

# Harvington Neighbourhood Plan

Annual Parish Meeting

May 2017

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# The Process

- Community-led process – develops draft NP
- 15-year period – Harvington's future to 2030
- Evidence-based proposals
- Draft plan submitted via Parish Council
- Consultation phase:
  - Community of Harvington
  - Local authorities, statutory consultees
  - Affected landowners, community organizations
- Examination – to ensure legal compliance
- Village Referendum (run by Wychavon DC)

# Neighbourhood Plan

## Where are we?

- Started 2015
- Oct 2015 Residents' consultation
- Jan 2016 Business consultation
- Jun 2016 Housing Need survey
- Jan 2017 Call for Sites
- Feb 2017 Draft policies consolidated
- Apr 2017 Local Open Spaces and Views
- Now Share with PC and Village Mtg

# Next stages

- Draft of entire plan, evidence base & legal doc.
- Planning consultant hired to review all
- Media designers hired for design, leaflets, etc.
- Commission a trial legal examination
- To Parish Council (Sept)
- To Wychavon to manage rest of process (Oct)
- Aspiration: Referendum in May 2018

# Policy Groups

- Environment and Heritage – 11 policies
- Local Facilities and Leisure – 4
- Business & Tourism – 7
- Travel – 4
- Housing and Infrastructure – 6

*These 32 policies have been reviewed by the Wychavon NP support team and their suggestions adopted*

# 31 Policies

- Agricultural & Horticultural land
- Architectural heritage
- Conservation area & views
- Future development
- Green & open spaces
- Trees & hedges
- Footpaths
- Wildlife & biodiversity
- Sustainability & climate change
- Flooding
- Impact of mineral extraction
- Village Facilities
- Play & recreational facilities
- Employment sites
- Village retail & service outlets
- Farm diversification
- Home working
- Tourism
- Visitor accommodation
- Static and touring caravans, chalets and camp-sites
- Footways
- Rambling and cycle-ways
- Public transport
- Sustainable new developments
- Development site criteria
- Housing types
- Housing density & growth rate
- Environmental requirements on developments
- Wind turbine generators
- River energy
- Solar energy farms

