roads and plantations of the former Blackmore Park Estate. It is an open formal landscape with a visual clarity primarily defined by the straightness of the field boundaries, patterns that have arisen as a result of late enclosure from former waste and woodland. Regular and straight fields of pastoral use with some arable farmland and isolated farms with clusters of wayside dwellings. The planned nature of this landscape, with straight roads and red brick farmsteads, gives it a distinctly structured and human influenced character. This area runs from Hanley Swan either side of the B4209

to the junction with Blackmore Park Road. It includes Langdale and Blackmore Woods and stretches as far as Berry Lodge in the south-west.

- *The Malvern Hills National Landscape designation* – this lies immediately adjacent to the parish of Hanley Castle and the area covered by the Neighbourhood Plan. In landscape terms, the Malvern Hills provide a high-quality backdrop to the wider landscape of the Parish and the area covered by the Neighbourhood Plan plays an important contribution to the setting of the National Landscape (NL). The requirement for neighbourhood plans to reflect NL designations is set in legislation with the 2023 Levelling Up and Regeneration Act (s245) and subsequent 2024 Government guidance, placing a duty on those bodies preparing a neighbourhood plan to further the purposes of the NL. Therefore, although outside of the NL, this Neighbourhood Plan must consider how the duty has been met. The aims and objective set out in Section 4 are broadly supportive of the NL and align with the updated Malvern Hills National Landscape Management Plan 2025–2030 prepared by the Malvern Hills National Landscape Management Board. Topic specific policies throughout the Neighbourhood Plan directly underpin and further the delivery of the duty. Where relevant, reference is made to the Management Plan or other guidance prepared by the Malvern Hills National Landscape Management Board under the Supporting Evidence sections of each policy.

2.3 Life in the Parish

2.3.1 Population

Since the parish was separated from Malvern Wells in the 1890s, the population remained fairly constant at around 1100 until numbers began to increase with the development of small housing estates in Hanley Swan in the late 20th century. Currently the population stands at around 1500 and is concentrated in the settlements of Hanley Castle and Hanley Swan.

During the summer months or for large shows at the Three Counties Showground, the population is swollen by holiday makers who occupy the three large permanent caravan and camping sites and some smaller sites within the parish.

2.3.2 Heritage

There are 67 designated heritage assets within the parish (see Appendix A) of which three are scheduled monuments, three are Grade II* listed buildings and the remainder are listed at Grade II. A Conservation Area – defined as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – has been designated within the village of Hanley Castle (see Map 3). All listed buildings and the conservation area are afforded significant protection through existing national planning policies.

In addition, there are many non-designated historic environment assets that contribute towards a sense of local distinctiveness, which helps to make the parish a pleasant and attractive place to live, work and visit. The Parish Council will help facilitate the identification of buildings and structures for protection in recognition of their significance and important contribution to the locally distinctive character for the parish.

Once identification is completed the Parish Council will commend them to MHDC for inclusion in the local list of heritage assets. As non-designated heritage assets these buildings would be afforded some protection through local planning policy. These buildings considered to be of significant local historical importance and worthy of protection in their own right are listed in Appendix B.

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

- Fields immediately north and south of Quay Lane – Roman pottery and iron waste
- Brickwalls Farm, Gilbert’s End – 13/16th c. kiln waste
- The Balconies, Robert’s End – 15/16th c. kiln waste
- Tara, Robert’s End – 14/16th c. kiln waste
- Horton Manor Farmhouse, Robert’s End – 13/17th c. pottery

In addition the parish contains the site of Hanley castle, which is a nationally important designated heritage asset and a scheduled ancient monument.

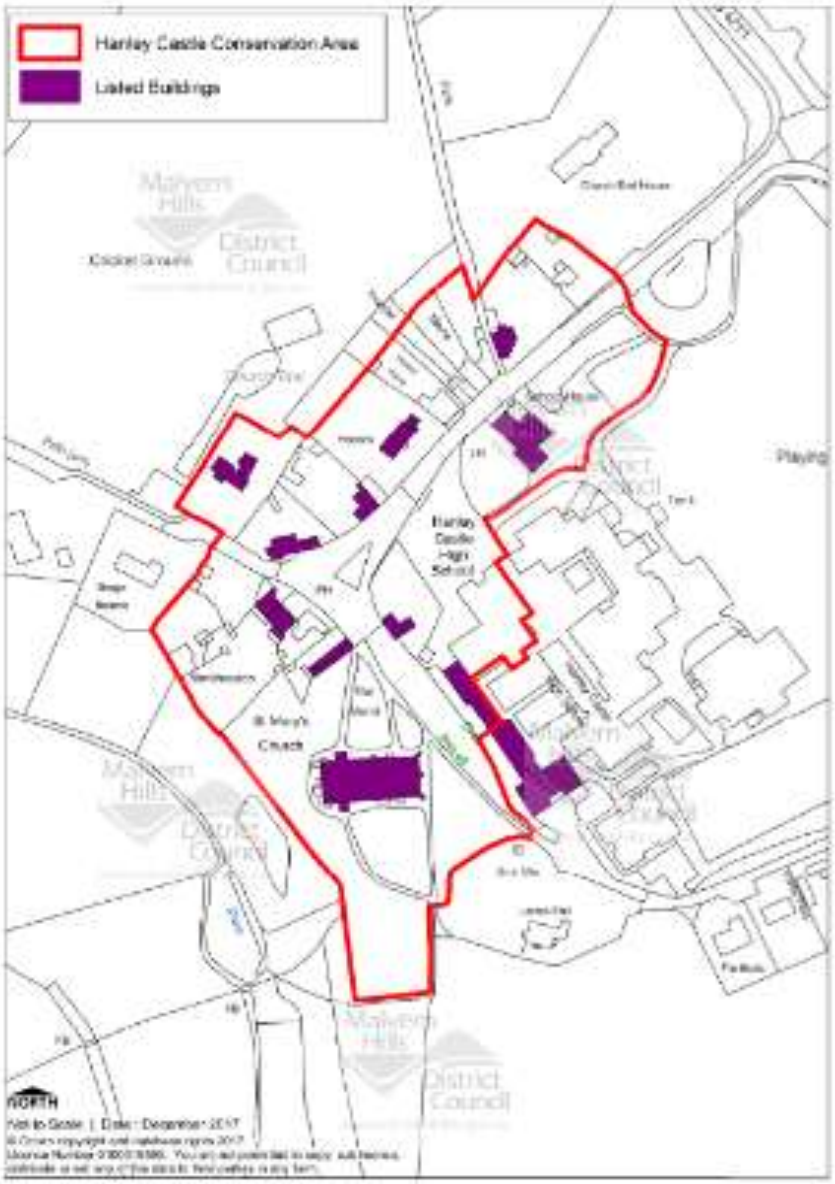
There are four historic parks and gardens – Hanley Park, an area of around 250 acres extending west from the church and castle sites; and gardens at Rhydd Court, Severn End and Herbert’s Farm.

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

- Group of limes in St Mary’s churchyard planted in 1704 to commemorate victory at the battle of Blenheim
- Hedgerow of 14 pollarded oaks near Lodge Farm

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

Remnants of 16 traditional orchards (defined by the Traditional Orchard Survey as comprising at least five trees) are all that are left of the hundreds that used to be found throughout the parish. Locations can be found at the website of 'The Peoples' Trust for Endangered Species' where a Google map helps identify individual sites.



Map 3 – Hanley Castle Conservation Area

2.3.3 Housing

Housing styles encompass a wide variety, including black and white timbered houses over 400 years old, large Georgian properties, Victorian villas, social housing from the 1930s–50s, bungalows, and modern

properties. Parish buildings do not have a specific vernacular style, but care is needed to ensure that any new development is in keeping with adjacent properties.

2.3.4 Social Life

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

2.3.5 Commerce and Industry

There is a general store and post office within Hanley Swan and there are a number of industrial/commercial trading estates within the parish. These provide some employment opportunities for residents. The largest current employer in the parish is Hanley Castle High School. Part of the parish at Blackmore Park (SWDP 54) has been designated for employment land use within the SWDP; a major industrial development is currently taking place on this brownfield site. Adjacent to the parish is the Three Counties Showground (SWDP 55) which also provides employment opportunities. On a smaller scale many residents work from their home, because they are self-employed, home-based or have their employer's permission to do so.

2.3.6 Connections

The parish lies between the towns of Great Malvern and Upton-upon-Severn with its eastern boundary adjoining the River Severn. It is served by limited bus services, two routes running either side of the river between Worcester and Tewkesbury, one via Hanley Swan which provides a link to the Upton to Great Malvern service. Hanley Castle is no longer served by scheduled bus services only a 'dial a ride' service on a circular route taking in Hanley Swan and Upton to Malvern, which is a once a day service Tuesday to Saturday. Mainline rail services can be accessed at Malvern and Worcester and both the M5 and M50 motorways are a short drive away.

Section 3: The Process for Producing the Neighbourhood Plan

3.1 Introduction

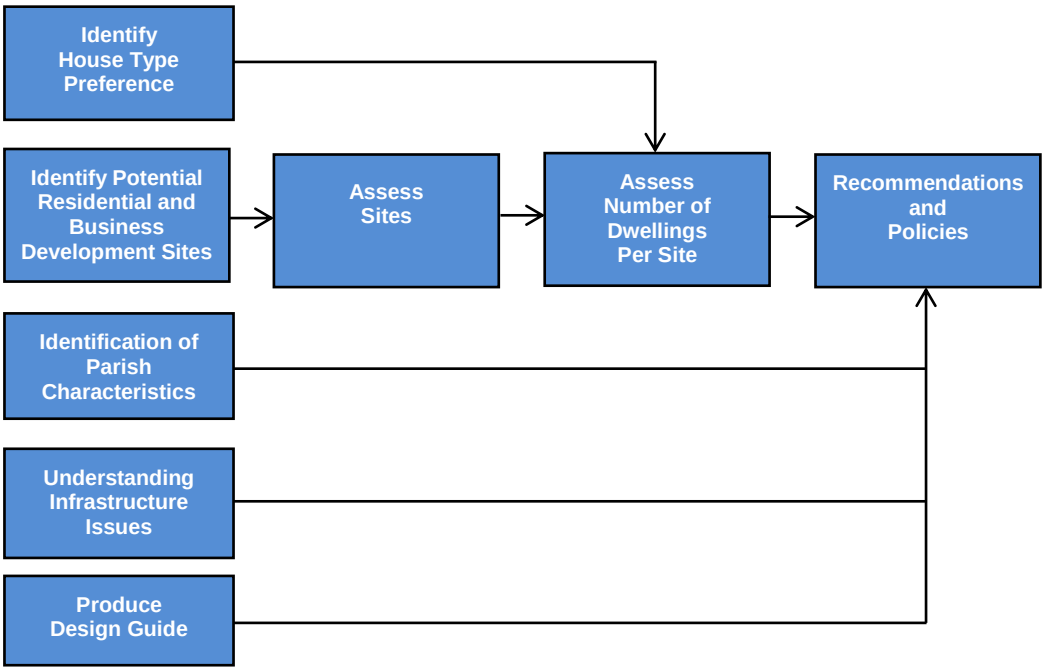
Hanley Castle Parish Council resolved to develop a Neighbourhood Plan for the parish in early 2014 and held its first community engagement event in Hanley Swan Parish Hall on 10th March where the requirements of the Neighbourhood Plan were explained and volunteers sought to form a steering group to produce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

During April 2014 the Steering Group defined the issues which should be addressed within the Neighbourhood Plan. The five issues identified were:

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

3.2 Development Process

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



Outline of the Process for Development of the Neighbourhood Plan

3.3 Evidence Gathering

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

The preference for housing types was established by:

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

Potential sites were identified by:

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

Parish characteristics, historic assets and landscape assessments were considered through:

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

Infrastructure issues were identified using:

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

The design guide was developed through reference to:

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

3.4 Community Engagement

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

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

Surveys and Consultations

Parish opinion was sought by:

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

Publicity

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

3.5 Consultation, Governance and Advice

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

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

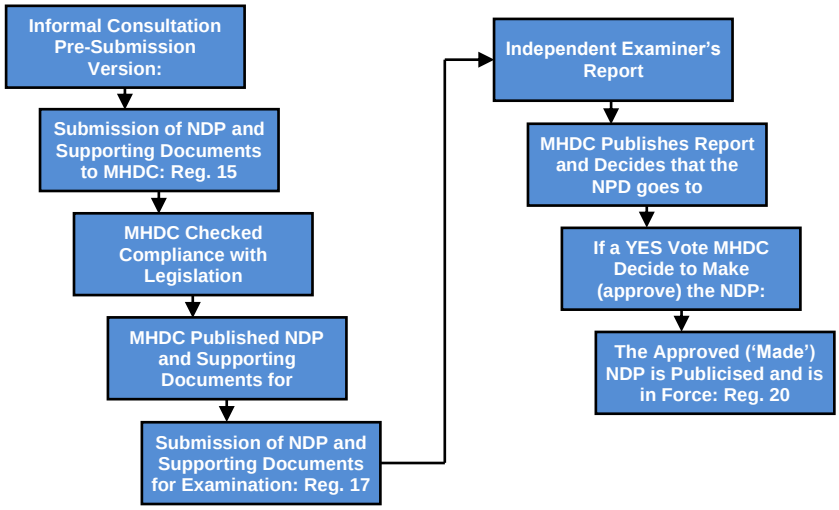
Data Orchard, a firm of planning consultants, was appointed to help ensure the plan's policies were worded correctly and suitable for external inspection.

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

3.6 Plan Approval Process

The Parish Council endeavoured to keep residents informed and consulted throughout the development of the Plan. Part of this process involved testing ideas through consultation which was a means of obtaining approval (or otherwise) from respondents. As well as informal approval from residents and consultees there was also a formal approval process to be undertaken in order to meet Neighbourhood Development Plan Regulations. The main steps are set out below:

- The Parish Council considered responses made during the pre-submission publicity and consultation and amended the Plan where appropriate.
- The Parish then submitted the Plan to Malvern Hills District Council who publicised the plan for six weeks and invited representations.
- The District Council appointed an independent examiner who undertook an examination. The examiner issued a report recommending that the Plan should proceed to referendum, subject to a number of modifications.
- A local referendum was held in Hanley Castle on 29 November 2018 to decide whether the local community was in favour of the Hanley Castle Neighbourhood Plan. 81% of those who voted were in favour of the Plan. Following the referendum, Malvern Hills District Council decided on 22 January 2019 to make (adopt) the Hanley Castle Neighbourhood Plan so that it is part of the statutory Development Plan for Malvern Hills District, sitting alongside the South Worcestershire Development Plan and other material considerations in determining planning applications in the parish of Hanley Castle.



The Process for Approval of the Neighbourhood Plan

Section 4: Aims and Objectives

4.1 Key issues arising from the Parish Questionnaires

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

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

Key issues arising from these questionnaires were:

Households

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

Businesses

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

4.2 Aims

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

Aim 1	To encourage vitality and vibrancy in the community through managed growth of housing and business developments that reflect local needs.
Aim 2	To maintain the rural environment of the parish and its settlements.
Aim 3	To maintain and enhance the built, historic and natural environment.
Aim 4	To promote thoughtful, quality design of buildings and their built environment to complement or enhance their surroundings.
Aim 5	To minimise the impact of road traffic on the day-to-day lives of residents whilst encouraging sustainable forms of transport.

4.3 Objectives and Policies

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

The policies contained within this plan are not just those necessary for a Neighbourhood Development Plan as they also include related but non land use policies which are called Parish Council Responsibilities.

These two types of policy are intermingled for sense and readability but are distinguishable by colour coding, which is shown in Sections 5 to 9.

Policies are coded to the aim to which they most closely align

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

4.4 Meeting the Objectives – Related Policies

Aim 1 (MnGr) – To encourage vitality and vibrancy in the community through managed growth of housing and business developments that reflect local needs.		
Objectives		**Related Policies**
1	To attract a range of ages and families to the parish through providing a mix of suitable housing types and sizes	MnGr 1, MnGr 2, MnGr 3, MnGr 4, MnGr 5
2	To ensure the future housing stock allows for all forms of tenure: purchased, shared ownership, private and social rental.	MnGr 1, MnGr 2, MnGr 3
3	To identify and promote potential development sites within the development boundaries and on appropriate brownfield sites. In the case of business developments limit them to existing designated sites unless they are home based.	MnGr 5, MnGr 7, MnGr 8, MnGr 10.
4	To discourage back garden developments unless in exceptional circumstances.	MnGr 4
5	To promote incremental rather than 'big bang' growth unless there are strategic gains to be made from a larger development.	MnGr 5, MnGr 6
6	To maintain the individuality of the parish rather than it becoming a dormitory suburb.	MnGr 5, MnGr 6, MnGr 7, MnGr 11, RE 1, RE 2, BHN 1, BHN 5, Des 1
7	To integrate new housing and businesses with the existing community so as to promote contact, understanding and involvement.	MnGr 6, MnGr 7, MnGr 8, Des 3, Trf 2, PCR 1
8	To ensure a balance is maintained between the size of the community and local businesses and the infrastructure necessary to support them.	MnGr 5, MnGr 6, MnGr 8, MnGr 9, MnGr12,Trf 1, PCR 1
9	To promote the establishment of technical and transport infrastructure that will attract and retain businesses in the parish.	MnGr 9, MnGr 12, Trf 1, PCR 5, PCR 7
10	To encourage the use of the Blackmore site to generate local jobs.	MnGr 8 (see also SWDP 54)

Aim 2 (RE) – To maintain the rural environment of the Parish and its settlements.		
Objectives		**Related Policies**
1	To maintain the physical separation, by agricultural land and green spaces, of the major settlements within the parish: those of Hanley Castle, Hanley Swan and Gilbert's End.	RE 2 *NB: Gilbert's End classed as open countryside.*
2	To maintain a physical separation, by agricultural land and green spaces, of the parish from Malvern urban development.	MnGr 8, SWDP Malvern Development Boundary
3	To support wherever possible the development of agricultural and horticultural businesses.	Parish Council to address on a case-by-case basis PCR 1
4	To promote the re-use of redundant agricultural buildings located outside of the main settlements for the benefit of small businesses, holiday accommodation or housing.	MnGr 10, Des 1
5	To protect open views which are visible from within the settlements.	MnGr 4 *NB: There is no 'specific views' policy.*
6	To protect existing green spaces within and adjacent to the settlements and to protect ancient trees where practicable.	RE 3, BHN 4, BHN 5, BHN 6
7	To promote the planting of further trees and the development of community orchards and woods.	MnGr 11, RE 3
8	To discourage a scale of development or the use of street furnishings that would be more appropriate for urban developments. Encourage hedgerows, ditches and open verges so as to promote biodiversity.	MnGr 5, RE 1, RE 3, BHN 2, BHN 4, PCR 3
9	To support the maintenance of village facilities (shops, schools, public houses, churches, recreational facilities) and if these are threatened to support nomination as Assets of Community Value and to facilitate the purchase/operation of these assets.	MnGr 11, BHN 5
10	To maintain and encourage an environment that continues to provide easy access to a range of rural activities, such as: walking, riding, shooting, fishing, allotment holding, etc.	RE 1, RE 2, BHN 4, BHN 5, BHN 6, Trf 2
11	To extend the network of footpaths by negotiating permissive paths alongside watercourses.	Parish Council to address

Aim 3 (BHN) – To maintain and enhance the built, historic and natural environment.		
Objectives		**Related Policies**
1	To compile a Local List of heritage assets to be protected.	BHN 1
2	To ensure any new development or conversion/extension work adjacent to Listed or historic buildings are sympathetic and complementary.	RE 1, BHN 1
3	To ensure any changes to the public realm do not impact adversely upon Listed or historic buildings or any other form of heritage asset.	RE 1, Trf 1, PCR 3
4	To prevent the encroachment of new buildings upon historic or archaeological sites.	RE 1, BHN 1, BHN 2
5	To protect the geological features, rivers, streams, drainage schemes, lakes and ponds within the parish.	RE 3, BHN 5

(continues)

(continued)

Aim 3 (BHN) – To maintain and enhance the built, historic and natural environment.		
Objectives		**Related Policies**
6	To protect ancient woodland, copses, trees, orchards and hedgerows within the parish.	RE 3, BHN 3, BHN 5
7	To protect the key landscape views within the parish.	MnGr 4 NB: There is no specific views policy.
8	To maintain and promote the interconnectivity of green and wild spaces within and across the parish boundaries.	BHN 4, BHN 5

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

Aim 5 (Trf) – To minimise the impact of road traffic on the day to day lives of residents whilst encouraging sustainable forms of transport.		
Objectives		**Related Policies**
1	In association with the Highways authority to introduce appropriate traffic calming measures to both Hanley Swan and Hanley Castle villages.	MnGr 12, Trf 1, PCR 2
2	To proactively work with the Traffic Safety Partnership to monitor and enforce speed limits on the major through routes within the parish.	PCR 2
3	To continue working with the management of the Three Counties Showground to manage traffic flows arising from all users of the Showground.	MnGr 12 PCR 4, PCR 5
4	To work with the management of both the Primary and High Schools to resolve issues arising from parking by parents.	MnGr 12, PCR 6
5	To resolve the issue of parking at Hanley Swan crossroads.	MnGr 12, PCR 6
6	To provide a cycle route between Hanley Castle and Hanley Swan that will also form a safe route for children cycling to and from the High School.	MnGr 12, Trf 2

(continues)

(continued)

Aim 5 (Trf) – To minimise the impact of road traffic on the day to day lives of residents whilst encouraging sustainable forms of transport.		
Objective		**Related Policies**
7	To further develop a network of cycle routes within the parish and to link these to a wider area cycle network that may link with rail and bus routes.	MnGr 12, Trf 2
8	To encourage and promote regular and useful bus services that link the parish to urban areas.	PCR 7

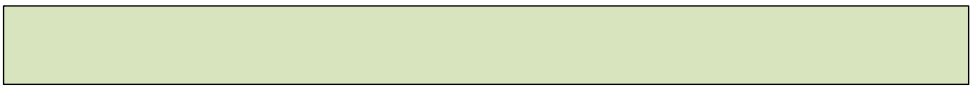
The policies set out below are colour coded.

Policies relating to land use and therefore core to the NDP are coded pale orange.



Policies which are not specific to land use, but which express concerns of residents to be dealt with by the Parish Council, are termed Parish Council Responsibilities and are coded pale green and numbered PCR 1 onwards.

They are located at the end of each policy section to which they relate.



Section 5: Managed Growth Policies

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

Policy MnGr 1 – Housing Mix

Introduction

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

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

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

Policy MnGr 1 - Housing Mix

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

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

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

Benefits/Outcomes

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

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

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

National and Local Policies

7 NPPF: Section 5 (2023) – Delivering a sufficient supply of homes – Paras 63 and 64 state:

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- Within [the] context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care

homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

- Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

  (a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and

  (b) the agreed approach contributes to the objective of creating mixed and balanced communities.

8 SWDP 14 – Market Housing Mix – Para 14A states:

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

9 SWDP 15 – Meeting Affordable Housing Needs – Paras 14A and 14B state:

A. All new residential development[2], including conversions, above the thresholds in SWDP 15 B (and adjacent land, if it is anticipated that it will form part of a larger site) will contribute to the provision of affordable housing[3].

B. The number, size, type, tenure and distribution of affordable dwellings to be provided will be subject to negotiation, dependent on recognised local housing need, specific site and location factors and development viability and having regard to the sliding scale approach set out below:

i. On sites of 15 or more dwellings on greenfield land, 40% of the units should be affordable and provided on site.
ii. On sites of 15 or more dwellings on brownfield land within Worcester City and Malvern Hills, 30% of the units should be affordable and provided on site. On sites of 15 or more dwellings on brownfield land within Wychavon, 40% of the units should be affordable and provided on site.

10 SWDP 20 – Housing to meet the needs of older people.

11 Hanley Castle Parish NDP Design Guide.

Supporting Evidence

12 Residential Questionnaire Results – Question 18: Types of property needed

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

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

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

[2] In this policy, residential development means development within Use Class C3, as defined in the Town and Country Planning (Use Classes) Order 1987, as amended.
[3] For latest definition of Affordable Housing see NPPF Annex 2 (2023): https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

15 Windfall Planning Applications approved for the period January 2016 to November 2024 are: 28 for 4-bedroom homes and 13 for 3-bedroom homes. This is leading to an imbalance in favour of 4-bedroom homes.

16 See MnGr 2 for supporting evidence related to affordable housing.

Cross References

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

18 See Appendix E for details of houses built to November 2024.

Policy MnGr 2 – Affordable Housing

Introduction

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

Policy MnGr 2 – Affordable Housing

Affordable Housing Construction
Developers are encouraged to construct all affordable housing in accordance with Lifetime Homes Standards.

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

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

Notes: (i) The **Lifetime Homes Standards** cited in MnGr 2 have been replaced by the optional Building Regulations Standard M4(2) entitled 'accessible and adaptable' dwellings in relation to access. There is also the Nationally Described Space Standards in terms of size.[4].(ii) With regard to **Tenancy Mix**, the current requirement is to seek a minimum of 25% First Homes on developments of five or more dwellings, The Strategic Market Assessment update (2021) recommends a tenure split of 69% social rent, 25% first homes and 6% shared ownership. This is the tenure allocation now generally sought by MHDC. First Homes are exempt for certain sites – for example, where a site is providing 100% affordable housing. (iii) The policy for rural exception sites is consistent with the provisions of SWDP16 (Rural Exception Sites)

Benefits/Outcomes

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

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

[4] See: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/230251/2_-_Housing_Standards_Review_-_Technical_Standards_Document.pdf (Standard 2)

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

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

National and Local Policies

6 SWDP 15 – Meeting Affordable Housing Needs
The Local Plan sets out the overall framework for the delivery of affordable housing, including proportions of new developments or financial contributions required. Para E of that policy sets out tenure requirements which this policy in the Neighbourhood Plan refines by adding a specific minimum requirement for shared ownership.

7 SWDP 16 – Rural Exception Sites
Policy MnGr 2 supports the proposals within the Local Plan and adds support for the use of brownfield land.

8 Building Regulations Standard M4(2).

9 Hanley Castle Parish NDP Design Guide.

Supporting Evidence

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

10 In 2008 a thorough assessment of the parish's affordable housing needs was carried out by Community First. Representatives from Hanley Castle Parish Council met with the Rural Housing Enabler during July 2008 to audit the findings of the Housing Needs Survey which was approved and published in 2009. Survey forms had been hand delivered to 570 addresses in the parish and Community First had received 219 responses to Part A of the form, 26 to Part B and 10 to Part C. Part A requested information from all households in order to gain a profile of the existing community in the parish. Part B sought information on current and future housing need. Part C invited those in housing need to register on Malvern Hills District Council's Common Housing Register. It was obvious from the results that not many residents were aware of the Common Housing Register. This has now been replaced by the Home Choice Plus system from which updated information has been extracted.

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

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

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

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

Bedroom need			
Social Housing		**Shared Ownership**	
2016	**2008**	**2016**	**2008**
1 Bed Units x 29 (15 Pensioner/DLA)	3	1 Bed Units x 13 (1 Pensioner/DLA)	3+2+1 ownership+1 ownership(pens)
2 Bed Units x 40 (2 Pensioner/DLA)	2 (pens)	2 Bed Units x 17	1+1 ownership + 2 ownership (pens)
3 Bed Units x 13	2	3 Bed Units x 5	3+2 ownership
4 Bed Units x 8		4 Bed Units x 2	
90	7	37	16 (incl 7 owners)

14 There are some significant trends demonstrated by the data:

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

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

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

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

Meeting the Requirement

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

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

development of Rural Exception Sites and the land between Hillview Close and St Gabriel's Church (see Policy MnGr 7).

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

20 Within the residential questionnaire of 2014:

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

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

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

21 Based upon ONS/Land Registry data for 2013 (see Supporting Document 2) the Parish of Hanley Castle has amongst the highest median prices for housing inWorcestershire and the West Midlands; this has tended to drive the development of larger executive style homes which are not what the residents of the area feel is required.

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

Cross References

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

Policy MnGr 3 – Allocation of Affordable Housing

Introduction

1 To ensure that people who have a strong connection with the parish have a first call on affordable housing it is important that any such housing provided in the parish is tied in perpetuity to the Rural Lettings Policy of the MHDC (as now updated January 2021).

Policy MnGr 3 - Allocation of Affordable Housing

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

Note: whilst the overall intentions of this Policy remain relevant and appropriate, 'strong local connection' can now be interpreted according to the criteria published in the MHDC and Wychavon DC policy document 'Rural Lettings Policy (2021)[5] The phrase '…will be first to be offered ' is accordingly interpreted as prioritisation for tenancy or affordable home ownership those people with a local connection to the parish and whose needs are not met by the open market; equally, 'shared ownership of the home' is now better stated as 'affordable home ownership.

[5] See: https://www.malvernhills.gov.uk/component/fileman/file/Documents/Housing/HSG%20-%20Rural%20Lettings%20Policy%202021.pdf?routed=1&container=fileman-files

Benefits/Outcomes

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

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

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

National and Local Policies

5 MHDC Rural Lettings Policy/Affordable Housing Supplementary Planning Document.

6 SWDP 15 – Meeting Affordable Housing needs. Local connections for villages in the rural areas in Malvern Hills are defined in the Malvern Hills Rural Lettings Policy.

Supporting Evidence

7 SWDP Affordable Housing SPD
3.35 Nomination arrangements which explain who will qualify for the affordable homes are dealt with through Housing For You in all three South Worcestershire districts.[6]
In addition there is a 'local connection' requirement for villages in the rural areas in Malvern Hills and Wychavon Districts, which is outlined in each Council's rural lettings policy.

8 Residential Questionnaire Results – Question 20:

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

9 The data in Appendix E confirm that there has been only a limited supply of affordable new housing in the parish

Cross References

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

Policy MnGr 4 – Infill/Backland Housing

Introduction

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

Policy MnGr 4 – Infill/Backland Housing in the Parish

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

i. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings;

ii. will not involve the outward extension of the built-up area of the village;

(continues)

[6] See https://www.housingforyou.co.uk/

(continued)

Policy MnGr 4 – Infill/Backland Housing in the Parish

iii. if Backland, is not considered to be an unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties, unacceptably increases housing density or is inconsistent with the character of the locality;

iv. provides homes to a maximum size of three bedrooms or provides plots for self-build homes to a maximum size of three bedrooms.

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

Note: there is a helpful definition of **Infill Development** produced by Uttlesford District Council, Essex[7] which is pertinent. 'Infill developments [in Uttlesford] are considered to be where sites are located within the existing settlement boundaries and within the existing built-up environment. In areas which are more rural in context, the landscape setting must inform the location and boundary treatments of any development. Infill development commonly consists of 3 types: where there are gaps between existing properties within with a street frontage; backland sites which may be landlocked or located behind existing buildings; and site redevelopment. The context and adjacent townscape/landscape should influence the appropriate intensity of development including uses.'

Benefits/Outcomes

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

3 Protects neighbours from intrusions into their privacy.

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

National and Local Policies

5 SWDP 2 – Development Strategy and Settlement Hierarchy

Sets out the overall vision for development related to the size and importance of settlements.

6 SWDP 13 – Effective Use of Land

Para 10 of the Reasoned Justification states that since June 2010, residential gardens are no longer included in the definition of Previously Developed (Brownfield) Land. For the purposes of five-year supply calculations, windfall development now excludes development on residential gardens. However this type of development continues and is often the cause of significant disputes. MnGr 4 seeks to ensure that if these developments are to happen they deliver the type of housing required by the community.

7 Hanley Castle Parish NDP Design Guide

Supporting Evidence

8 Residential Questionnaire Results:

- Q8 – Infill Developments are acceptable: 118 agreed, 77 disagreed
- Q18 – Local Self-Build Homes are acceptable: 102 agreed, 67 disagreed
- Q18 – Types of property needed (2/3-bedrooms): 163 in favour, 22 against

9 Policy MnGr 1 identifies and justifies the need for smaller properties to be developed within the parish; this is why the maximum size of infill properties is limited to three bedrooms.

[6] https://www.essexdesignguide.co.uk/uttlesford-design-code/

10 The appropriateness test for the development of gaps will require input from the Parish Council, but the policy wording is based upon that previously used by MHDC.

11 Appendix E confirms that windfall sites built to November 2024 are generally of properties having more than three bedrooms. Policy MnGr4 is necessary to augment and support Policy MnGr1.

Cross References

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

Policy MnGr 5 – Scale of New Development

Introduction

1 Ordnance Survey plans and privately published directories of the area show that there was minimal growth of Hanley Castle, Hanley Swan and Gilbert's End until after the First World War. From the late 1920's to the present date development has been mainly small estates, infill, or demolition of old cottages and replacement with new houses and bungalows. Our policy for small developments during the period of the Neighbourhood Plan will help to ensure that the parish retains its rural atmosphere and friendliness, and allow new residents to integrate into life in the parish. Our inclusion of sites additional to those identified in the SWDP demonstrates that this policy is not attempting to constrain growth but recognises the benefits that growth can bring.

> **Policy MnGr 5 – Scale of New Development**
>
> Planning permission will only be granted for a maximum of 10 new homes, on any site which is not allocated in a development plan, unless there is an agreed master plan demonstrating the phasing of development over a number of years.

Benefits/Outcomes

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

3 The additional population will help to support the continued provision and retention of village facilities, e.g. shop/Post Office, public houses and restaurants, churches and bus services, etc.

National and Local Policies

4 NPPF – No specific policy.

5 SWDP 2 – Development Strategy and Settlement Hierarchy

Sets out the overall vision for development related to the size and importance of settlements.

Supporting Evidence

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

7 Residential Questionnaire Results – Question 8:

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

38 Neighbourhood Plan identified sites assessment: see MnGr 7 – Preferred Site Allocations, which identifies some potential sites in addition to those in the SWDP. These additional sites more than double the SWDP new housing allocation and could significantly enhance the availability of affordable housing.

9 The evidence of the number of built-out developments to November 2024 indicates that this Policy has been respected: see also Appendix E.

Cross References

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

Policy MnGr 6 – Incremental Growth

Introduction

1 In the period 1928 to 1940 the parish grew at an average rate of 6.8 properties per annum, from 1940 to 1968 at 3.2 per annum and since 1968 at 2.4 per annum. With a proposed development of up to 50 dwellings in the NP period to 2030 giving growth at an average of 3.5 properties per annum, this incremental growth rate will allow time for infrastructure, educational facilities and parish life to adapt to the increase in population. The parish is an attractive place to live and there are concerns that developers will be tempted to construct all the planned housing within the early years of the NDP/ SWDP life thus overstretching local resources. This policy is complementary to MnGr 5 as both are aimed at smoothing the rate of growth in the parish.

Policy MnGr 6 – Incremental Growth

The development of approximately 50 new dwellings is supported over the Plan period. It is expected that the provision of infrastructure required to support the development proposed will be provided in a timely manner and no later than the appropriate phase of development for which it is required.

Notes for guidance: Incremental growth specifies a growth rate of 3.5 properties per annum in order to achieve the 50-property ('dwellings') target. Achievement to date (November 2023) was 5.8 properties per annum, which suggests that the target will be exceeded in 2024.

Benefits/Outcomes

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

National and Local Policies

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

4 SWDP Annex E: South Worcestershire Housing Trajectories.

Supporting Evidence

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

6 Planning permissions for new build properties (excluding holiday accommodation) in the period January 2016 to November 2024 show:

- 49 new-builds completed
- 2 conversions completed
- 2 houses approved not yet built
- 14 houses pending approval

7 Additional holiday accommodation is being constructed at Oakmere Lodge Park, which will consist of 37 lodges to be open all year on a holiday licence, exclusively for adults only. An application to build 50 lodges in Langdale Wood has been approved by the Three Counties Agricultural Society (the properties have not yet been built, as at December 2024).

8 Both the local Primary School and local High School are full: incoming children of school age may have to be transported to other schools outside of the natural catchment area for local schooling.

9 Local bus services have been considerably reduced, with now no direct service to Malvern.

10 The local butchers' shop has closed leaving only the one general store/post office to serve the two villages. More people will now have to travel in order to do their food shopping.

11 Residential Questionnaire Results:

Question 8 – Preferred Development Size: Overall support, 85% of respondents preferred developments of fewer than 10 units.

12 Appendix E shows that 51 houses have been built from the start of this Plan to November 2024. Other than at the Hanley Castle High School site, and fibre optic broadband conversion in the parish, there has not been a proportionate increase in infrastructure to support this growth and this may have an adverse on effect future developments.

Cross References

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

Policy MnGr 7 – Site Allocations

Introduction

1 The SWDP included within its allocations of housing land one site in the parish for 20 homes, this to be the plot of land adjacent to Chapmans Orchard in Hanley Swan. However the SWDP also provides for windfall developments on unspecified sites throughout the plan area. The Neighbourhood Planning Steering Group has taken the view that it is better for the community to try and identify some additional small sites considered to be suitable and appropriate for development.

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

- Site A – 0.67 hectares: Remaining SWDP Site for 16 dwellings (Planning for four dwellings already granted on northern section of SWDP Site). [Now built out, included here for completeness.]

- Site B – 0.48 hectares: Potential maximum of 10 dwellings to allow adequate protection for listed heritage buildings on adjacent plots to the east and the south. This site is outside of but adjacent to the pre-NDP development boundary of Hanley Swan.

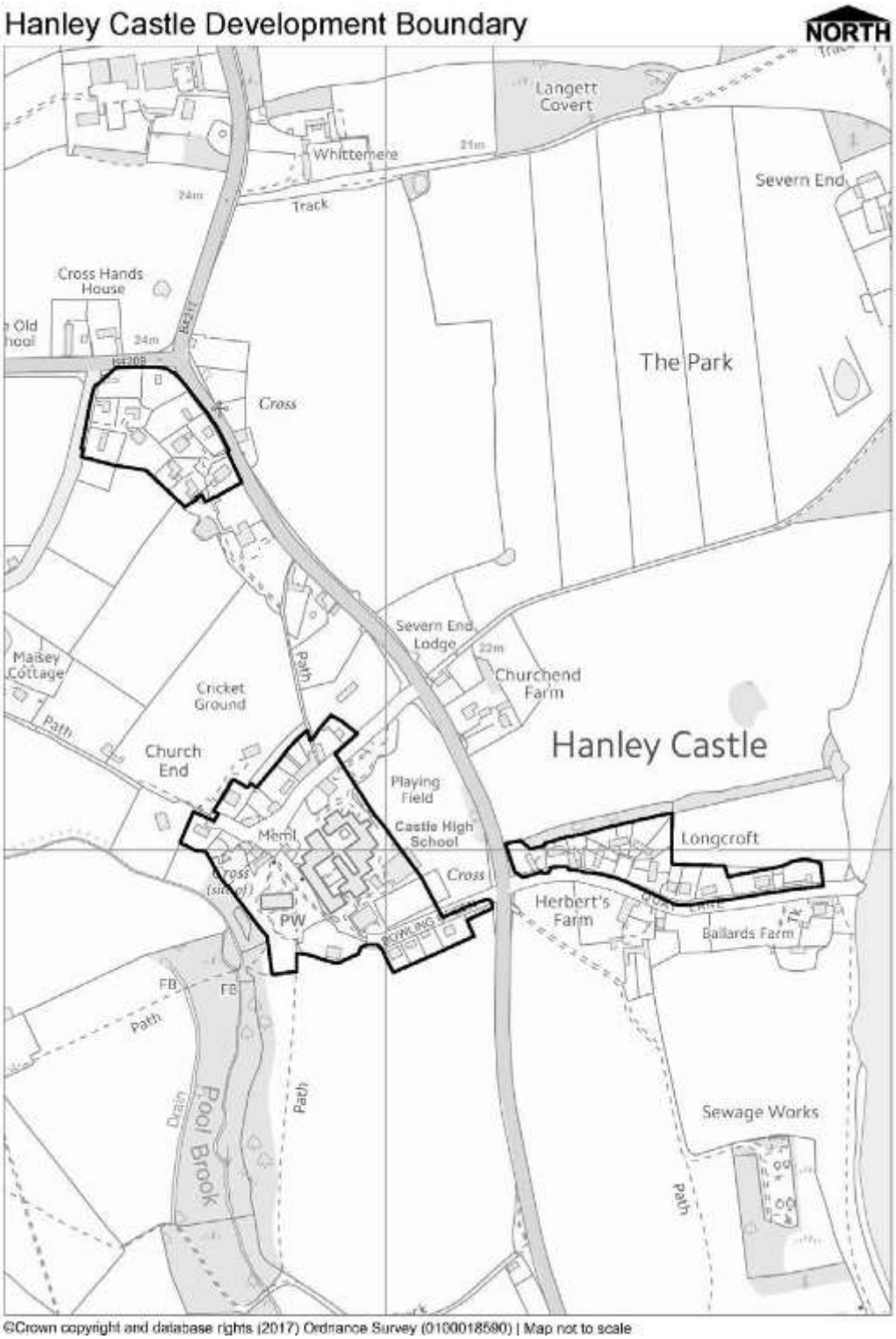
- Site C – 0.32 hectares: Maximum of nine dwellings. This site is outside of but adjacent to the pre-NDP development boundary of Hanley Swan.

- Site D – 0.22 hectares: Three dwellings only due to site restrictions. This site is outside but adjacent to the pre-NDP development boundary of Hanley Swan.