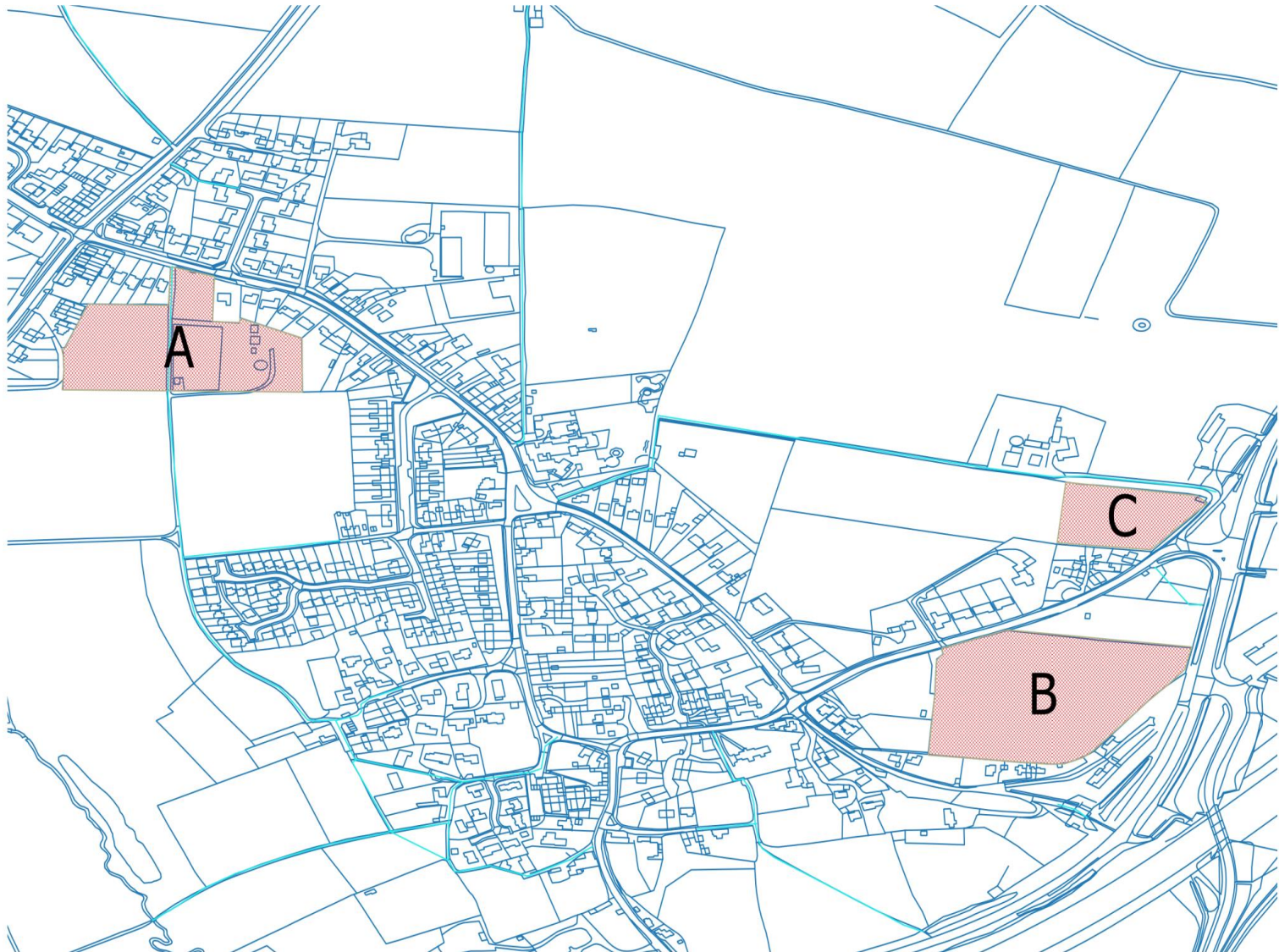
# 15-year Housing Need

- 2016 Housing Need survey tried to establish housing needs of people with a 'local connection'
- It found **no** current need from locals, relatives or local employers.
- Survey found good turnover of 3-4 bed houses – possible to upsize
- 50% of likely downsizers want to stay in village, but probably not enough bungalows available (but little demand for sheltered / assisted housing)
- 60% of villagers said that the village should “*continue to grow at roughly the same rate as the last 15 years*” (Oct '15 residents' survey),
- This implies around 45 new dwellings in the 15-year plan period
- Sites for 14 dwellings have already been approved (9 below Crest Hill & 5 N. of Crest Hill),
- Infilling / replacement sites for small developments of less than 4 units will continue to emerge and be approved,
- The need is to allocate site(s) for around 30 dwellings in the years 2020 – 2030.

# Jan 2017 Call for Sites

- Issued in Village News
- Two direct responses
- Subsequent Rooftop presentation to PC suggested third site

# Responses to Jan 2017 call for sites



# Response to call for sites

Site code	Location	Area (Ha)	Houses at 20/Ha	Submitted by	Recommendation
A	Village Street	3.0	60 max *	Vincent & Gorbing	Yes
B	Crest Hill	2.4	80 max	JM & D Byrd	No
C	Above Crest Hill	0.8	16	Rooftop	(Outside settlement boundary) No evidence base

*\* Proposal submitted by V&G is for up to 30 units + amenity land*

# Site A – off Village Street

## *Analysis and reason for recommendation*

- Behind bus stop opposite Golden Cross pub
- Part paddock / waste ground, part field cultivated by Ellendon Farm
- **Was ranked 3<sup>rd</sup> of 11 by villagers** in Oct 2015 survey (88% acceptance)
- Public Footpath runs through centre
- Is small part of area previously proposed by Gladman Developments and rejected by WDC Planning
- Does not obscure long-distance Westward views of open countryside from footpath (which was main basis of concern with larger Gladman proposal).
- Proposer suggests **20 – 30 residential units** (10 – 15 Shared equity, 5 – 10 market & 5 retirement / warden-controlled bungalows), **open space & reserve site** for e.g. new Village Hall)
- Appropriate, convenient central site for future community building

# Site B – below Crest Hill

## *Analysis and reason for recommendation*

- Below Crest Hill
- Is currently fallow ground
- **Was ranked 10<sup>th</sup> of 11 by villagers** in Oct 2015 survey (44% acceptance)
- Comprises around 75% of area which was rejected by WDC and Planning Inspector in 2015 / 16
- Would still hide views of Church and have the other negative visual aspects which were the basis of previous planning rejections.
- Crest Hill area already has approvals for around 14 new dwellings– need to balance with developments elsewhere in village.
- Not a suitable location for a community building.