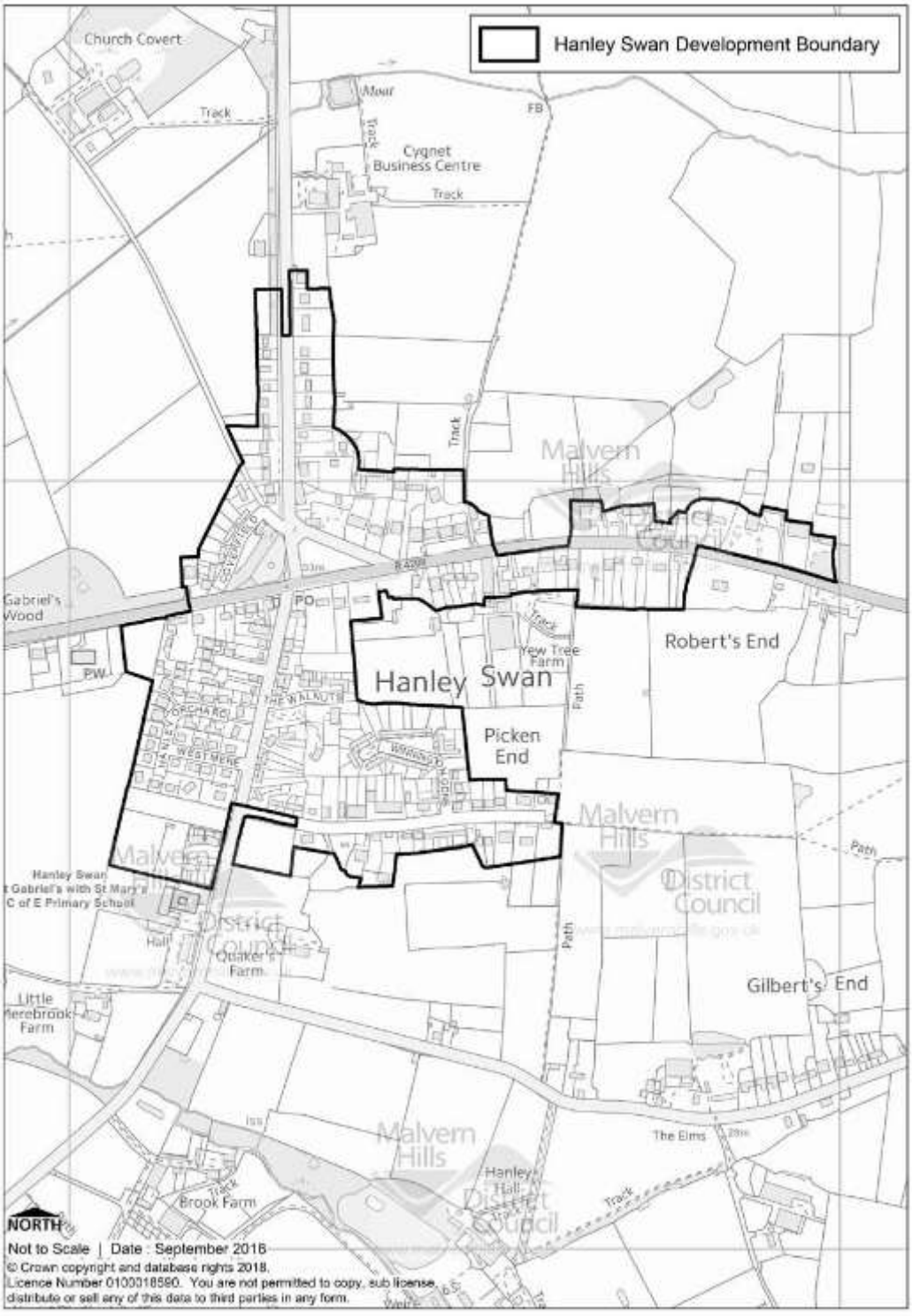
3 Details of the methodology utilised for site evaluation and the individual sites assessments can be found in the Neighbourhood Plan Supporting Document.

4 There are other potential sites that may become available within the development boundaries of Hanley Castle and Hanley Swan during the lifetime of this plan. These have not been assessed and will have to be judged through normal planning processes.

5 The made Plan extended the development boundaries for Hanley Swan to take account of the site allocations made by Policy MnGr7. These are shown below on Maps 4 and 5.



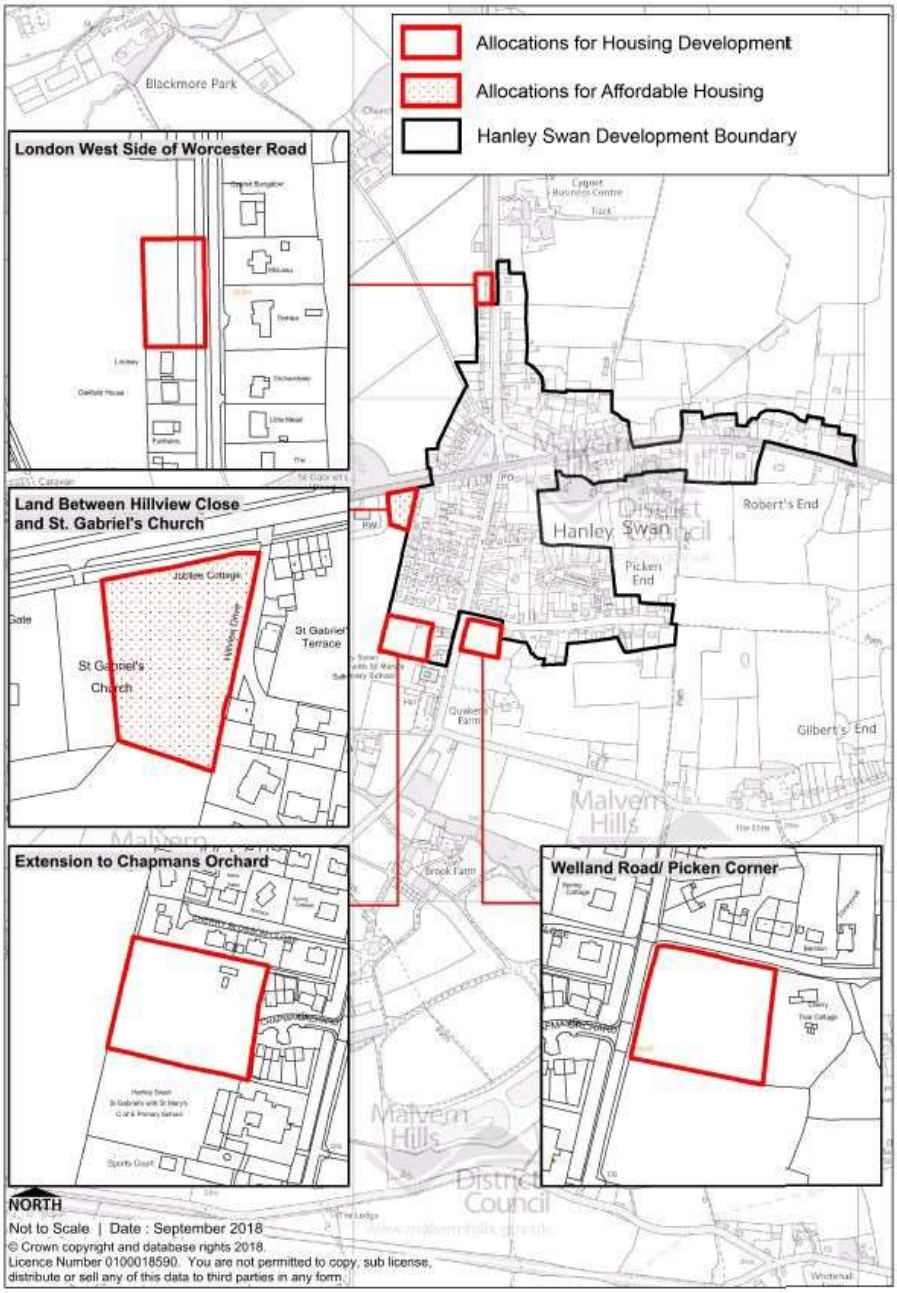
Map 4 – Hanley Castle Development Boundary



Map 5 – Hanley Swan Development Boundary

Policy MnGr 7 – Site Allocations

The following sites, identified on Map 6, are allocated for housing development:
Site A – Extension to Chapmans Orchard: now built out.
Site B – Welland Road/Picken End corner: approximately 10 units.
Site C – Between Hillview Close and St Gabriel's Church: approximately 9 units.
Site D – Worcester Road, west side: approximately 3 units.



Map 6 – Site Allocations

Site Allocations (details)

Site A – Extension to Chapmans Orchard – MHHS 03: approximately 16 Properties

6 This development has been completed.

Site B – Welland Road/Picken End Corner (MHHS08): potential maximum of 10 Properties

7 Planning application received, decision pending (as at 02 December 2024).

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

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

10 Overall the development will integrate with the existing village and all of its facilities. The site will not affect either the physical separation between Hanley Swan and Hanley Castle, or the separation between Hanley Swan and the Malvern urban area. A Grade 2 listed half-timbered thatched cottage (Cherry Tree Cottage) is adjacent to the eastern side of the site and particular care should be taken to protect the privacy of that property. Quakers Farm (Grade 2 Listed) is 100 metres to the south of the southern boundary and the current owners also own the grassland field that goes to the site's southern boundary. There should be no impact on any other listed local heritage assets, or on any woodland, trees or water features such as ponds etc.

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

Site C – Land between Hillview Close and St. Gabriel's Church (Part MHHS01): approximately 9 Properties

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

The boundary is part hedgerow, part stone wall, and part unfenced. There are no watercourses, ponds or other features of biodiversity value. There are no existing buildings on the site. This site is outside of but adjacent to the current development boundary of Hanley Swan.

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

14 This site is not included in the SWDP because it is indicated on the SHLAA list as 'availability unknown', however contact has been made with the owner's agent. The site's size, at a density of 30 dwellings to the hectare would allow a development of about 9 properties of mixed property sizes and types. The community's preference is for the site to be developed for affordable housing and therefore the site is allocated for affordable housing.

Site D – Land on West Side of Worcester Road: approximately 3 Properties

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

(excluding Cygnet Bungalow, an agricultural dwelling). The area of the site is 0.22 hectares (c 0.53 acres). This site is outside of but adjacent to the current development boundary of Hanley Swan. .

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

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

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

Benefits/Outcomes

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

20 Identifies a site for affordable housing.

21 Supports the provision of additional housing for the elderly.

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

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

24 Adoption of this policy is a major contributor to the managed growth of the parish. National and Local Policies

National and Local Policies

25 NPPF: Section 5 (2023) – Delivering a sufficient supply of homes.

26 SWDP 2 – Development Strategy and Settlement Hierarchy:

- SWDP 2C defines the open countryside as land beyond any development boundary. SWDP 2C states that in the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see policy SWDP 19), employment development in rural areas (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry, replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27) and development specifically permitted by other SWDP policies.

- However, SWDP 2H also states that the SWDP is supportive of development. Proposals that are promoted through neighbourhood planning mechanisms, where these proposals do not compromise the delivery of the plan's strategic policies and proposals.

27 SWDP 13 – Effective Use of Land.

28 SWDP 15 – Meeting Affordable Housing Needs.

29 SWDP 20 – Housing to meet the needs of Older People.

Supporting Evidence

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

31 Residential Questionnaire Results: Question 8 – Development Sites:

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

32 Results from Public Consultation Events held on 22, 25 and 26 September 2015 (2 events in Hanley Swan, 1 event in Hanley Castle):

- Site A: 100% in favour, 0 against
- Site B: 61% in favour, 39% against
- Site C: 53% in favour, 47% against
- Site D: 71% in favour, 29% against

Cross References

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

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

35 BHN 1 – Protection of Buildings or Structures on the Local List of Heritage Assets; and BHN 2 – The Environs of Heritage Assets.

36 Hanley Castle Parish Building Design Guide.

Policy MnGr 8 – Siting of Local Businesses

Introduction

1 The parish currently has six existing industrial/business centres, plus a disused incinerator site and the SWDP 54 site at Blackmore Park. These are all situated outside the 30 mph zone of Hanley Swan and away from the main residential settlement areas of Hanley Swan and Hanley Castle. The centres are either built on old wartime hospital sites, other brownfield sites or redundant farm buildings. They are all located in open countryside and outward expansion of these sites would be likely to be detrimental to that countryside, which is why with the exception of Blackmore Park, intensification of existing sites is preferred.

Additionally there are many small businesses operating from a home base within the parish, including bed-and-breakfast accommodation for the tourism industry.

Policy MnGr 8 – Siting of Local Businesses

Other than home based businesses, new business premises should normally only be developed within the boundaries of the existing business centres shown on Map 7 which are:

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

Intensification within the boundaries of these sites will be preferred. The expansion of these sites into the open countryside will only be permitted if it can be demonstrated intensification is not viable or practical and where the effects of any such expansion would be acceptable.

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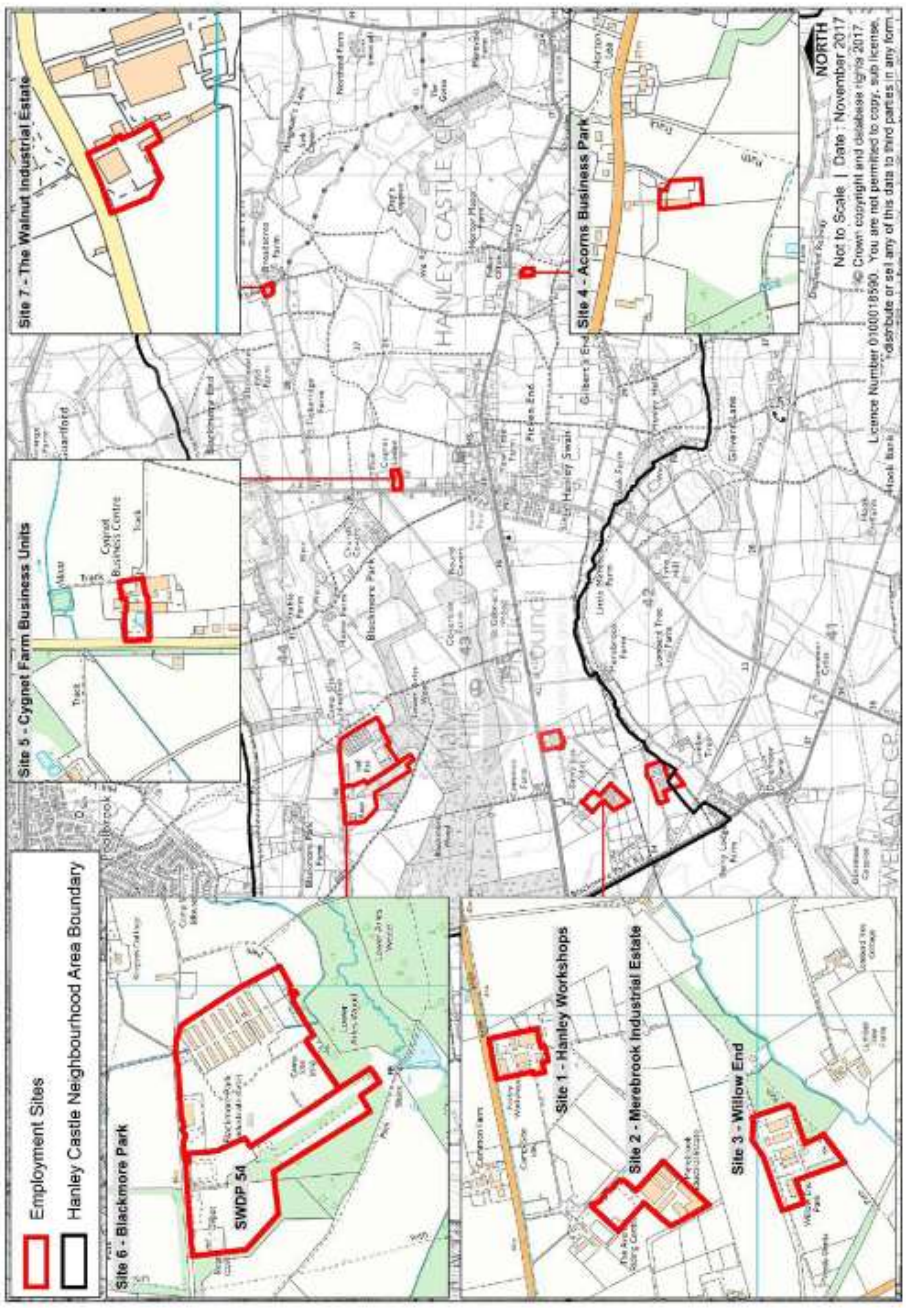
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Policy MnGr 8 – Siting of Local Businesses

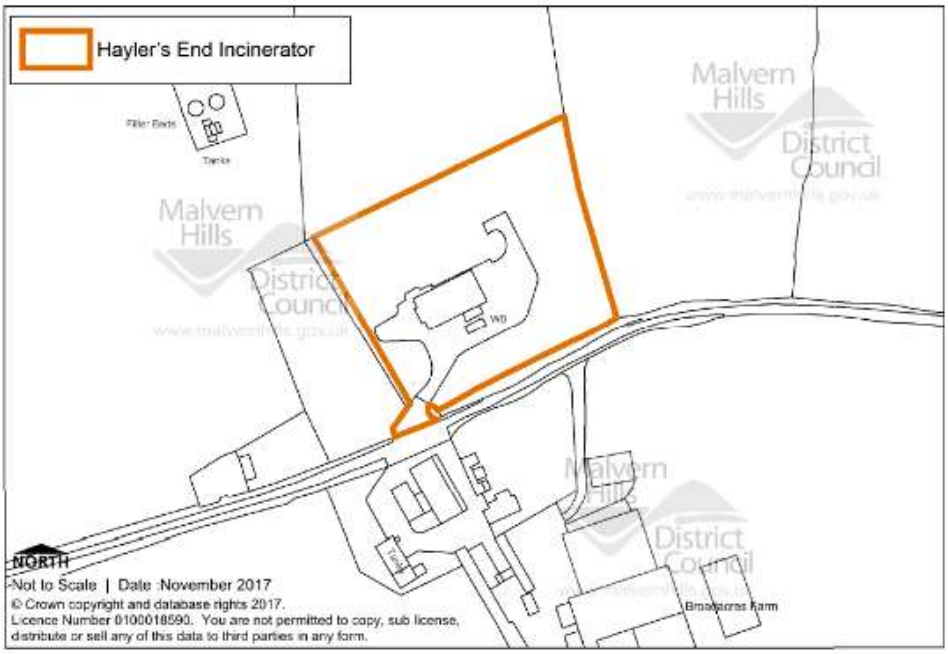
The Parish Council supports the further development of the Blackmore Park site (as per SWDP 54) as this is a brownfield development offering considerable space to expand employment opportunities.

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

Notes: In accordance with NPPF, Para 85, it is recognised that planning policies should help to create the conditions in which businesses can invest, expand and adapt. The list of Business Centres in MnGr 8 provides evidence of this, including as it does new business development: the list is not exhaustive.



Map 7. Business Sites Locations: the map illustrates the location of current business sites in open countryside



Map 8. Hayler's End Incinerator, original boundary (Note: the incinerator facility has been brought back into operation)

Brief Site Descriptions

Site 1: Hanley Workshops

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

Site 2: Merebrook Industrial Estate

3 The site covers approx. 4 hectares (9.6 acres) and is 1 mile from the centre of Hanley Swan, on the south side of the B4209 Malvern Road. The land was originally a Second World War military hospital. The existing land use is mainly industrial units, some of which are let or leased and some that have been sold and are owned individually.

Site 3: Willow End Park, Danemoor

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

Site 4: Acorns Business Park, The Willows, Roberts End

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

Site 5: Cygnet Business Centre

6 The site covers some 0.12 hectares (0.30 acres) and is on the east side of the Worcester Road approx. 500 yards (~460m) from the centre of Hanley Swan. The existing land use is mainly small modern office/workshop units converted and extended from old brick agricultural buildings, all to let or

lease. Most units are occupied by the business owners and there are some limited numbers of employment opportunities.

Site 6: Blackmore Park, off Blackmore Park Road – SWDP 54

7 The site of the old Second World War is now a soft-paper products factory incorporating a large office building at the front of the site.

SWDP 54 allocates 5.1 ha of land for B1, B2 and B8 employment uses. The existing land use is part brownfield site and part greenfield. The old hospital buildings have been demolished, and caravan and self-storage on adjacent sites appear to be the only commercial activity on site at present.

Site 7: The Walnut Industrial Estate, Hayler's End

8 This site was originally a commercial milk processing dairy, closed in 1967, and converted to a footpath rights of way workshop. In circa 1998 it was redeveloped as a small industrial estate covering some 0.25 hectares (0.60 acres approx.). It is approx. 1.4 miles (2.25km) from the centre of Hanley Swan, 0.8 miles (1.3km) along Hayler's End on a narrow lane with occasional passing places. The site is to the south of the incinerator, with a residential property and a farm dairy facility to the east. There is farmland to the south and east. The existing land use is a small industrial estate of three units.

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

Benefits/Outcomes

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

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

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

National and Local Policies

13 NPPF: Section 6 (2023) – Supporting a prosperous rural economy.

14 SWDP2 – Development Strategy and Settlement Hierarchy.

15 SWDP 8 – Providing the right land and buildings for jobs.

16 SWDP 12 – Rural Employment.

17 SWDP 54 – Blackmore Park.

18 SWDP 34 to 42 – Tourism and Leisure.

Supporting Evidence

19 SWDP 2 – A, Para iii. Safeguard and (wherever possible) enhance the open countryside.

20 SWDP 8 (8E) – Supports the provision of employment land and conversion of existing buildings to support job creation providing the development supports an existing business or new enterprise of a scale appropriate to the location.

21 SWDP 12 – Expansion of Existing Employment Sites in Rural Areas C. 'The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not viable or practical.'

22 Hanley Castle parish has a significant number of business sites all based upon previous brownfield sites. Two of these, along with the major Blackmore Park development, are upon former war time sites. As a relatively small rural parish these employment sites in total, whilst welcome, are more significant than in neighbouring parishes.

23 SWDP 54 – Blackmore Park. This allocates 5.1 hectares of land for employment use on a brownfield site that was virtually unused. This in itself is a major significant increase of business activity within a rural parish.

24 SWDP 13 – Reasoned justification, Para14. Fertile soil is a strategic asset. Strategic issues relating to Climate Change and food security strengthen the need, wherever possible, to retain agricultural and horticultural capacity. It is therefore important to protect the most productive agricultural land, i.e. BMV.

25 Following necessary approvals being granted, the once-derelict incinerator site is now in operation.

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

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

27 From the 2014 Business Questionnaire:

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

Cross References

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

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

Policy MnGr 9 – Heavy Goods Traffic

Introduction

1 The parish only has a rural road network comprising country lanes and B roads; there is therefore concern that the planned further commercial/industrial development of Blackmore Park (SWDP 54) within the parish may considerably increase traffic movements and volumes that will exacerbate the existing problems. This could also be coupled with increased HGV movements associated with further commercial and industrial developments within Great Malvern or elsewhere within the parish. At times this can be combined with very heavy visitor/exhibitor numbers to major shows at the Three Counties Showground, which cause considerable tailbacks from various pinch points.

2 This policy is not concerned, however, with the number of HGV movements but with the consequences of those movements. The objective is to protect residents from unacceptable increases in the levels of noise, vibration and pollution.

Policy MnGr 9 – Heavy Goods Traffic

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

Benefits/Outcomes

3 The Parish Council is aware of the economic benefits that industrial and commercial developments can bring to the existing residents and businesses of the parish. The above policy is not intended to inhibit such developments but is aimed at shaping the impact they could have on the parish. The opportunity to consider with scheme promoters the potential traffic impact will help ameliorate, through negotiated solutions, any adverse consequences. It is not intended to require a full Traffic Assessment/Transport Statement for every development; only those which may have a significant impact. In other cases a brief description may be all that is needed. This is in accordance with the requirements of the NPPF[8] which states:

> *32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:*
>
> - *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
> - *safe and suitable access to the site can be achieved for all people; and*
> - *improvements can be undertaken within the transport network that cost-effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*

National and Local Policies

5 NPPF: Section 4 (2023) – Promoting sustainable transport[9]

6 SWDP 4 – Moving Around South Worcestershire.

7 SWDP 8 – Providing the Right Land and Buildings for Jobs.

8 SWDP 12 – Employment in Rural Areas.

9 SWDP 54 – Blackmore Park.

Supporting Evidence

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

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

11 Within the 2014 Business questionnaire:

- Q21–83% wanted better transport links to encourage business and employment.

[8] See Paragraph 115 of the NPPF (December 2023)
[9] See Paragraph 117 of the NPPF (December 2023)

- Q23–52% felt transport links were inadequate at times.
  (Percentages relate to the respondents to the particular question).

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

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

Cross References

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

Policy MnGr 10 – Disused or Redundant Buildings

Introduction

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

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

Policy MnGr 10 – Disused or Redundant Buildings

The reuse of redundant or disused buildings where it would improve, restore or maintain a building will be supported if the proposed use meets the following criteria:

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

Benefits/Outcomes

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

National and Local Policies

4 NPPF: Section 6 (2023) – Supporting a prosperous rural economy, Para 83

5 NPPF: Section 5 (2023) – Delivering a sufficient supply of homes, Para 84

(83) To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

(84) Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply [partial extract]:

(c) '…The development would re-use redundant or disused buildings and enhance its immediate setting…'

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

7 SWDP 8 – Providing the Right Land and Buildings for Jobs
The policy, in its reasoned justification, identifies the diverse range of business premises in south Worcestershire, from basic storage facilities in converted agricultural buildings through to modern, purpose-built business parks and manufacturing facilities. The policy itself in para E promotes the provision of employment land and the conversion of existing buildings to support job creation where the development supports an existing business or new enterprise of a scale appropriate to the location.

However, the policy is not specific on the type or condition of those buildings to be re-used.

8 SWDP 12 – Employment in Rural Areas
This policy supports farm diversification but does not specifically address the issue of redundant or disused buildings.

9 Policy MnGr 10 complements SWDP 8 and 12 in that it sets out to reap the benefits of expanding employment opportunities in the rural environment but without the re-use of inappropriate buildings.

10 The Worcestershire Farmsteads Guidance

Supporting Evidence

11 The parish has already benefited through the conversion of some redundant agricultural and other buildings to commercial and industrial usage (Cygnet Farm, Willow End and Walnut Industrial Estate). However there are still farmsteads within the parish where changes in agricultural methods or crops grown have resulted in redundant or under-utilised buildings.

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

Cross References

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

Policy MnGr 11 – Assets of Community Value

Introduction

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

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

3 This policy is complementary to SWDP 37 – Built Community Facilities.

Potential Assets of Community Value

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

Policy MnGr 11 – Assets of Community Value

Proposals that will enhance the viability and/or community value of facilities included in the register of Assets of Community Value will be supported provided that the effects on the local road network, residential amenity and the character and appearance of the locality are acceptable. The loss of an asset will only be permitted where it can be demonstrated that:

i. the use no longer serves the needs of the community in which it is located; or

ii. alternative provision of an equivalent or better nature is provided in an equally or more accessible location; or

iii. in the case of commercial based community facilities it can be demonstrated that the use is no longer viable as evidenced by appropriate marketing of the property for a minimum of 12 months; and

iv. the proposed use would be compatible with adjacent land uses.

Notes: This Policy is guided by the provisions of the Assets of Community Value (England) Regulations 2012 with regard to the procedures and policies relating to additions to or removal from the list of Assets of Community Value[10]

Benefits/Outcomes

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

National and Local Policies

5 The Localism Act 2011, Part 5, Chapter 3.

6 The Assets of Community Value (England) Regulations 2012.

7 NPPF: Section 8 (2023) – Promoting healthy and safe communities

[10] See: https://www.legislation.gov.uk/uksi/2012/2421/regulation/2/made

8 SWDP 10 – Protection and Promotion of Centres and Local Shops

9 SWDP 37 – Built Community Facilities

Supporting Evidence

10 In the 2014 Residential Questionnaire:

- Q5 – 86% responded positively to enjoying the villages' local shops.
- Q47 – listed four village amenities; in each case over 80% of respondents responded positively to them.
- Q58 – asked about the importance of a range of village facilities including leisure and retail: in no case did any facility get less than 83% support; and in many cases over 90% support was recorded.
- Q63 – asked about potential support, financial or otherwise, for acquiring Assets of Community Value. 83% of respondents agreed or strongly agreed to the idea of providing support.

Cross References

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

Policy MnGr 12 – Developer Contribution Policy

Introduction

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

Policy MnGr 12 - Developer Contribution Policy

All new development in the NDP area should provide necessary and appropriate infrastructure and new facilities on-site, or contribute to off-site infrastructure and facilities as required by the Local Planning Authority by means of planning condition, Section 106 contribution, or use of Community Infrastructure Levy as appropriate.

Development proposals will also be expected to contribute as appropriate to the priorities of the Parish Council as initially noted below; but subject to subsequent revision by the Parish Council:

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

Benefits/Outcomes

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

National and Local Policies

3 SWDP 7 – Infrastructure.

4 SWDP 62 – Implementation.

5 Local partner Councils agreed Community Infrastructure Levy Charging Schedule.

Supporting Evidence

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

Cross References

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

PCR 1 - Community and Business Integration

(Parish Council Responsibility)

Introduction

1 There are many businesses operating within the parish and some members of the community are employed by them or are owners/directors. However there is little direct contact between these businesses and the residential community, nor are there any recognised channels of communication between business and community representatives. This has been illustrated by problems with broadband provision and mobile telephone signal strength.

2 This plan contains a number of objectives related to the inter-relationship of businesses and the community:

- To ensure a balance is maintained between the size of the community and local businesses and the infrastructure necessary to support them.
- To promote the establishment of technical and transport infrastructure that will attract and retain businesses in the parish.
- To encourage the use of the Blackmore site to generate local jobs.

3 To help the community and businesses integrate better a number of actions can be taken for mutual benefit. The policy below lists two initial actions, however this can be added to over time.

PCR 1 – Community and Business Integration

1 A member of the Parish Council is designated to liaise with businesses within the parish.

2 Provision will be made for businesses to advertise any vacancies on the parish website.

Benefits/Outcomes

4 Balancing the needs of businesses and residents and helping both to draw upon the resources that the other can offer. There are potential employees with a wide range of skills and experience; there is a pool of both consumer and business customers; there are local sources of supply and resident tradesmen.

5 Gaining a better understanding of the needs of local businesses and identification of where the Parish Council can lend support.

6 Optimising local employment opportunities.

National and Local Policies

7 NPPF: Section 6 (2023) – Supporting a prosperous rural economy

8 SWDP 12 – Employment in Rural Areas

Supporting Evidence

9 The 2014 Business questionnaire illustrates the issues facing local businesses.

10 The 2014 Residential questionnaire shows:

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

Cross References

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

Section 6: Rural Environment Policies

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

Rural Environment

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

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

Policy RE 1 – Sympathetic Design

Introduction

1 Each village and community has a part to tell in the whole story of the parish and this is reflected in the design and layout whether it be within a defined Development Boundary of a village or in a group of cottages or farm buildings. It is this eclectic mix and the interaction with the countryside and the natural environment which gives the distinctive rural feel. In addition certain aspects of the infrastructure contribute to separating the urban from the rural environment. This policy focuses specifically upon maintaining rurality but it should also be read in conjunction with Policy Des 1 – General Building Design Principles and the parish Design Guide.

Policy RE 1 – Sympathetic Design

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

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

Benefits/Outcomes

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

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

4 Prevention of suburbanisation of our environment.

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

National and Local Policies

6 NPPF: Section 12 (2023) – Achieving well-designed and beautiful places, Para 132 [extract] and Para 135, b & d

> 'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'
> 'Planning policies and decisions should ensure that developments:
>
> > …are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
> >
> > …establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.'[11]

7 SWDP 5 – Green Infrastructure.

8 SWDP 6 – Historic Environment.

9 SWDP 21 – Design.

10 Malvern Hills National Landscape Management Plan

Supporting Evidence

11 In the 2014 Residential Questionnaire:

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

12 SWDP 21 – Design:

> 'Good design is also vital in protecting and enhancing the special character of South Worcestershire. The design principles set out in this policy provide a high-level design framework for new development that supports the diverse nature of good design. These will be explained further in a Design Guide Supplementary Planning Document. They may also be complemented by Neighbourhood Plans, Parish Plans, or Village Design Statements that can provide the "fine grain" local design detail.'

Cross References

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

14 Policy Des 1 – General Building Design Principles

[11] See also: https://www.gov.uk/government/publications/national-design-guide; https://assets.publishing.service.gov.uk/media/611105d1e90e0706c5282b66/NMDC_Part_1_The_Coding_Process_web.pdf; and https://www.swdevelopmentplan.org/?option=com_fileman&view=file&routed=1&name=Design-Guide-SPD-Adopted-March-2018-FINAL.pdf&folder=Documents%2FSouth%20Worcestershire%20Development%20Plan%2FPublications%2FSPD%2FDesign%20Guide&container=fileman-files

Policy RE 2 – Settlement Identity

Introduction

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

Policy RE 2 – Settlement Identity

In order to maintain the separate character and identities of the two principal settlements in the parish, Hanley Castle and Hanley Swan, new housing development in the open countryside, outside the Hanley Castle and Hanley Swan development boundaries (See Policy MnGr 7) will only be considered favourably if it is:

i. A dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise; or

ii. Affordable housing on an exception site to meet identified local need; or

iii. A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the original footprint by 30%.

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

Conversions or the re-use of existing buildings will be supported providing there is no need for substantial reconstruction or need for large extensions. Disused or redundant buildings are subject to Policy MnGr 10.

Benefits/Outcomes

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

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

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

National and Local Policies

5 NPPF: Section 12 (2023) – Achieving well-designed and beautiful places
NPPF: Section 15 (2023) – Conserving and enhancing the natural environment
NPPF: Section 16 (2023) – Conserving and enhancing the historic environment

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

7 SWDP 18 – Replacement Dwellings in the Open Countryside

8 SWDP 19 – Dwellings for Rural Workers

Supporting Evidence

9 In the 2014 Residential Questionnaire:

Q5: 90% of respondents enjoy parish life because of village identity. Participants also commented on fear of over development and losing the village feel, or rural aspect.

Often residents expressed that the rural environment was what attracted them to the villages. 'We have lived in Hanley Swan for 50 years. Over the period there have been some enormous changes resulting in Hanley Swan developing from a small country village to suburbia. Some changes have been inevitable as population and amenities develop but we should keep aware not to let the village lose too much of its character'.

Cross References

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

Policy RE 3 – Replacing Natural Features Lost Through Development

Introduction

1 The parish sits between the Malvern Hills National Landscape and the valley of the River Severn. It is an area rich in natural features and is principally farmland or woodland. The relatively flat topography and sheltered climate have meant that historically the area abounded in orchards with many ponds and ditches. Fields are marked with native species hedgerows and there are many significant trees, particularly in the major estates that form part of the parish. This rural environment is also reflected in the plantings around domestic residences. It is important to the community that these rural features are at least maintained and enhanced where possible. Encouraging land owners and developers to plan for replacement or enhancement of natural features will enhance the appearance and attractiveness of the area and of their development sites.

Policy RE 3 – Replacing Natural Features Lost Through Development

New development should avoid the loss of or substantial harm to, important trees, orchards, hedgerows and other natural features such as ponds. Where such losses or harm are unavoidable, suitable mitigation measures that may include equivalent or better replacement of the lost features will be required. It is expected that any such mitigation will form an integral part of the design concept and layout of any development scheme and that development will be landscape-led and be appropriate in relation to its setting and context and ongoing management.

Benefits/Outcomes

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

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

4 Is complementary to the requirements of SWDP 22 in the Local Plan which focuses on sites with some form of local or national designation.

Local and National Policies

5 NNPF: Section 15 (2023) – Conserving and enhancing the natural environment [in particular the following paragraphs]:

Para 180 – The planning system should contribute to and enhance the natural and local environment by:

(a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

Para 185: To protect and enhance biodiversity and geodiversity, plans should:

(a) Identify, map and safe guard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity[12]; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation[13]; and
(b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Para 186: When determining planning applications, local planning authorities should apply the following principles:

(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
(b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons[14] and a suitable compensation strategy exists; and
(d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

6 SWDP 2 – Development Strategy and Settlement Hierarchy

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

7 SWDP 5 – Green Infrastructure.

8 SWDP 22 – Biodiversity and Geodiversity.

9 SWDP 25 – Landscape Character.

10 BHN 4 – Preserving Ancient Trees, Woodland, Trees and Hedges.

[12] Circular 06/2005 (see https://www.gov.uk/government/publications/biodiversity-and-geological-conservation-circular-06-2005) provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.
[13] Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.
[14] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

11 Malvern Hills National Landscape Management Plan

A policy specifically aimed at ancient trees and woodland and other items of arboricultural and amenity value.

Supporting Evidence

12 SWDP 22 Reasoned Justification:

Conserving and enhancing the natural environment is one of the Framework's core planning principles and Section 11 sets out how planning policy should achieve this. The Natural Environment and Rural Communities (NERC) Act (2006) requires public bodies to have regard to the purpose of conserving biodiversity. Without an appropriately strong planning policy the recent trend of biodiversity and geodiversity losses will continue.

13 In the 2014 Residential Questionnaire:

Q59 asked about the protection of features:

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

Q60 asked about support for planting trees and wild flowers on community land: 98% approval

Q66 asked about interest in a community wood: 90% approval

Cross References

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

Section 7: Built, Historic and Natural Environment (BHN) Policies

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

THE BUILT HERITAGE ENVIRONMENT

Section Introduction

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

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

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

Policies

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

Introduction

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

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

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

Local heritage assets identified on the Local List should be protected or enhanced. In reaching a balanced judgment on the effect of a non-designated heritage asset, the significance of the heritage asset will be taken into account together with the scale of any harm to, or loss of, the heritage asset.

The renovation, alteration or change of use of buildings or structures identified on the local heritage list should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting. Development that involves the demolition or part demolition of buildings or structures on the Local List will be resisted. Applications proposing demolition will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. In cases where demolition is unavoidable, provision will be made for any archaeological or historical interest to be appropriately recorded prior to any demolition or at an otherwise suitable stage in the works.

Benefits/Outcomes

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

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

5 The Policy gives information on locally important buildings in an electronic and accessible format to meet e-Gov requirements.

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

National and Local Policies

7 NPPF: Section 12 (2023) – Achieving well-designed and beautiful places

8 NPPF: Section 16 (2023) – Conserving and enhancing the historic environment

9 SWDP 6 – Historic Environment

10 SWDP 21 – Design

11 SWDP 24 – Management of the Historic Environment

12 Planning (Listed Building and Conservation Areas Act, 1990), Section 66

13 Malvern Hills National Landscape Management Plan

Supporting Evidence

14 In relation to archaeological building recording the LPA Planning Advisor will review applications and suggest appropriate mitigation measures at a lower threshold of harm than total demolition, potentially including but not limited to applications for change of use/conversion, alteration and partial demolition as even limited works, depending upon their scale, form and location, have the potential to cause harm to these heritage assets. Recommendations for archaeological building recording works may also be made with regard to planning applications affecting other undesignated heritage assets of built historic environment interest that are not included on the proposed Local List.

15 In the 2014 Residential Questionnaire:

Q59 asked about the protection of heritage features:
- Conservation Area: 98% approval
- Schedule Monuments: 95% approval
- Listed Buildings: 96% approval
- Historic Buildings: 95% approval

16 The proposed Local Heritage List which comprises 58 properties which have been aligned to the criteria in the Local List SPD.

Cross References

17 The Proposed Local Heritage List is included as Appendix B.

18 Included within Supporting Document Part Two are some maps of the parish which include historical unlisted buildings.

Policy BHN 2 – Protection of the Archaeological Environment

Introduction

1 Archaeological excavations within the parish have uncovered evidence of a Roman presence and a significant medieval pottery industry. In both cases the River Severn played a significant part in the transport of people and goods. The parish is also the site of King John's hunting lodge 'Hanley Castle'; this scheduled ancient monument is under the protection of Historic England: little now remains of this monument and no archaeological excavation has been carried out at this site since the 19th century. The parish church of St Mary's may have had Saxon origins as evidenced by the 'Lechmere Stone', part of an ancient gravestone.

Policy BHN 2 – Protection of the Archaeological Environment

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

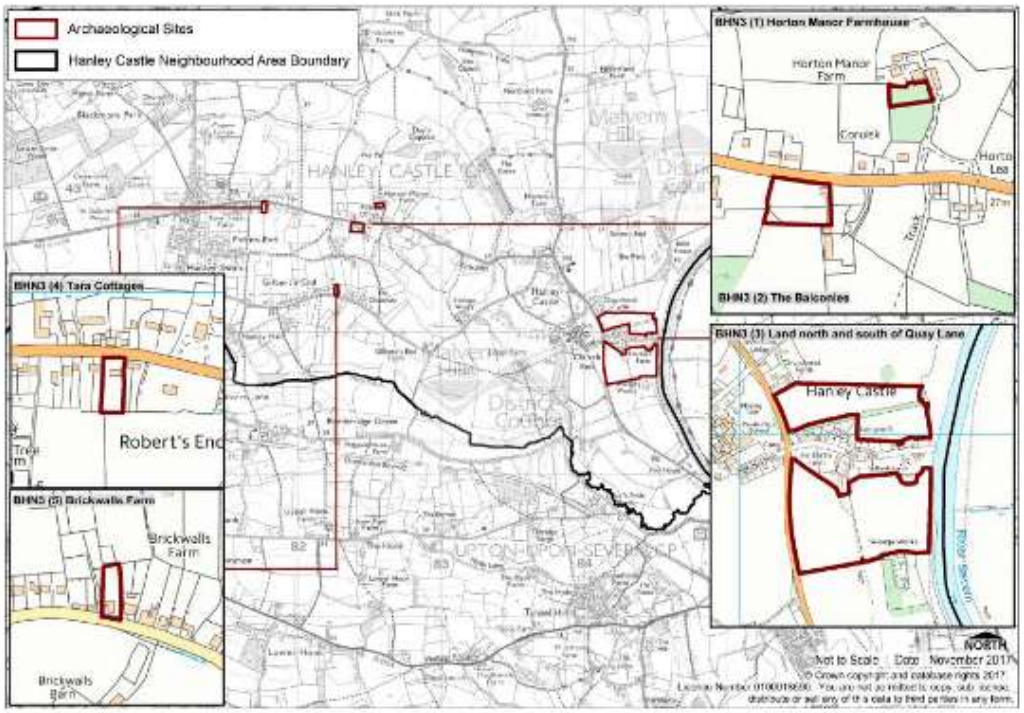
- The Balconies, Robert's End, Hanley Swan – 15/16th c. kiln waste
- Tara cottage, Robert's End, Hanley Swan – 14/16th c. kiln waste
- Horton Manor Farmhouse, Robert's End, Hanley Swan – 13/17th c. pottery
- Brickwalls Farm, Gilbert's End, Hanley Castle – 13/16th c. kiln waste
- Land immediately north and south of Quay Lane, Hanley Castle – Roman pottery and iron waste dating to the 2nd century.

(continues)

(continued)

Policy BHN 2 – Protection of the Archaeological Environment

These five bullet pointed sites noted above should not be taken as a definitive or exhaustive list of sites/areas of archaeological interest in the Parish/Neighbourhood Plan area.



Map 9 – Known Archaeological Sites

Benefits/Outcomes

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

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

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

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

National and Local Policies

6 NPPF: Section 16 (2023) – Conserving and Enhancing the Historic Environment

7 SWDP 6 – Historic Environment.

8 SWDP 24 – Management of the Historic Environment.

9 Malvern Hills National Landscape Management Plan

Supporting Evidence

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

- The Balconies, Robert's End, Hanley Swan – 15/16th century kiln waste, including a piece with the paw print of a dog that stepped on the clay as it was drying.

- Tara cottage, Robert's End, Hanley Swan – 14/16th century kiln waste and pottery, including pieces of a rare 14th century animal-shaped water vessel for washing hands before and after meals, known as an aquamanile [from the Latin for water (aqua) and hand (manus)]. It is the most substantial fragment of local pottery to survive from the Middle Ages; also storage jar handles and a candlestick base with glazed top.



Tara – 14th c. aquamanile remains restored

- Horton Manor Farmhouse (Grade II listed), Robert's End, Hanley Swan – 13/18th century pottery, including a complete 16th century ridge tile, encaustic paving tile fragments and 17th/18th century clay pipe sections.

- Brickwalls Farm (Grade II listed), Gilbert's End, Hanley Castle – Bricks and tiles similar to those used in the construction of the 17th century farmhouse have been found in a 16th century waster pit. In addition, kiln waste and pottery dating from the 13th century onwards suggests the house could be built on an earlier building.

- Land immediately north and south of Quay Lane, Hanley Castle – Roman pottery and iron waste dating to the 2nd/3rd century, including high quality decorative Samian ware, one piece with a maker's stamp, fragments of black burnished baking bowl, segments of amphora used to store wine or oil, Severn Valley ware storage jar pieces and iron smelting furnace slag, including part of a blacksmith's hearth.

11 The Worcestershire Historic Environment Record (HER) contains details of other known and suspected sites of archaeological interest, while the potential for the discovery of new, as yet completely unknown sites must also be acknowledged. Therefore Worcestershire Archive and Archaeology Service and/or the LPA may advise that archaeological works are required/ archaeological considerations are to be addressed in connection with development proposals elsewhere in the parish.

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

Cross References

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

14 Included within Supporting Document Part Two are some maps of the parish which also include the noted archaeological sites.

The Natural Environment

Section Introduction

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

Policies

Policy BHN 3 – Preserving Ancient Trees, Woodland, Trees, Hedges

Introduction

1 Ancient, mature and established trees and hedges should be protected and incorporated into landscaping schemes wherever possible. They are part of the existing green infrastructure within the parish and new developments in the Neighbourhood Plan area should consider the quality of these green infrastructure assets and the connectivity of green infrastructure networks. They should demonstrate how they are going to be protected, buffered and enhanced and where that is not possible, what mitigation measures have been undertaken to balance out the loss to these networks. The planting of appropriate local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for ongoing management. Existing hedgerows should be retained and the establishment of new native hedges is encouraged. We have many ancient trees within the parish and specific examples are identified within the schedule of 'Ancient Trees, which are wholly or partially within Hanley Castle,' provided by the Worcestershire Biological Records Office and some are shown on the parish maps. Ancient woodlands are shown on the Map 10. It should be remembered that the parish once formed a major part of Malvern Chase which was forested until the 17th century. It will be useful for the development industry and decision takers to engage with the Parish Council who have detailed local knowledge of ancient trees, woodlands and hedges in the Parish at an early stage to ensure that such trees, woodlands and hedges are appropriately identified and to enable discussion about protection and retention and if appropriate, mitigation measures.

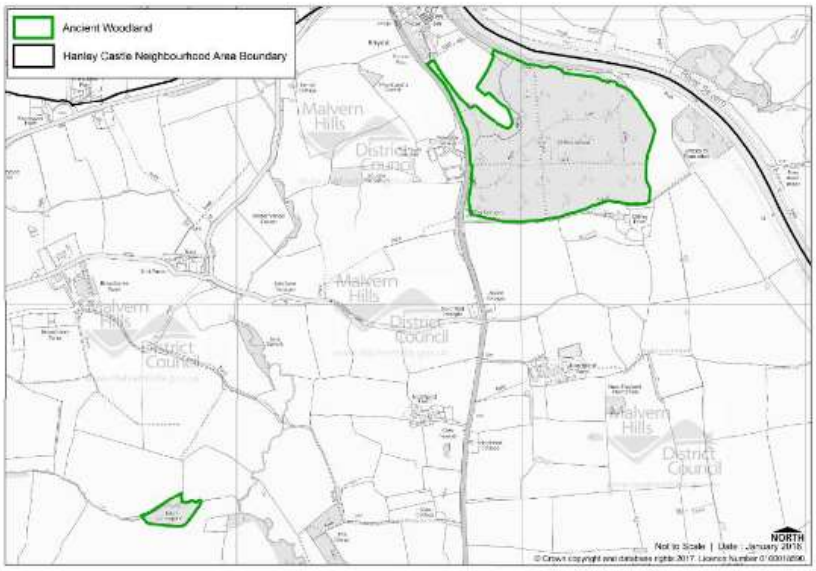
The Biological Records list nearly 300 trees.

Policy BHN 3 – Preserving Ancient Trees, Woodland, Trees, Hedges

Development that damages or results in the loss of ancient trees or woodland will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh any loss. Development that damages or results in the loss of trees, parkland/wood pasture, woodland and hedgerows of arboricultural and amenity value will be resisted.

Additionally the establishment of new native hedges is encouraged.

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



Map 10 – Ancient Woodland

Benefits/Outcomes

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

3 Helps to maintain and enhance the green infrastructure.

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

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

National and Local Policies

6 NPPF: Section 15 (2023) – Conserving and Enhancing the Natural Environment.

7 SWDP 5 – Green Infrastructure.

8 SWDP 22 – Biodiversity and Geodiversity.

9 Malvern Hills National Landscape Management Plan

Supporting Evidence

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

11 Worcestershire Green Infrastructure Strategy 2013–2018.

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

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

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

14 Some of the most important ancient trees are described within Appendix C (this only lists some significant examples) and their locations are included on the informative parish maps within Supporting Document Part Two.

Cross References

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

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

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

Policy BHN 4 – Local Green Spaces

Introduction

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

2 A green infrastructure approach can help to look at all above elements in a coordinated and comprehensive way. It also has a role in creating and enhancing biodiversity, connecting wildlife corridors and networks, protecting and enhancing landscape character, conserving and enhancing heritage assets such as historic landscapes and archaeology, and improving the setting of historic buildings and monuments.

3 The following Local Green Spaces are designated in this Plan and identified on Map 11

Policy BHN 4 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on Map 11:

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

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Benefits/Outcomes

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

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

National and Local Policies

3 NPPF: Section 8 (2023) – Promoting healthy and safe communities

4 SWDP 38 – Green Space.

5 Worcestershire County Council Health and Wellbeing Strategy 2016–2021

6 South Worcestershire Planning for Health SPD



Map 11 – Local green spaces

Supporting Evidence

7 NPPF Section 8 (2023) (Paras 105 and 106) states that:

> 105 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

106 The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves;
(b) 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
(c) local in character and is not an extensive tract of land.

8 Worcestershire Green Infrastructure Strategy 2013–2018

9 The green spaces we have defined in policy BHN5 meet the above criteria (cross referred by sequence number) and are important to the parish for the following reasons:

- Hanley Swan – the village green 1, 2 and 3 (registered village green)
- Hanley Swan – Ewe and Lamb green 1, 2 and 3 (registered village green)
- Hanley Castle – The green triangle outside the Three Kings 1, 2 and 3 (registered village green)

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

- Hanley Swan – Sports field and play area behind village hall 1, 2 and 3
- Hanley Swan – Field behind Primary School 1, 2 and 3
- Hanley Castle – Playing field and tennis court area in front of High School 1, 2 and 3
- Hanley Castle – The Glebe field currently used for the school playing field and cricket pitch 1, 2 and 3

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

- Hanley Swan – the village pond and surroundings 1, 2 and 3

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

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

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

Cross References

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

12 Included within Supporting Document Part Two are some informative maps of the parish which also include the protected green spaces.

Policy BHN 5 – Sites of Biological or Geological Interest

Introduction

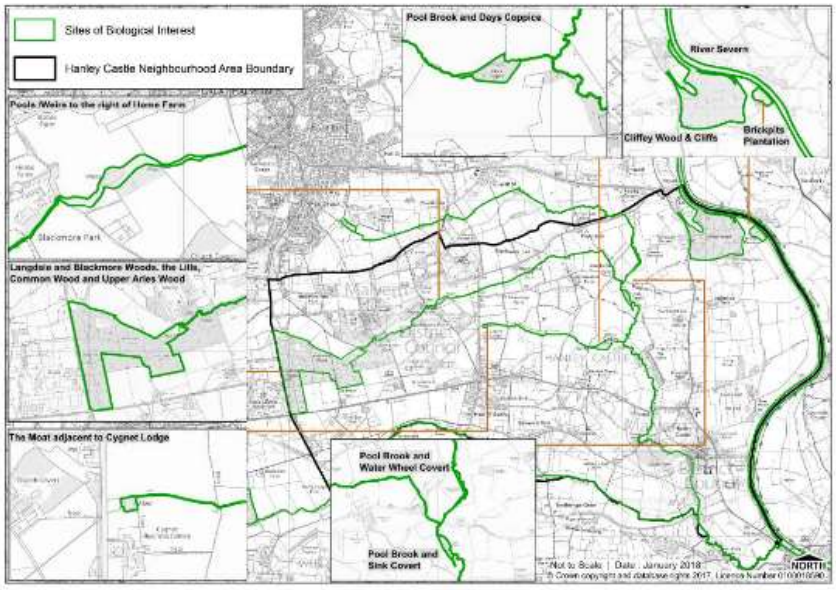
1 Hanley Castle is a rural parish, adjacent to the Malvern Hills National Landscape with its eastern boundary formed by the River Severn. Historically the parish formed a major part of Malvern Chase, a forested area used for hunting by King John. In more modern times the land in the parish has mainly been devoted to agriculture, but its proximity to Malvern, Worcester and the West Midlands motorway network means a continual threat of suburbanisation. The parish has managed to retain some quiet secluded places where wild flora and fauna have continued to flourish and it remains important that they are protected. This Neighbourhood Plan supports the protection and enhancement of Sites of Biological Interest throughout the parish. Local habitats and wildlife biodiversity should be preserved and linking wildlife corridors, including brooks and watercourses, enhanced. All these features are key elements of our local green infrastructure, particularly the local watercourses and pools. This policy identifies the sites of biological interest to which this policy relates and these sites are shown on Map 12a.

The Gorse Bank Pit is a steep bank, by a public right of way, about 9m high and 30m long. It provides a rare exposure of the Sidmouth Mudstone Formation. While the occurrence of this rock is widespread over the county, there are very few places where the rock remains exposed and is readily accessible. Most exposures are at near-vertical banks of the River Severn where it is impossible to examine the rock. At this site, a series of nine distinct beds of red mudstone and light grey siltstone have been identified. The location of Gorse Bank Pit is shown in Map 12b.

Policy BHN 5 – Sites of Biological or Geological Interest

Development proposals that impact on local wildlife and habitats identified in the list below and shown on Maps 12a and 12b, should demonstrate how biodiversity will be protected and enhanced.

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



Map 12a – Sites of Biological Interest



Map 12b – Site of Geological Interest

Benefits/Outcomes

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

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

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

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

National and Local Policies

6 NPPF: Section 15 (2023) – Conserving and enhancing the natural environment.

7 SWDP 5 – Green Infrastructure.

8 SWDP 22 – Biodiversity and Geodiversity.

9 Worcestershire County Council Health and Wellbeing Strategy 2016–2021.

10 South Worcestershire Planning for Health SPD.

11 Malvern Hills National Landscape Management Plan

Supporting Evidence

12 Worcestershire Green Infrastructure Strategy 2013–2018.

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

14 Worcestershire Biological Records Centre – Detailed Biological Sites descriptions, summarised as follows:
Langdale Wood and The Lills: A woodland walk runs around this part of the site. Thinning and ride maintenance is carried out. The majority of the south of this part of the site comprises blocks of young deciduous trees (native and non-native) over a field-layer heavily dominated by bramble but with a low diversity of woodland species scattered throughout such as herb robert, bluebell and pendulous sedge. The southernmost point of the site includes blocks of conifer plantations. The north of Langdale Wood is predominantly parkland – oaks over improved grassland. A pond is situated in the north of The Lills; a poplar plantation lies to the south of the pond. Two drains run through this part of the site, meeting at the east edge of Blackmore Wood. The presence of nightingales here is of high note: this is an amber-listed bird of nature conservation concern in the Worcestershire Red Data Book. (West Midlands Bird Club has not noted nightingales here since 2006).

Blackmore, Common and Upper Arles Woods: These are managed primarily for timber production. Plantations of conifer and of poplar have been replaced with broad-leaved species; the timber crop is almost exclusively oak and ash, with alder planted as a nurse species. The blocks are of various ages from 3 years to semi-mature (probably about 60 years old). Patches of young grey willow occur throughout.

Pool and Mere Brook: Two brooks combining to form a tributary of the River Severn. Both are small, mostly slow-flowing and tend to have a silty bed although there are short stretches were the flow is quicker and gravel beds are apparent. The Pool Brook tends to have a rather more wooded corridor than the Mere Brook but both are well vegetated and tree-lined for much of their length. Typically the bankside trees are pollarded willows, but some sections of the Pool Brook are dominated by damp alder carr and both have associated marshy nettle/willowherb beds that help to augment the already important wildlife corridor. Both watercourses appear 'natural' and do not show much sign of past modification.

Information on associated species of interest is limited but otters are likely to use both brooks.

River Severn: the River Severn is Worcestershire's biggest river and a major ecological corridor running north to south for the whole length of the county. Although it has been significantly modified below Stourport the river retains much of its natural form upstream of the town and exhibits the varied bed structure and flow of a more semi-natural channel. In places the aquatic vegetation is diverse although typically not abundant. Most of the river is tree-lined, often with pollarded willows and alders and there are significant amounts of contiguous semi-natural habitat which augment the value of the

watercourse itself, making the corridor extremely important in a county context. The Severn supports a rich and varied fauna including the rare club-tailed dragonfly, salmon and otters.

Brickpits Plantation: Brickpits Plantation includes open water aquatic vegetation – National Vegetation Classification (NVC) A10: amphibious bistort community; wet woodland, NVC W6b: alder/crack willow/nettle community; and swamp, NVC S12, S14: reed mace and branched bur-reed communities as well as some additional dry woodland.

At Brickpits Plantation, the quality of the marginal swamp vegetation is somewhat limited by the shade thrown by the adjacent woodland and the fluctuating water levels within the pools. This sub-site site still holds an interesting wetland flora, which in combination with the invertebrate and avian interest makes the site important in the county series. Invasion by Himalayan balsam is an ongoing problem at the site.

Pines within the Brickpits Plantation hold a heronry of at least local importance (9 active nests were recorded in 1998 – though 25 were reported here only two years earlier, in 1996). The habitat in the pit is known to be ideal for otters – their spraints have been found.

Cliffey Wood and Cliffs: An oak-dominated woodland shown as ancient semi-natural on the NCC's Inventory of Ancient Woodland. The wood is situated on the eastern bank of the River Severn with steep near-vertical cliff of Triassic Sidmouth Mudstone bordering the River Severn.

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

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

Cross References

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

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

18 Included within Supporting Document Part Two are some informative maps of the parish which also include the sites of biological and geological interest.

Section 8: Design Policies

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

Policy Des 1 – General Building Design Principles

Introduction

1 Good design is essential for all new developments, alterations or extensions within the Parish. The National Planning Policy Framework (2023) emphasises the link between good design and sustainable development:

> 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.[15]

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

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

4 This policy focuses specifically upon design strategies for the parish but it should also be read in conjunction with Policy RE 1 – Sympathetic Design which is concerned with maintaining the rurality of the parish.

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

Policy Des 1 – General Building Design Principles
In order to be considered favourably all new development proposals will need to satisfy all of the following building design principles:

i. Any development should be of a character, scale, mass and built form which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale and form, including the roofline, do not disrupt the visual qualities of the street scene or adversely harm any significant wider landscape views.

ii. To avoid visual uniformity, proposals should not feature designs specific to a generic "scheme"; instead they should take account of and respect the locally distinctive character of the area in which they are to be sited.

iii. New buildings should follow a design approach in the use of materials, fenestration and rooflines which is sympathetic to the existing built environment. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment.

New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways, but they must still be sensitive to surroundings and not be excessively prominent.

(continues)

[15] https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf (Section 12, Para 131)

(continued)

Policy Des 1 – General Building Design Principles

iv. New developments, alterations or extensions especially in the parish Conservation Area should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure.

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

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

These principles should be clearly demonstrated through the design of any proposal and/or a Design and Access Statement when this is required. Applications which fail to address the policy criteria where opportunity exists should be refused as it is considered that they do not deliver sustainable development. The Building Design Guide gives specific advice on the use of appropriate materials.

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

Benefits/Outcomes

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

National and Local Policies

7 NPPF: Section 12 (2023) – Achieving well-designed and beautiful places

Para 135: Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

8 South Worcestershire Development Plan – Relevant policies are:

SWDP 5 – Green Infrastructure
SWDP 6 – Historic Environment
SWDP 21 – Design
SWDP 24 – Management of the Historic Environment

9 This policy (Des 1) is complementary to all the above.

Supporting Evidence

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

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

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

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

Cross References

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

14 The Parish Design Guide gives relevant help to developers and residents and is a related document to this Neighbourhood Plan. Printed copies are available from the Parish Clerk who can be contacted at hanleycastleparish@hanleyswan.net It is also available on the internet at The Hanleys website: www.hanleyswan.net

Policy Des 2 – Renewable and Low Carbon Energy

Introduction

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

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

Policy Des 2 – Renewable and Low Carbon Energy

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

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Policy Des 2 – Renewable and Low Carbon Energy

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

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

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

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

Benefits/Outcomes

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

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

National and Local Policies

5 NPPF: Section 14 (2023) – Planning for climate change

Para 158: To help increase the use and supply of renewable and low carbon energy and heat, plans should:

(a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

(b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

(c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co- locating potential heat customers and suppliers.

6 SWDP 21 – Design: Para Bi refers.

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

Supporting Evidence

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

9 Within the 2014 residential questionnaire specific questions about energy issues gave the following results which show considerable progress on insulation and developing interest in forms of energy generation. In the Table PD2.1 below 'Total' is the overall number of respondents and the percentages are of that total.

Table PD2.1 Responses to questionnaire on energy issues, 2014

	Interest	Done	Total	Average rating
Loft insulation	14.04% 25	85.96% 153	178	1.86
Double glazing	8.99%	91.01% 162	178	1.91
PV panels	75.38% 49	24.62% 16	65	1.25
Solar panels	74.63% 50	25.37% 17	67	1.25
Domestic wind generator	96.55% 26	3.45% 1	29	1.03
Geothermal heating systems	76.92% 40	23.08% 12	52	1.23
Installing biomass boilers	89.19% 33	10.81% 4	37	1.11

10 Residents were also asked whether certain features should be compulsory on new builds. In each case a majority of respondents replied 'Yes' to the inclusion of: water harvesting, geothermal heat systems, solar panels for water heating, PV panels and biomass boilers. (See questionnaire result Q64.)

Although it is not the intention to demand the inclusion of these facilities, the responses are indicative of the community's desire to promote an energy saving agenda. (The issue of sustainable energy for new-build homes has now been addressed by SWDP 27 A.)

Cross References

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

12 The Parish Design Guide also references energy efficiency: Policy Des 3 – Integrating New Developments with the Existing Villages

Policy Des 3 – Integrating New Developments with the Existing Villages

Introduction

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

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

3 One of the most appreciated aspects of the community within the parish is the friendliness of the residents and the way this encourages mutual support and community spirit (as identified in the 2014 Residential Questionnaire). New developments need to integrate new housing and businesses with the existing community so as to promote contact, understanding and involvement. This approach will continue to support and encourage community integration and cohesion.

Policy Des 3 – Integrating New Developments with the Existing Community

The design and layout of all new housing developments in excess of five properties must take every available opportunity to provide safe and convenient access for cyclists, pedestrians, the disabled and other users to village facilities including bus stops, schools and services and improve connections to other residential areas.

Benefits/Outcomes

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

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

National and Local Policies

5 NPPF: Section 12 (2023) – Achieving well-designed and beautiful places

6 NPPF Section 8 (2023) – Promoting healthy and safe communities.

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

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

Supporting Evidence

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

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

Cross References

11 Questionnaire results showing responses relating to community engagement are shown in the Neighbourhood Plan Supporting Document in Section 1, Q5.

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

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

Section 9: Traffic and Transport Policies

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

Section Introduction

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

Policy Trf 1 – Highways and Traffic Principles

Introduction

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

Hanley Castle

2 The main entrance to Hanley Castle High School is situated on Church End, close to the main road. Other than the 40mph speed restriction currently in place, there are no traffic calming measures. At the start and in particular at the end of the school day parents park their cars along Church End and invariably the line of parked cars extends back on to the B4211. The parked cars extend north and south of the junction and on both sides of the road. This causes congestion on the B4211 and presents a safety hazard to road users and pedestrians alike.

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

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

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

Hanley Swan

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

7 There are several retail premises close to the crossroads in the centre of the village and a number of private driveways that enter directly onto the main roads throughout Hanley Swan. Dangerous and inconsiderate parking around the village shop at the crossroads in Hanley Swan can create a significant problem. There is very limited parking immediately in front of the shop and cars therefore park along the Welland Road or along the B4209. Hanley Swan Primary School parking is occasionally problematical but not necessitating action as yet.

8 The speed of vehicles passing Hanley Swan Primary School at peak school start and finish times is enforced by means of illuminated warning signs and a 20mph speed limit, although it appears that these are rarely observed by motorists. Recent (2017) monitoring of speeds by the police on the approach to the primary school from the Welland direction has revealed significant excess speeds.

The police have taken enforcement action against offenders and this area is now a priority for traffic calming measures.

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

Policy Trf 1 – Highways and Traffic Principles

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

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

    - Hanley Swan village, B4209, Welland Road, Worcester Road; and
    - Hanley Castle B4211.

Benefits/Outcomes

10 Implementation of these policies will help to alleviate the anticipated problems that will arise through the growth in traffic volumes.

11 Building in traffic calming measures within new developments will help in the general reduction of vehicle speeds.

National and Local Policies

12 Worcestershire Local Transport Plan

13 NPPF: Section 9 (2023) – Promoting sustainable transport

14 SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

15 In the 2014 Residential Questionnaire:

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

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

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

Note the increase in number of vehicles.

Cross References

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

Policy Trf 2 – Footpaths/Bridleways/Cycle Paths

Introduction

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

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

3 The potential route along the existing footway on the B4209 path is in poor condition and is not wide enough to be used as a cycle route between the villages of Hanley Swan and Hanley Castle. Children wishing to cycle to school can choose to either cycle on the road, or the substandard footway or instead cycle via Gilbert's End via Welland Road. Gilbert's End is a designated cycle route; however the route is shared with motorised vehicles without any additional speed restrictions in place.

4 Although some initial survey work has been carried out on the potential development of this safe route this has stalled through lack of finance. The Parish Council will work with the Highway Authority to establish the steps that need to be taken to bring this project to fruition including the development of a full feasibility study and preliminary costings.

5 The proposals for other cycle routes aim to extend the use of cycles as a sustainable form of local transport. This will be achieved by filling in the gaps between some existing routes and by enhancing existing routes (either footpaths or tracks) so as to link to the two significant commercial developments that affect the parish; the Three Counties Showground and the Blackmore Park industrial area. The widening of the cycle network will also be of benefit to tourists to the area. The schemes suggested in this policy have not yet been the subject of scheme development or appraisal neither are they yet part of walking and cycling strategies developed in partnership with others. The potential routes are shown on the inset map.

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

Policy Trf 2 – Footpaths/Bridleways/Cycle paths

New development is required to take every available opportunity to improve footpath, bridleway and cycle path provision and connections within the parish. Where it is considered viable and practicable, contributions will be sought from developments to deliver localised improvements. Developments may contribute by delivering new footpaths on or adjacent to their application site.

(continues)

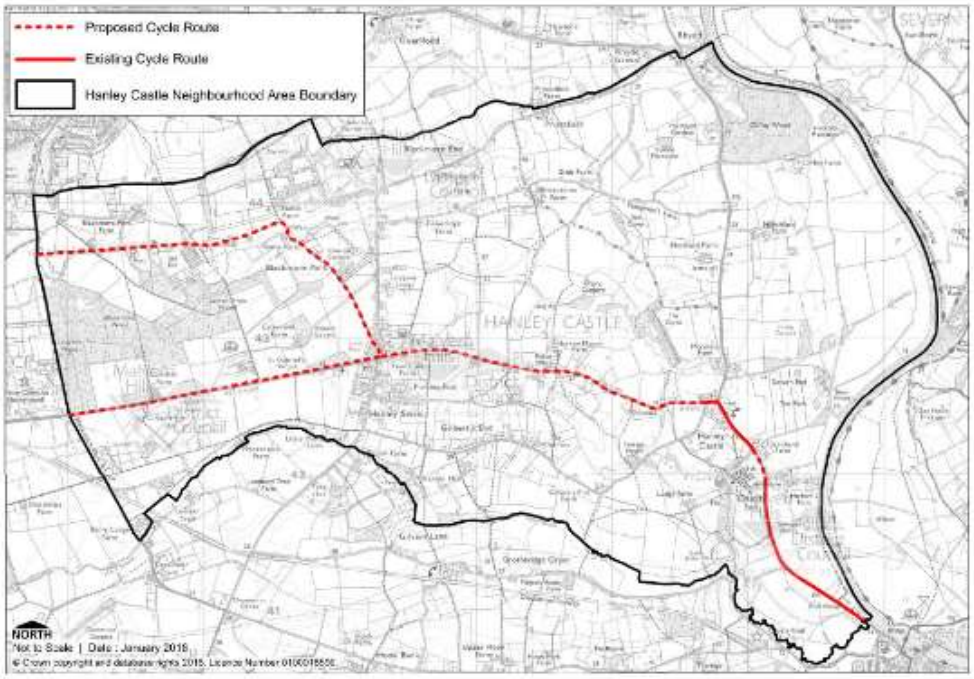
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Policy Trf 2 – Footpaths/Bridleways/Cycle paths

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

The Parish Council regards the development of a safe cycle route between Hanley Castle and Hanley Swan as a priority. In addition the following cycleway schemes will be considered:

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



Map 13 – Proposed and Existing Cycle Routes

Benefits/Outcomes

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

8 Avoidance of children having to cycle on the B4209 which is narrow and a particularly busy route at school start and end times, thus enhancing their personal safety and if Hanley Castle Parish the route follows the B4209: restoration of a pathway that is currently in a poor state of repair.

9 Potential creation of a cycleway from Hanley Swan to Upton upon Severn through linkage with existing cycleways, thus facilitating the delivery of proposed Active Travel Corridors.

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

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

12 A wider range of routes for tourists.

National and Local Policies

13 Worcestershire Local Transport Plan

14 NPPF: Section 9 (2023) – Promoting sustainable transport

15 NPPF: Section 8 (2023) – Promoting healthy and safe communities

16 SWDP 4 – Moving Around South Worcestershire

17 SWDP 21 – Design, para ix

18 Worcestershire County Council Health and Wellbeing Strategy 2016–2021

19 South Worcestershire Planning for Health SPD

20 Malvern Hills National Landscape Management Plan

Supporting Evidence

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

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

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

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

Note the increase in number of vehicles.

24 The proposed Worcestershire LTP 4 includes provision for two ‘Active Travel Corridors’:

- SWAT7 Malvern to Upton-upon-Severn Active Travel Corridor Phase 1 (Malvern to Three Counties Showground)

- SWAT8 Malvern to Upton-upon-Severn Active Travel Corridor Phase 2 (Three Counties Showground to Upton-upon-Severn)

The schemes we have proposed for:

- Improving the footway between Church End and Bowling Green in Hanley Castle to form a link to the cycleway to Upton upon Severn; and

- Improving the footway between Hanley Swan and the Three Counties crossroads to provide a cycleway to that destination;

could form key constituents of SWAT 8 as well as facilitating SWAT 7.

25 The schemes we have proposed add to connectivity within South Worcestershire. In addition our proposal for a cycleway from Hanley Swan to Blackmore Park will support the industrial development at that site as well as linking with other cycle routes. These schemes are becoming even more essential to meeting sustainable transport needs as public bus services continue to reduce.

26 In the 2014 Residential Questionnaire:

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

Cross References

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

28 Potential routes for the cycleways are shown on the informative parish maps included within Supporting Document Part Two.

PARISH COUNCIL RESPONSIBILITY

PCR 2 – Traffic Calming and Highway Safety

Introduction

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

2 A working party of Parish Councillors has been assigned to examine the issues around road safety and to develop, in conjunction with the Highways Department, practicable solutions and implement them.

PCR 2 – Traffic Calming and Highway Safety

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

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

Priority schemes will include but not be limited to:

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

Benefits/Outcomes

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

4 Speed reduction and greater safety for pedestrians and road users not using motor vehicles.
5 Accident reduction. (It should be noted that many minor accidents are not recorded on the official database).

National and Local Policies

6 Worcestershire Local Transport Plan.

7 Worcestershire County Council's Highways Design Guide.

8 NPPF: Section 9 (2023) – Promoting sustainable transport

9 SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

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

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

11 In the 2014 Residential Questionnaire:

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

Cross References

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

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

PCR 3 – Public Realm

Introduction

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

> **PCR 3 – Public Realm**
>
> New and replacement street furniture and signage should be practical, of modest scale and in keeping with local surroundings. Street furniture, signage and other public realm changes within the conservation area should follow the principles outlined in the Conservation Areas Character Appraisals. Similarly, such changes impacting upon nationally listed or local heritage listed historic buildings or structures should enhance and not detract from the setting of those buildings and structures. The Parish Council will seek to work in conjunction with Worcestershire County Council in achieving these aims.

Benefits/Outcomes

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

3 Minimising street ‘clutter’.

National and Local Policies

4 SWDP 21 – Design para xiii

5 SWDP 24 – Management of the Historic Environment

6 Worcestershire Local Transport Plan

7 Worcestershire County Council’s Highways Design Guide.

Supporting Evidence

8 In the 2014 Residential Questionnaire:

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

Cross References

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

PCR 4 – Three Counties Showground Traffic Flows

Introduction

Traffic Congestion

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

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

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

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

PCR 4 – Three Counties Showground Traffic Flows

The parish will continue to actively work with the TCAS to manage traffic flows and to encourage them to take on responsibility for the management of traffic flows and provision of sustainable transport for all events at the showground.

Benefits/Outcomes

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

6 Reductions in traffic disruption.

7 Reduction in car journeys if sustainable transport can be effectively introduced. National and Local Policies

National and Local Policies

8 Worcestershire Local Transport Plan

9 Worcestershire County Council's Highways Design Guide.

10 NPPF: Section 9 (2023) – Promoting sustainable transport

11 SWDP 4 – Moving Around South Worcestershire

12 Malvern Hills National Landscape Management Plan

Supporting Evidence

13 In the 2014 Residential Questionnaire:

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

14 Business Questionnaire:

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

Cross References

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

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

PCR 5 – Beneficial Highways Developments

Introduction

1 There are two major roads in the parish: the B4211 runs North West from Upton-upon-Severn through Hanley Castle towards Great Malvern via the Rhydd; and the B4209 runs west from Hanley Castle through Hanley Swan towards Malvern Wells. Both roads are heavily utilised by commercial and commuter traffic heading to and from the A38/M5 and M50 major routes. Traffic volumes have increased in recent years and are destined to increase significantly more because of the planned residential and commercial development of South Worcestershire.

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

3 The substantial building developments within the wider Malvern area have a direct impact upon traffic volumes and movements through the parish of Hanley Castle. This PCR demonstrates that the Parish Council are willing to co-operate with neighbouring bodies in supporting positive improvements in the whole area.

PCR 5 – Beneficial Highways Developments

The Parish Council will also make representations to MHDC that developer contributions should also be applied to developments outside the NDP area, but which would affect the Parish. This could apply, for example to developments at:

(continues)

(continued)

PCR 5 – Beneficial Highways Developments

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

Benefits/Outcomes

4 Reduction/prevention in traffic delays.

5 Improved road junctions offering greater safety and capacity.

National and Local Policies

6 Worcestershire Local Transport Plan

7 Worcestershire County Council's Highways Design Guide.

8 NPPF: Section 9 (2023) – Promoting sustainable transport

9 SWDP 4 – Moving Around South Worcestershire

10 Malvern Hills National Landscape Management Plan

Supporting Evidence

11 In the 2014 Residential Questionnaire:

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

12 Business Questionnaire:

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

Cross References

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

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

PCR 6 – Parking Problems

Introduction

1 The main entrance to Hanley Castle High School is situated on Church End, close to the main road. Other than the 40mph speed restriction currently in place, there are no traffic calming measures. At the start and in particular at the end of the school day parents park their cars along Church End and invariably the line of parked cars extends back on to the B4211. The parked cars extend north and south of the junction and on both sides of the road. This causes congestion on the B4211 and presents a safety hazard to road users and pedestrians alike.

2 In Hanley Swan, shoppers and delivery drivers park too close to the junction of Welland Road with the B4209, despite yellow lines and parking restrictions being in place. There is a small lay-by adjacent to the shop but this is also a bus stop and only contains three or four vehicles. It has previously been

suggested that this lay-by should be extended. By parking too close to the junction drivers are restricting visibility and road width.

PCR 6 – Parking Problems

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

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

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

Benefits/Outcomes

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

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

5 Safer collection of pupils from Hanley Castle High School.

National and Local Policies

6 NPPF: Section 9 (2023) – Promoting sustainable transport

7 SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

8 Hanley Castle High School requests to parents *re* parking.

9 In the 2014 Residential Questionnaire:

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

10 In the 2014 Residential Questionnaire:

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

11 Business Questionnaire:

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

Cross References

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

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

PCR 7 – Bus Services

Introduction

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

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

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

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

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

PCR 7 – Bus Services

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

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

Benefits/Outcomes

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

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

National and Local Policies

8 NPPF: Section 9 (2023) – Promoting sustainable transport

9 SWDP 4 – Moving Around South Worcestershire

Supporting Evidence

10 In the 2014 Residential Questionnaire:

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

Cross References

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

Section 10: Glossary

(From 'A Glossary of Planning Terms' and other sources)

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

Backland Development: Backland Development has been usefully defined[16] as development on land behind the rear building line of existing housing or other development, and is usually land that has previously been used as gardens, or is partially enclosed by gardens. Such sites often have no street frontages.

Biodiversity: the variety of all living things on earth.

Brownfield Land: land that has been previously developed.

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

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

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

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

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

Geodiversity: Geodiversity is an understanding of the variety of rocks, minerals, fossils, soils, landforms and natural processes that make up the physical environment, landscape, fuels and raw materials that society operates and uses.

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

Green Infrastructure: A network of multi-functional green space that could include landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

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

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

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

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

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

Infill Development: the development of a usually small plot or parcel of land or a gap within an otherwise built up frontage or sites within the built-up area of the village where the site is closely surrounded by buildings.

[16] See: https://cbccrmdata.blob.core.windows.net/noteattachment/Backland%20and%20Infill%20SPD%20Adopted%20Dec%202010.pdf

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

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

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

Lifetime homes: the Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes that will meet the differing and changing needs of households as they experience life events. These criteria have now been superseded by the (optional) Building Regulations Standards M4(2).

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

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

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

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

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

PV: photovoltaic panels.

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

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

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

Planning Obligation: a legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. Sometimes called ‘Section 106’ agreements.

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

Presumption in Favour of Sustainable Development: the concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the ‘golden thread running through both plan making and decision taking’. The NPPF (2023) (qv) states that ‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The objectives are economic, social and environmental.

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

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

Renewable energy: energy from renewable sources, meaning energy from non-fossil fuel sources, namely wind, solar, aerothermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases.
SWDP: the South Worcestershire Development Plan which sets out local development plans and criteria up to 2030.

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

Section 106: see Planning Obligation.

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

Starter Homes: The Housing and Planning Act 2016 defines starter homes as 'new homes costing up to £250,000 (£450,000 in London), to be available at a minimum 20% discount on market value to eligible first-time buyers. See also Annex 2, Glossary b of the NPPF (2023).

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

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

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

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

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

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

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Appendices

Appendix A: Listed Structures

Appendix B: Local Heritage List

Appendix C: Most Important Ancient Trees

Appendix D: Wide Verges, Green Infrastructure and Biodiversity

Appendix E: Hanley Castle CP: Houses built January 2016 to November 2024

APPENDIX A: Listed Structures

The information in this appendix reflects information and is correct at the time of writing the Plan. Up-to-date information should be sought from the local planning authority, the Parish Council or Historic England.

[SAM = Scheduled Ancient Monument]

Building		Grade	Date	Key features
1	Site of Hanley castle	SAM	13th–14th c.	The castle was built by King John between 1206 and 1212, extensively remodelled by Edward II between 1322 and 1327 and further extended in 1349. Today, only three sides of a large banked enclosure with a moated ditch and a keep survive. Foundation walls approximately 2.7m thick were excavated near the keep in the 1980s.
2	Boundary cross, Quay Lane	SAM	Medieval	The monument includes the remains of a standing stone cross with an octagonal socket stone and restored head. It was probably a boundary marker.
3	Boundary cross near Northend Cottage, B4211	SAM	Medieval	The monument includes the remains of a standing stone cross with a moulded octagonal socket stone. It is mentioned as the starting point of the perambulation of the Malvern Chase boundaries during the reign of Elizabeth I.
4	Cliffey Farmhouse, B4211 east side	II	17th c	Two-storeys, timber-framing. L-plan. Main range framed in three rows of square panels. One-bay cross-wing has jetty partly under-built in brick. Tile roof, chimney on ridge with a multi-flue stack of star-shaped outline.
5	Northend Farmhouse, B4211 west side	II	17th c. with 19th c. alterations	Timber-framing and brick with tile roof. North front has two-storey cross-wing framed in four rows of square panels.
6	Northfield Farmhouse, B4211 east side	II	17th c. with 19th c. alterations	Timber-framing with brick façade and tile roof. Two storeys, two bays. At the rear are two parallel wings, the right-hand one with exposed framing in irregular square panels.
7	Milestone near Northfield Cottages, B4211 east side	II	Mid-19th c.	Sandstone surround, cast iron plate with finger indicators and inscribed: UPTON 2½ MILES MALVERN 4½ MILES
8	Merevale Farmhouse, B4211 west side	II	C. 1600 with earlier remains	Timber-framing in irregular square panels. Two storeys with attic, four bays. Left-hand window on first floor of four lights with timber mullions and transom under a timber pediment with shield of arms. Attic dormers gabled with decorative framing. Staircase c.1600 in four flights with tapering square balusters and strapwork decoration, moulded handrail and square newels with finials and balls. Central room on first floor lined with 17th c. square panelling.
9	Whittemere, B4211 east side	II	15th c.	Timber-framing and brick with tile roof. One storey with attic, two-storey cross-wing at right.
10	Cross Hands Cottage, B4211 east side, opposite Malvern Road	II	17th c. with later alterations	Timber-framing with brick infill and shingle roof. T-plan. Two storeys. The cross-wing, at the right, has irregular square panels.
11	Cross Hands Cottage, B4209 south side.	II	16th c.	Cruck-framed with timber-framed walls, brick infill and shingle roof. Framed in square panels with two curved tension braces. Cruck truss partly exposed in right-hand gable.
12	Pump and pump house at Cross Hands, B4209 south side	II	Mid- to late 19th c.	Painted brick and cast iron with tiler roof. Entrance has round arch and iron gate. Pump is of cast iron.
13	Cross Hands Cottage, south of junction with B4211	II	17th c.	Timber-framing with some brick infill and thatched roof. One storey with attic. Framed in irregular square panels.
14	Yew Tree Cottage, B4211 west side	II	16th c.	Cruck-framed with timber-framed walls, brick infill and tile roof. Framed in irregular square panels with two curved tension braces. Cruck truss partly exposed in left-hand gable.
15	Milestone 20m north of former Hanley Castle Post Office, B4211 east side	II	Mid-19th-c.	Sandstone surround, cast iron plate with finger indicators and inscribed: UPTON 1½ MILES. MALVERN 5½ MILES

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(continued)

Building		Grade	Date	Key features
16	Quakers Farmhouse, Welland Road	II	Early 17th c.	Timber-framing, partly rendered, with tile roof. T-plan. Two storeys with attic. North wall has gabled wing at left, irregularly framed.
17	The Roses, Nut Tree Cottage and Copley, Welland Road	II	Early 17th c.	Three houses, formerly one. Timber-framing and brick with tile roofs. Two storeys.
18	Pyndar Lodge, B4211 west side	II	Early 18th c. with 19th c. alterations	Render over timber-framing, with tile roof. Two storeys with attic. Two bays on each side of two-storey gabled porch with attic. Outer doorway has round arch with keystone. Inner doorway has timber Doric doorcase.
19	The Old Vicarage, B4211 west side	II	C. 1600	Timber-framing in square panels with tile roof. Half H-plan. Two storeys. Recessed centre has a window on each floor and a door to the right. Central room on ground floor has deeply-chamfered ceiling beams with pyramid stops.
20	Severn End, Hanley Castle	II*	Rebuilt after fire in 1896 as replica of 16th/17th c. house, but incorporating two 17th c. wings which survived the fire.	Timber-framing and brick with tile roofs. Main range forms west side of courtyard, with brick wings, built in 1673, enclosing north and south sides. West front, facing garden, almost symmetrical and of timber- framing. East side, facing the courtyard, is also symmetrical and has three gabled bays. Each wing has three shaped gables, the central one with a segmental pediment and the outer ones with triangular pediments.
21	Walls, gate piers and gates enclosing courtyard at Severn End	II	Late 17th c. and late 19th c.	Brick with stone dressings and wrought iron gates. Two walls run east from the north and south wings and terminate at piers capped by a stone lion and a stone griffin.
22	Walls enclosing garden south of Severn End and pavilion at south-west corner	II	1658–61, with pavilion restored in 1861	Brick with some stone dressings. Garden walls incorporate a raised terrace on the east side. The pavilion is of two storeys with a hipped tile roof. On the ground floor are two 17th c. oak doors and surrounds. A first floor window has painted glass giving the date of construction and restoration.
23	Outbuilding 5m north of Severn End	II	Late 17th c.	Brick with hipped tile roof. One window has two timber mullions, a transom, diamond glazing and a segmental arched head. North end contains cider mill and press.
24	Severn End Cottage and Outbuilding	II	Late 17th c.	Brick with tile roof. L-plan. Right- hand (east) wall has five windows with timber mullion and transom.
25	Brewhouse 50m north of Severn End	II	1681	Brick in English bond with hipped tile roof. Mainly two storeys. On the first floor are six windows with segmental heads, of two lights with timber mullion and diamond leading.
26	Pigeoncote 75m north of Severn End	II	1677	Brick with tile roof. Walls lined with nesting boxes besides a working potence (revolving ladder).
27	Barn 75m north of Severn End	II	1658	Timber-framing and brick with tile roof. Two storeys. Framed in square panels.
28	Lodge at entrance to Severn End drive	II	Late 19th c.	Brick with sandstone dressings, applied timbering, and tile roof. Two storeys. Bargeboards are carved with vine scroll ornament. Porch supported on three oak Tuscan columns on stone pedestals.
29	Two pairs of gates at entrance to Severn End drive, B4211 east side	II	Late 19th c	Brick, stone and wrought iron. Inner piers support double gates to form carriage entrance and have carved pelicans.
30	Hanley Castle High School, Sixth Form House	II	C. 1600 with mid-19th c. alterations	Timber-framing and brick with tile roofs. Earliest facade is of three bays with gabled attic dormers. At the rear is a two-storey 19th c. block of three bays with parallel hipped roof behind a parapet.
31	Hanley Castle High School, western block	II	17th c. with later alterations	Brick and timber-framing with tile roof. Two storeys. Facing south-west, towards the churchyard, are three parallel gables. The outer ones are of brick painted to resemble timber-framing. The right-hand gable has a truss with struts between tie-beam and collar. The middle gabled range is framed in irregular square panels.
32	The White Cottage, Church End	Ii	17th c.	Rendered timber-framing with tile roof. Two storeys. West wall has gabled one-bay cross-wing. Rear wall of the cross-wing has some square panelled framing and a truss with vertical struts between tie-beam and collar.

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(continued)

Building		Grade	Date	Key features
33	St Mary's church, Hanley Castle	II	12th–19th c.	Early 14th c. restored in 1674 and 1858. Sandstone rubble and limestone with tower, chancel and north chancel aisle of brick, and tile roof. The inner doorway of the porch is partly 12th c. The font is 14th c. with a moulded octagonal limestone bowl and is carved with quatrefoil and flower decoration.
34	War memorial 20 m north of St Mary's church	II	C. 1920 incorporating medieval fragments	Base of square plan mounted on two steps and inscribed with the names of the dead. Tapering octagonal shaft carved with sacred monogram. Cross head carved with tracery and with crucifix.
35	Almshouses, Church End	II	Mid-19th c. with 18th c. remains	Brick and timber-framing with hipped tile roof. Below the eaves is a band of timber-framing in square panels. South wall, facing church, of five bays. Doorways in north wall under gabled tiled hoods.
35	The Three Kings Inn, Church End	II	16th c. with earlier remains	19th c. alterations. Brick and timber-framing. A tile roof of steep pitch connects the main range with a timber-framed cross-wing. The gable has a fishbone king-post truss and diagonal studding. Exposed cruck truss on gable wall.
36	Glebe Cottage, Church End	II	C. 1500	Timber-framing and brick with tile roof. Hall of one storey with attic. Gabled attic dormer.
37	29 Church End	II	17th c.	Timber-framing in square panels with brick infill and tile roof. Two attic dormers.
38	27 Church End	II	17th c. refronted mid-19th c.	Timber-framing and brick with tile roof. Upper windows partly within gabled dormers. Both gable walls have exposed timber-framing in irregular square panels.
39	Hobbits, Church End	II	Late 17th c. with mid-18th c. alterations	Timber-framing in two rows of square panels with brick infill, tile roof. Left-hand gable wall rebuilt in brick, with chimney stack inscribed 1751.
40	Nibletts, 20m north of Sixth Form House, north side	II	17th c.	Timber-framing and brick with tile roof. L-plan. Two storeys. Cross-wing framing replaced by brick except for principal post and roof truss.
41	Herbert's Farmhouse, Quay Lane south side	II	Late 16th c. with earlier remains	Timber-framing and brick with tile roof. H-plan with recessed centre of three bays. The door in the middle bay is inscribed 1748 which may refer to the brick casing.
42	Mounting block 20m south-east of Herbert's Farmhouse	II	Medieval	Former medieval cross base, now inverted with socket buried.
43	Summerhouse 60m north-west of Herbert's Farmhouse	II	Mid-18th c.	Brick former privy with pyramidal tile roof. Single storey with vaulted basement. Doorway, reached by short flight of stone steps, flanked by oval windows.
44	Brindley's Barn 50m south of Herbert's Farmhouse	II	17th c. enlarged and cased in brick c.1800	Timber-framing and brick with tile roof. Wall pierced in two diamond patterns to form ventilators. Projecting forwards at the left is a two-storey stable block of brick and timber-framing. Gable wall of the barn has framing in square panels.
45	The Cottage (former Hanley Quay Inn), Quay Lane north side	II	17th c.	Timber-framing in square panels with brick infill and tile roof. L-plan. Two storeys.
46	Ballards Farm (former Quay Lane Farmhouse)	II	17th c. with earlier remains	Timber-framing, mostly cased in brick with tile roof. Two storeys. Gable walls with irregular square-panelled framing.
47	Bonner Cottage, Quay Lane	II	17th c. with later alterations	Timber-framing, mostly replaced by brick, with tile roof. One storey with attic. Right-hand bay has a French window on to the upper storey, partly within a dormer and approached by cast iron steps and a balcony. Right-hand gable wall has exposed framing in square panels.
48	Pool House, B4211 east side	II	Early 18th c.	Brick in Flemish bond with hipped tile roof. Two storeys with three attic dormers
49	Birley Farmhouse, Brotheridge Green	II	Mid-18th c.	Painted brick with hipped tile M-roof. Two storeys. Rear facade has central pediment and two sash windows with round heads and Gothic glazing.
50	Birley Mill Cottage, Brotheridge Green	II	17th c.	Timber-framing in four rows of square panels with brick infill and tile roof.
51	Birley Mill, Brotheridge Green	II	Early 19th c.	Former water-powered mill, brick with tile roof. Three storeys. Three bays towards have central loading doorway on first floor, now glazed, above ground floor doorway. A rebuilt two-storey lean-to formerly housed the wheel.

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(continued)

Building		Grade	Date	Key features
52	Gilberts End Farmhouse, Gilberts End	II	17th c.	Timber-framing with brick infill and tile roof. Irregular L-plan. Wing on south side framed in five rows of square panels and of two storeys with attic.
53	Barn 30m east of Gilbert's End Farmhouse	II	C. 1700	Brick and timber-framing in square panels with brick infill and tile roof. External steps lead to a first floor doorway.
54	The Villa, Gilberts End	II	Early 19th c. with late 20th c. rear wing	Stuccoed brick. Clay plain tile roof with deep eaves and lead rolls to hips and ridge. Two storeys. Three-bay south front with plain pilasters set back from corners. Central round-headed panelled door with semi-circular fanlight and radiating glazing bars. Veranda across front with ornate open-work cast-iron standards supporting tent-shaped canopy.
55	Brickwalls Farmhouse and attached barn, Gilberts End	II	17th c. extended in 18th c. and altered in 19th c.	Timber-framed with painted brick nogging. Clay plain tile roofs with gabled ends. Three-room plan, 17 th c. range with axial stack with back-to-back fireplaces heating central kitchen and parlour to south; north room unheated. 18th c. room built on the east side of the parlour to fill the gap between the house and the adjacent 3-bay barn.
56	Hanley Hall, Gilberts End	II	C. 1600	Timber-framing in square panels with some studwork replaced by painted brick, tile roof. H-plan. Two storeys. Hall has two exposed moulded ceiling beams and an inglenook. The rear room of one cross-wing is lined with early 17th c. square panelling. The plaster ceiling has thin intersecting moulded ribs and cast motifs which include fleur-de-lys. A stone fireplace with Tudor arch has re-set encaustic tiles said to be from Malvern Priory. Above is an oak overmantel.
57	Barn 100m north of Hanley Hall	II	17th c.	Timber-framing in square panels with brick infill below and weatherboarding above. Steep tile roof.
58	Apple Tree Cottage, Picken End	II	Late 17th/ early 18th c. with later additions	Timber box frame with square panels. Some panels infilled with wattle and daub, others with later inserted brick noggin. Long straw thatched roof.
59	Cherry Tree Cottage, Picken End	II	17th c. and 19th c.	Timber box frame with square panels and rendered brick infill, 19th c. part brick, thatched roof. One-and-a-half storeys, three-cell single depth range perhaps originally with through passage.
60	Church of St Gabriel, Hanley Swan	II	1872–4, Architect: Sir George Gilbert Scott	Squared rock-faced stone with slate roof. Late 13th c. style. Comprises a nave with clerestory, north and south aisles, north porch, north-east tower and lower chancel.
61	Church of Our Lady and St Alphonsus, Hanley Swan	II	1846, Architect: Charles Hansom	Rubble with limestone dressings and steep slate roof. Comprises a nave with north chapel, a lower chancel and a south porch. Above the east wall of the nave is a gabled bellcote with double pointed openings. At the east end of the chancel is a reredos of five cusped ogee arches with carved angels in the spandrels. Pews, font, pulpit, lectern and chancel fittings were designed by A W N Pugin.
62	Lychgate, Church of Our Lady and St Alphonsus, Hanley Swan.	II	1846, attributed to A W N Pugin	The lychgate has a tall gabletted roof which is supported by thick chamfered timber posts with curved braces. There is a double gate and a separate pedestrian gate.
63	Presbytery and covered way, Church of Our Lady and St Alphonsus, Hanley Swan	II	1846, architect Charles Hansom	Stone rubble with steep tile roofs. South wall of three bays with one-bay cross-wing. The first floor windows are of two mullioned lights which rise into steeply-gabled attic dormers. Timber bellcote on ridge.
64	Milestone, Hanley Swan B4209 north side	II	Mid-19th c.	Sandstone surround, cast iron plate inscribed: HANLEY. UPTON 3 MALVERN 5 MILES
65	Horton Manor Farmhouse, Roberts End north side	II	17th c. with earlier remains	Brick and timber-framing with tile roof. T-plan. Two storeys with attic. First floor windows have leaded glazing and timber mullions and transoms.
66	Ladywell, Roberts End south side	II	Early 19th c.	Brick in Flemish bond with hipped tile roof. Three storeys and three bays. To each side is a single-storey bay with coped parapet. Single-storey porch has a stone cornice and a coping with two ball finials. The timber doorcase has Tuscan pilasters with paterae, a pediment, and a frieze with carved swags and central winged head.
67	Ivy House, Roberts End north side	II	17th c. with later additions	Timber-framing in square panels and brick with tile roof. Two storeys. Earlier part of house has one-bay gable.

APPENDIX B: Local Heritage List

This is the proposed list of heritage assets that the Parish Council intend to put forward to MHDC for consideration for inclusion in the Local List. Policy BHN 1 would then apply to any heritage asset included on that Local List.

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

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

Nominated Asset		Justification
1	Blackmore House, Blackmore Park, Hanley Swan WR8 0EF	Formerly Bower Farm, this 18th century property is of historical importance as one of the major farmsteads forming part of the Blackmore Park estate.
2	Park Lodge, Blackmore Park Road, Hanley Swan WR8 0EF	Built in 1874 as the western boundary lodge to the Blackmore Park estate. Interesting architectural features include a moulded 'h' set into the brickwork identifying the Hornyold family of Blackmore Park.
3	Marycroft, Blackmore Park, Hanley Swan WR8 0EF	Formerly Keeper's Cottage, this was built at the same time as Park Lodge as the residence of the head gamekeeper at Blackmore Park; features the moulded 'h' of the Hornyold family.
4	Berry Lodge Farm, Blackmore Park Road, Welland WR13 6NL	Redbrick farmhouse of Georgian origin with Edwardian extension.
5	Common Farm, Malvern Road, Hanley Swan WR8 0DX	Traditional Victorian farmstead and outbuildings that once formed part of the Blackmore Park estate.
6	Shepherd House, Malvern Road, Hanley Swan WR8 0DX	Built in 1891 by the Church of England's Waifs and Strays Society (now The Children's Society), the Home of the Good Shepherd, as Shepherd House was first known, was a home for orphaned boys aged 4–13. The Home closed in 1950 and was taken over by the county council but fell into disuse and by 1975 was virtually derelict. The council offered the building to the children's charity, Highball Trust, which refurbished it as hostel-style accommodation for up to 60 people. Today Highball still brings deprived children to the house for around 30 weekends a year.
7	Gothic House 1 and 2, Hanley Swan WR8 0DX	Two mid-19th century cottages of distinctive appearance. They provided the parish's first home for orphaned boys from 1888 to 1891.
8	Village Stores and Post Office, Hanley Swan WR8 0DX	Dates back to the early 19th century when it was constructed as the Coach and Horses inn before being bought by Sir Edmund Lechmere who converted it to the Hanley Working Man's Institute. By the late 1860s it was a grocer's shop and became a post-office in the mid-1890s.
9	Swan Inn, Worcester Road, Hanley Swan WR8 0EA	An important stopping point for drovers and stock for hundreds of years. It stands at the heart of the village of Hanley Swan.
10	St Gabriel's Cottage, Worcester Road, Hanley Swan WR8 0EA	Cottage of 17th century origin, a period of significant development in the parish.
11	Church Lodge, Worcester Road, Hanley Swan WR9 0EA	Blackmore Park estate lodge built in the 1870s. Interesting architectural features include decorative roof tiles and bargeboards.
12	Cygnet Lodge, Worcester Road, Hanley Swan WR8 0EA	Formerly Blackmore Farm, this farmhouse of 17th century origin once formed part of the Blackmore Park estate.
13	Stable Farm, Park Lane, Hanley Swan WR8 0EF	Handsome 18th century coach house that once served the original mansion at the centre of the Blackmore Park estate. Clock housing has a mechanism of the same period as the house. Hipped tiled roof.
14	Blackmore Grange, Blackmore End, Hanley Swan WRE 0EE	Significant house of 18th century origin.
15	Blackmore Lodge, Worcester Road, Hanley Swan WRE 0EE	Blackmore Park estate lodge built in the 1870s; features the moulded 'h' of the Hornyold family
16	Steyning House, Blackmore End, Hanley Swan WRE 0EE	Cottage of 17th century origin.
17	Blackmore End Farm, Blackmore End, Hanley Swan WRE 0EE	Traditional Victorian farmstead and outbuildings that once formed part of the Blackmore Park estate.
18	Blackmore End Cottage, Blackmore End, Hanley Swan WRE 0EE	Cottage of 17th century origin.
19	Honeypot Cottage, Blackmore End, Hanley Swan WR8 0AH	Cottage of 17th century origin which, unusually, retains its thatched roof.
20	Honeypot Farm, Blackmore End, Hanley Swan WR8 0AH	Traditional Victorian farmstead and outbuildings that once formed part of the Blackmore Park estate.
21	Cedar Cottage, Worcester Road, Hanley Castle WR8 0AQ	House of Regency origin with a hipped tiled roof.

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(continued)

Nominated Asset		Justification
22	Rhydd Court, Worcester Road, Hanley Castle WR8 0AD	The most important unlisted building in the parish, Rhydd Court was built in 1803 for the Lechmere family. Remodelled in 1863 by the architect David Brandon, with a private chapel designed in the gothic style by Charles Hansom added the following year. Used as a hospital for wounded servicemen during World War I and sold out of the Lechmere family in 1924. Since 2006 it has been run as a college for autistic young people.
23	Jubilee Cottages, Worcester Road, Hanley Castle WR8 0AB	Two Lechmere estate cottages built in 1887 to mark the Golden Jubilee of Queen Victoria's reign. A plaque inscribed EAHL Jubilee 1887 identifies the landowner as Sir Edmund Anthony Harley Lechmere MP. The cottages have a hipped tiled roof.
24	Sink Farm, Hangman's Lane, Hanley Swan WR9 0AJ	Farmhouse of 17th century origin. It was already an important estate when bought by Anthony Lechmere in 1805 and is mentioned in Pitt's General View of the Agriculture of the county of Worcester, 1813.
25	Tickeridge Farm, Haylers End, Hanley Swan WR8 0ED	Farmhouse of 17th century origin.
26	Western Lodge, Roberts End, Hanley Swan WR8 0DL	House of 17th century origin extensively rebuilt in 1840 by James Lewis, surgeon, whose family lived there from 1821 to 1881. Extended on three sides in 1895.
27	Woodruff and Milestone Cottage, Roberts End, Hanley Swan WR8 0DL	Adjoining cottages of 17th century origin.
28	Albion Lodge, Roberts End, Hanley Swan WR8 0DN	Recorded on the 1797 enclosure award as a cottage belonging to Thomas Broadstock, who rebuilt it in 1815. A three-storey extension was added in 1878 by Henry Willan whose family occupied the house for more than 100 years. Became a retirement home in 1985. Hipped slate roof.
29	Yew Tree House, Roberts End, Hanley Swan WR8 0DN	Substantial early 18th century property owned at the time of the enclosure act by the apothecary Robert Ballard. In 1876 the house with 63 acres of land extending to Gilberts End was bought by Alfred Medley whose family lived there until 1919 when the estate was bought by the Birmingham industrialist John Wilson. Hipped tiled roof.
30	Hill Hampton, Roberts End, Hanley SwanWR8 0DN	18th century house and garden, former servants quarters for Yew Tree House. Hipped tiled roof.
31	Brummell Court, Roberts End, Hanley Swan WR8 0DN	Formerly Elm House, then Catterall, this imposing 10-bedroom Regency property was owned by the cider merchant Francis Lucy from 1820 to 1864. Then acquired by the Liverpool insurance broker Samuel Martin who paid for the construction of St Gabriel's church in 1872. Later bought by the musical hall star George Lashwood, known as the Beau Brummell of the stage, who renamed the house Brummell Court. Hipped slate roof.
32	Yew Tree Cottage, Roberts End, Hanley Swan WR9 0DN	17th century cottage of special historic importance as the only house in the parish occupied by the same family for 350 years, apart from a gap of 20 years.
33	Mortimer Lodge, Roberts End, Hanley Swan WR8 0DN	House of 18th century origin rebuilt in the 1830s, bought by Edward and Sarah Bradford in 1843 and occupied by the Bradford family until the 1870s. Then let to various tenants including Richard Ward, who kept a diary (now in the archives of the Hanleys' Village Society) recording events in the life of the village during the year 1877. Sold out of the Bradford family in 1914. Hipped slate roof.
34	Laurel Cottage, Roberts End, Hanley Swan WR8 0DN	Regency cottage with slate roof.
35	Horton Manor Cottage, Roberts End, Hanley Swan WR8 0DN	Cottage of 17th century origin.
36	The Grange, Roberts End, Hanley Swan WR8 0DN	Regency house built on the site of an older property. Hipped slate roof.
37	The Old Police Cottage, Roberts End, Hanley Swan WR8 0DN	Cottage built in the 1860s to house the parish's first police constable.
38	The Balconies, Roberts End, Hanley Swan WR8 0DN	Redbrick Georgian farmhouse with hipped roof. A site of archaeological importance revealing evidence of a medieval potters kiln.
39	Forty Green, Roberts End, Hanley Swan WR8 0DR	House of 17th century origin, a period of significant development in the parish. Owned by the Free School (now Hanley Castle High School) at the time of the 1795 Enclosure Act.
40	Chance Flowers, Roberts End, Hanley Swan WR9 0DR	Cottage of 17th century origin.
41	Holloway Farm, Roberts End, Hanley Swan WR8 0DR	Farmstead of 18th century or earlier origin. In 1852 the tenant farmer, William Moore, used the first mechanical implement in Worcestershire – a reaping machine requiring two horses and two men, a driver and a raker. Bought by the Severn End estate in 1875 and still in the possession of the Lechmere family.
42	Old Parsonage Farm, Roberts End, Hanley Castle WR8 0BU	Redbrick Georgian farmhouse built in 1777 by Sir Edmund Lechmere who gave the income from the farm to the church in lieu of building a tithe barn. Sold out of the Lechmere family in 1968.

(continues)

(continued)

Nominated Asset		Justification
43	The Old School, Cross Hands, Hanley Castle WR8 0BJ	Built in 1893 as a mixed school of children aged 5–11 and infants. The architect was Lewis Sheppard of Worcester whose coloured drawings of the school are held in the Worcester Record Office. Closed in the late 1970s and converted to a domestic residence.
44	Old Post Office, Hanley Castle WR9 0BJ	Built in the mid-19th century as the first post office in the parish.
45	Oak Tree Cottage, Hanley Castle WR8 0BJ (opposite the Old Post Office)	Black and white cottage of 17th Century construction.
46	Wistaria House, Church End, Hanley Castle WR8 0BL	Regency house in the Hanley Castle conservation area. Hipped slate roof.
47	Cottages, Church End, Hanley Castle WR8 0BL	Terrace of four cottages – Bramble Cottage, At Last, Frandia and End Cottage – of 17th century origin in the Hanley Castle conservation area.
48	Lodge Farm, Gilberts End, Hanley Castle WR8 0AR	Originally a lodge at the centre of Hanley Park, the lord of the manor's hunting ground in medieval times, it is referred to in Dr James Toomey's thesis, Hanley Castle: A Medieval Woodland Manor, 1997. Rebuilt as a redbrick Georgian farmhouse and outbuildings around earlier remains.
49	The Smithy, Gilberts End, Hanley Castle WR8 0AS	A former smithy built around a 17th century core.
50	Kennel Ground, Gilberts End, Hanley Castle WR8 0AS	Of 17th century origin, it was formerly the site of a kennel for Hanley Hall hunting dogs.
51	Little Merebrook Cottage, Hanley Swan WR8 0EH	Cottage of unknown origin with thatched roof.
52	Coneycroft, Picken End, Hanley Swan WR8 0DQ	Significant example of the high Victorian architectural style, with decorative brickwork and substantial Tudor-style chimneys.
53	Lilac and Rose Cottages, Picken End, Hanley Swan WR8 0DQ	These two cottages, first identified in the Enclosure Award of 1797, were acquired by the Hornyold family and occupied by estate labourers until the Blackmore Park sale of 1919, when they were bought by 84-year-old Jane Dovey whose family had occupied Lilac Cottage since 1881.
54	Holly Cottage, Picken End, Hanley Swan WR8 0DQ	Cottage of 17th century origin. From the mid-18th century to 1921 it was owned by the Grammar School (now Hanley Castle High School).
55	Jasmine Cottage, Welland Road, Hanley Swan WR8 0DA	Early 19th century cottage with a hipped slate roof.
56	Malvern House, Welland Road, Hanley Swan WR8 0DA	Victorian house built in the 1870s and converted to an ironmongery shop and then a drapery store by Henry Cowley followed by James Foster in the 1880/90s, as indicated by a painted sign still visible on an outside wall. Served as the village bakery for two generations in the 20th century. Hipped slate roof.

Milestones, as identified from OS maps

Ref	Location	Status	Comments
1	Near Northfield Cottage B4211 east side	Found, Grade II listed	Second Generation Milestone (Dates) In good condition but sinking into the ground. Reads 'Upton 2.5 miles Malvern 4.5 miles'
2	Hanley Swan Village B4209 north side	Found, Grade II listed	Second Generation Milestone (Dates) In good condition. Reads 'Upton 1½ miles Malvern 5½ miles'
3	20m north of former Post Office B4211 east side	Found Grade II listed	Second Generation Milestone (Dates) Dirty but in good condition. Reads 'Hanley Upton 3 Malvern 5'
4	Corner of Haylers End and Worcester Road	Found and unlisted	Low in the ground Top right plate damaged otherwise condition fair reads 'To WORCESTER CROSS 9 miles'
5	Priestfields Worcester Road south side	Found and unlisted	Second Generation Milestone (Dates) In good Condition reads 'TO WORCESTER CROSS 8 miles'

(continues)

(continued)

Ref	Location	Status	Comments
6	B 4211 west side, 20 m north of Pool house	Found and unlisted	Second generation with hands, in good condition reads 'Upton ½ MILE, MALVERN 6.5 WORCESTER 10'
7	B 4209 south side, 20m east of entrance to Hanley Workshops	Found and unlisted	Second Generation Milestone (Dates Casting Damaged and missing reads '[han]LEY [up]TON 4 miles [m]ALVERN 4 MILES'
8	B 4209 north side 10m west of entrance to Holloway Farm	Not found	

Kissing Gates

Access to the countryside is considered to be very important both with regard to the welfare of parishioners and in contributing to increasing the number of tourists visiting the parish each year. Access is achieved via a large network of foot paths. It is estimated that the combined length of Public Footpaths exceeds that of roads in the parish.

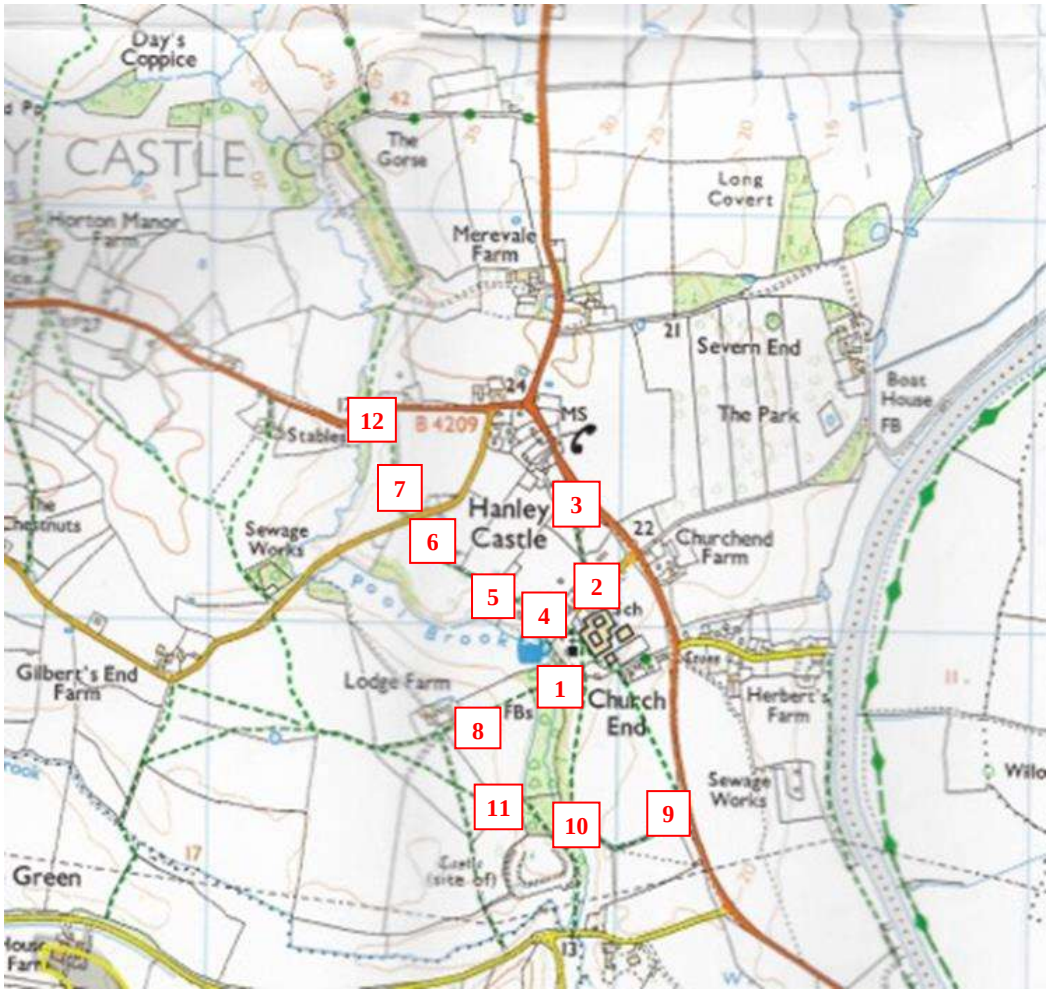
The walking experience is enhanced by several kissing gates at field boundaries. Of particular interest are the wrought iron kissing gates that are believed to date back to the last century.

AIM 3 of the plan (p13) reads 'To maintain and enhance the built, historic and natural environment'.

(a) Hanley Castle

Reference Number	Location
1	St Mary's Church Yard (three gates)
2	Footpath Church end to B4211 south
3	Footpath Church end to B4211 north
4	Entrance to the Glebe
5	Footpath from the Glebe to Gilbert's end east
6	Footpath from the Glebe to Gilbert's end west
7	Footpath Gilbert's End to Robert's End
8	Lodge Farm
9	Footpath B 4211 to Church End
10	Castle mound
11	Footpath Castle mound to Gilbert's End Farm
12	B4209

See Fig. B.1 (below)



Map © Ordnance Survey

Fig B.1 Locations of Kissing Gates, Hanley Castle

(b) Hanley Swan

Reference Number	Location
1	Picken End East
2	Robert's End to Gilbert's End footpath
3	Robert's End to Gilbert's End footpath
4	Robert's End to Gilbert's End footpath
5	Gilbert's End at Kennel Ground

See Fig. B.2 (below)

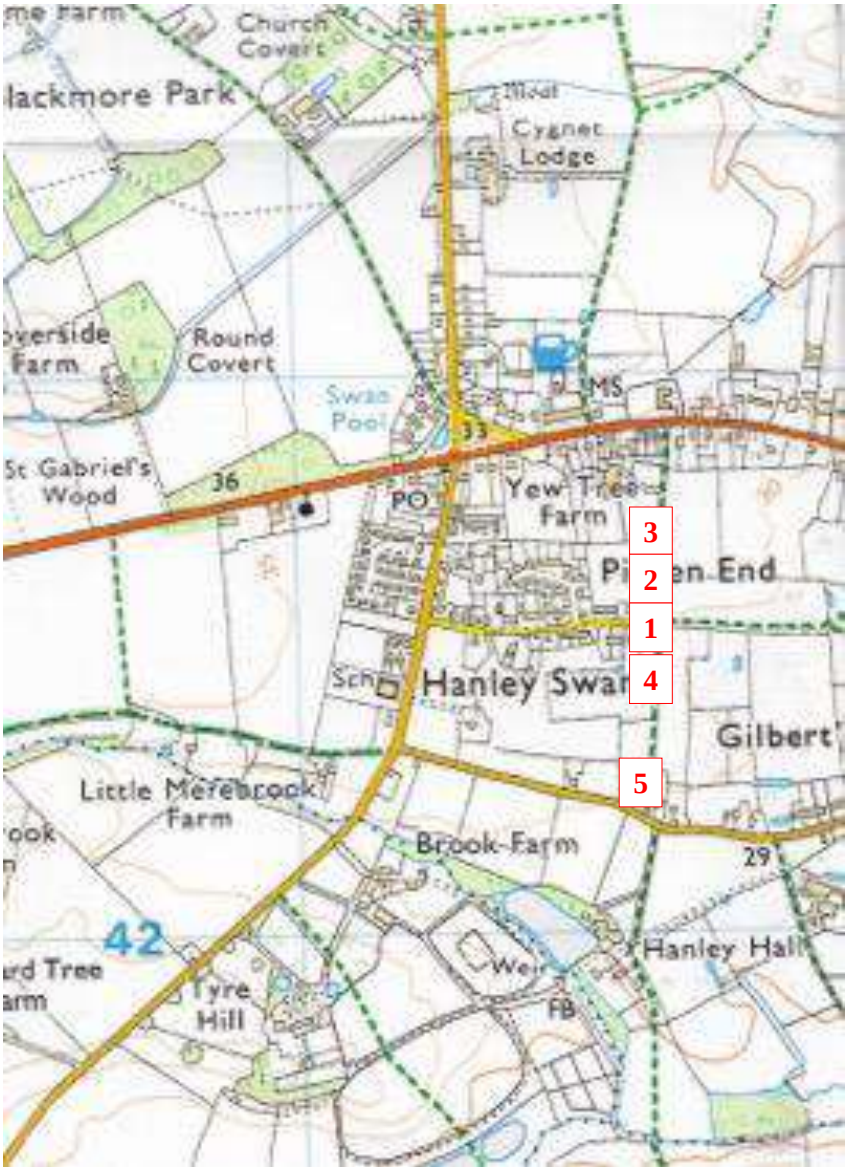


Fig. B.2 Location of kissing gates in Hanley Swan

APPENDIX C – Most Important Ancient Trees

Among the most important ancient trees are the following.

1. Group of limes in St Mary's churchyard – Planted in 1704 to commemorate victory at the Battle of Blenheim.

2. Hedgerow of 14 lapsed pollard oaks near Lodge Farm – Line of trees marking an old boundary of the medieval Hanley Park.

3. Lapsed pollard oak (girth 6.4 m) in a hedge west of Lodge Farm – One of the oldest trees surviving from medieval times.

4. Oak (girth 6.8 m) in Hoots Wood south of Roberts End – Largest and possibly oldest tree in the parish.

5. Partially hollow oak (girth 6.4 m) between Blackmore End and Hayler's End – One of the oldest trees surviving from medieval times.

6. Oak (girth 6.3 m) in a paddock north of Severn End – A particularly large and fine specimen.

7. Lucombe oak (girth 5.3 m) in the grounds of Blackmore House – Planted in the 18th century and recorded in a painting of the Blackmore estate.

8. Two lapsed pollard oaks (girths 4.8 m and 4.6 m) in a hedge south of Picken End – Show signs of great age and, being close to Picken End, may be vulnerable.

9. Oak (girth 4.75 m) on Hanley Swan village green – Planted in 1863 to commemorate the marriage of the Prince of Wales and Princess Alexandra of Denmark.

10. Black poplar (girth 5.3 m) at Quakers Farm – Unusually large and rare black poplar.

11. Cedar in green triangle outside The Three Kings Inn, Hanley Castle – Iconic tree marking the centre of the village.

Appendix D – Wide Verges, Green Infrastructure and Biodiversity

D1 Assets valued by the community

Background

As part of the carbon-neutral initiative some verges or open areas have been roped off and are allowed to rewild. In some cases, wildflowers seeds have been sown or plug plants inserted. At the end of each growing season these areas are mown and the mowings taken away so that the soil does not become too rich. It has been shown that the variety of wildflowers has increased and it is hoped that invertebrate life will consequently thrive.

'Hanley Habitats' is a group supported by the Parish Council that is undertaking this work; however, other individuals have taken it upon themselves to do similar activities. Highways are usually notified and support this initiative because it reduces the amount of mowing required – saving money and reducing CO_2 emissions.

We wish to support this initiative by making these areas, as listed below, assets valued by the community.

Location	**Notes**
St Mary's Church yard Hanley Castle	Within curtilage of a Grade II* listed building
Verge on B4211 north of junction with Church End, Hanley Castle	
Verge behind pump house junction B4209 and Gilberts End	Pump house is a listed building.
Ewe and Lamb Green Hanley Swan	The Ewe and Lamb green is a registered village green and included under policy BHN 4: Local green space
Verge on Welland Rd by the Village Hall Hanley Swan	
Village Hall Grounds Hanley Swan	The Village Hall is an asset of community value but its grounds are not included in BHN4: local green spaces however, but the playing fields are included
Other verged-off areas managed by residents	
Verge on south of Welland Rd–Westmere junction	
Verge on Gilberts End by Chestnut Farm	
Verge on Gilberts End by Gilberts End Farm	

D2 Green infrastructure[17]

Introduction

The NPPF (2023)[18] defines Green Infrastructure as:

> '… a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

GI is largely designed for the enhancement of the rural-settlement character of villages and to prevent 'suburbanisation' resulting from overly groomed properties and gardens: there is a need to ensure that developers respect the principal of GI.

SWDP 5 (2016) indicates the following.

(A) Housing development proposals (including mixed-use schemes) are required to contribute towards the provision, maintenance, improvement and connectivity of Green Infrastructure (GI) as follows (subject to financial viability[19]:

[17] See also BHN1, BHN2, BHN3, BHN 4and BHN 5
[18] NPPF 2023, see https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

i. For greenfield sites exceeding 1ha (gross) - 40% Green Infrastructure[20];

ii. For greenfield sites of less than 1ha but more than 0.2ha (gross) – 20% Green Infrastructure;[21]

iii. For brownfield sites – no specific Green Infrastructure figure.[22]

(B) The precise form and function(s) of GI will depend on local circumstances and the Worcestershire Green Infrastructure Strategy's priorities. Developers should seek to agree these matters with the local planning authority in advance of a planning application. Effective management arrangements should also be clearly set out and secured. Once a planning permission has been implemented, the associated GI will be protected as Green Space (SWDP 38 refers).

(C) Other than specific site allocations in the development plan, development proposals that would have a detrimental impact on important GI attributes within the areas identified as 'protect and enhance' or 'protect and restore', as identified on the Environmental Character Areas Map , will not be permitted unless:

i. A robust, independent assessment of community and technical need shows the specific GI typology to be surplus to requirements in that location; and

ii. Replacement of, or investment in, GI of at least equal community and technical benefit is secured.

D3 Biodiversity

What is 'biodiversity'? The Royal Society offers a useful definition:

> 'Biodiversity is all the living things on our planet – from the smallest bacteria to the largest plants and animals.
>
> 'Biodiversity is most commonly used to describe the variety of life in a particular area but it also refers to how those different species interact with each other in these areas, or ecosystems. These ecosystems can vary in size and complexity from a garden pond to the Amazon Rainforest but it is the biodiversity of each area – that variety of species and genes – and the environment in which they exist, that determines what happens in the ecosystem. How each species interacts with others, and the environment in which they exist, determines how each survives and grows. While many of these relationships are robust there are also many that can be fragile.'

Noting in particular the importance of biodiversity of each area and the environment in which the variety of species and genes exist, it is the interaction of species and their environment that determines how each survives and grows. In that context, there are recent (2023) instances of recorded wildlife activity in the Hanley Castle Parish area.

- Toads: a migration of toads in the Gilbert's End – Brinkley Drive area, seemingly an annual event
- The presence of Great Crested Newts – a protected species – in the ponds of Cherry Tree Cottage, Picken End (Hanley Swan)

Hanley Castle Parish Council remains committed to the principles of maintaining and promoting biodiversity and the need to take appropriate measures with regard to protected and endangered species.

[19] Provision of Green Infrastructure at a lower level than that required by this policy will need to be justified by a robust viability assessment.
[20] Excluding private gardens
[21] Excluding private gardens
[22] Proposals will need to satisfy other SWDP policies, e.g. SWDP 21: Design, SWDP 22: Biodiversity & Geodiversity, SWDP 29: Sustainable Drainage Systems, SWDP 39: Provision for Green Space and Outdoor Community Uses in New Development and in most cases this will necessarily mean parts of the site performing a Green Infrastructure (GI) function.

Appendix E – Hanley Castle CP: Houses built January 2016 to November 2024

1) NEW BUILDS

Application Address	Planning Reference(s)	Postal address	Number of houses approved	Affordable Homes within the applications	Bedrooms (Houses X Bedrooms)	Description	Type
Land At (OS 8365 4239) Gilbert's End Lane Hanley Castle	20/01302/FUL 15/00808/FUL	Brinkley Drive	4	0	4 X 4 Bed	Detached	Windfall
Cobweb Folly Blackmore Park Hanley Swan WR8 0EF	17/01649/GPPA 18/00583/FUL	Cobweb Folly	4	0	1 X 2 Bed 2 x 3 Bed 1 x 4 Bed	Terraced	Windfall
The Paddocks off the B4211 Hanley Castle Worcester	14/01497/OUT	Vicarage Fields	4	0	4 X 4+	Detached	Windfall
Walmer Lodge Hanley Swan WR8 0DX	21/02148/FUL	Walmer Lodge	1	0	1 X 3 Bed	Detached	Windfall
190 Poolbrook Road Malvern WR14 3JZ	19/00606/FUL 18/01330/RM 17/01336/OUT 15/01399/OUT	Hawberry Close	6	0	2 X 3 Bed 3 X 4 to 5 Bed 1 X 5 to 6 Bed	Detached	Windfall
Shalimar Welland Road Hanley Swan WR8 0DA	17/00112/FUL	Mallards Close	5		1 X 3 Bed 4 X 4 Bed	Detached	Windfall
Land At (OS 8110 4252) Welland Road Hanley Swan	20/01916/NMA 19/01063/RM 17/00382/OUT	Chapmans Orchard (Phase II)	15	6	6 X 2 Bed 5 X 3 Bed 4 X 4 Bed	Terraced Semi-Detached	SWDP Allocation
Land At (OS 8113 4257) Welland Road Hanley Swan	17/00056/CCO 16/010201/REM 14/01498/OUT	Cherry Blossom Close	4	0	4 X 4 Bed	Detached	Windfall
Land At (OS 8157 4265) Winnington Gardens Hanley Swan	19/01055/FUL 18/00193/REM 15/00388/OUT	Apple Tree Gardens	5	0	1 X 2 Bed 1 X 3 Bed 3 x 4 Bed	Detached	Windfall
Land at (OS 8015 4376) Blackmore Park Hanley Swan	20/01301/FUL	TBC	1	0	1 X 3 Bed	Detached	Rural Exception site
TOTAL			**49**	**6**			

2) RESIDENTIAL HOUSES BUILT ARISING FROM CONVERSIONS

Application Address	Planning Reference(s)	Postal address	Number of houses approved	Affordable Homes within the applications	Bedrooms (Houses X Bedrooms)	Description	Type
Butcher's Shop Worcester Road Hanley Swan Worcester WR8 0EA	16/00252/PDU	Bramley Cottage Worcester Rd	1	0	1 x 2 Bed	Semi	Windfall
Butchers' Shop Worcester Road Hanley Swan Worcester WR8 0EA	17/00353/GPOM	Oak Apple Cottage Worcester Rd	1	0	1 x 1 Bed	Detached	Windfall

3) APPLICATIONS APPROVED NOT YET BUILT

Application Address	Planning Reference(s)	Postal address	Number of houses approved	Affordable Homes within the applications	Bedrooms (Houses x Bedrooms)	Description	Type
Mayfield Picken End Hanley Swan Worcester WR8 0DQ	21/02235/CLPU 18/01536/FUL	TBA	1	0	1 X 4	Detached	Windfall
1 St Gabriel's Terrace Hanley Swan Worcester WR8 0DY	M/22/01881/FUL 19/00014/FUL	TBA	1	0	1 x 2	Detached Bungalow	Windfall

4) PENDING APPLICATIONS (Nov 2024)

Location Address	Planning Reference(s)	Postal Address	Number of houses Applied for	Affordable Homes within the applications	Type
Land At (OS 8125 4252) Picken End Hanley Swan	M/22/00471/FUL	TBA	14	14	Neighbourhood Plan Allocation

5) RESIDENTIAL: SUMMARY

Category	Quantity
New builds	49
Conversions	2
Approved not yet built	2
Pending applications	14
TOTAL	**67**

6) BUILT HOUSES BY NUMBER OF BEDROOMS (INCLUDES CONVERSIONS)

1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4/5/6 BEDROOMS	TOTAL
1	8	14	28	51

7) APPROVED NON-RESIDENTIAL DEVELOPMENTS

Source: MHDC Planning Website

Location Address	Planning application(s)		Status
M/24/00657/FUL	Albion Lodge Hanley Swan Worcester WR8 0DN	16 extra care apartments Outline for 24 extra care apartments	In progress
Willow End Park Blackmore Park Road Welland Malvern WR13 6NN	M/22/00495/FUL	4,985 m^2 Headquarters for ZX Lidars	Built
Langdale Wood At (OS 7902 4303) Blackmore Park Road Malvern	21/00018/NMA 18/00318/FUL	Erection of 40 holiday lodges with associated reception building, parking and landscaping	Ground prepared Not yet built
Land At (OS 7957 4248) Hanley Road Welland	21/01744/FUL 19/00418/FUL 17/01650/FUL	Construction of new motor workshop, including MOT bay and training room	Built
Land at Blackmore Business Park, Hanley Swan	16/01356/CHA 16/00252/CCO 16/00318/CCO 15/00419/FUL	New headquarters for ESP Ltd including production facility, storage and distribution warehouse, staff welfare accommodation, offices and workshop	Built

Supporting Document, Original NDP (Separate)

Available at: https://www.malvernhills.gov.uk/hanley-castle

Contents:

Part One

i. 2014 Residential Questionnaire Results

Part Two

ii. 2014 Residential Questionnaire Comments

iii. 2014 Business Questionnaire Results
iv. Assessment of Proposed Development Sites

v. 2013 House Price Data

vi. Housing Needs Survey (2009 updated)

vii. Worcestershire Biological Records Centre Data

viii. Worcestershire Farmsteads Guidance

ix. Parish Maps