# Site C – above Crest Hill

*Analysis and reason for recommendation*

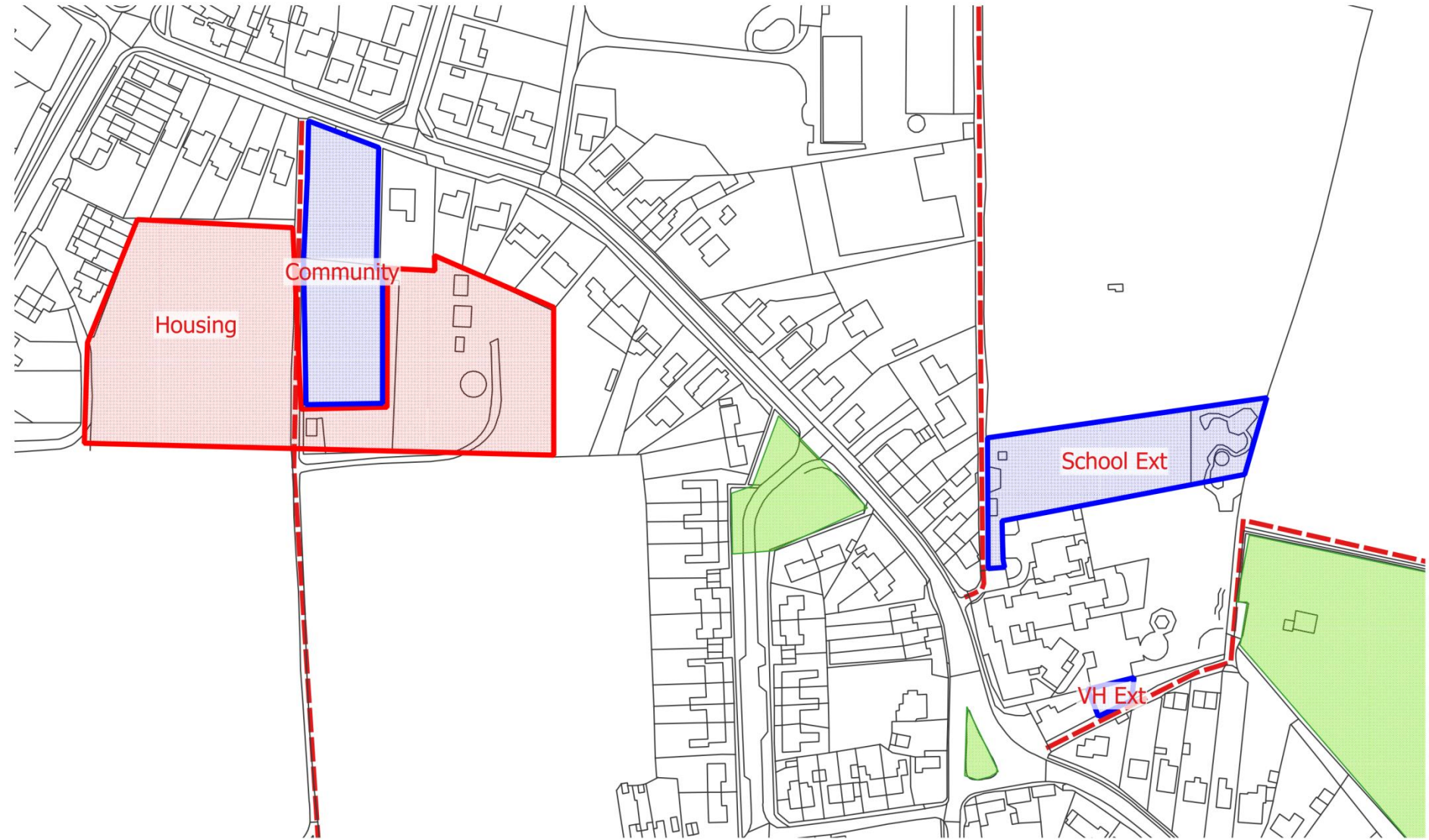
- Rooftop outline suggestion presented to Parish Council Jan 2017
- Outside village development boundary
- Not included as option in 2015 Residents' survey, so:
- **No evidence base** of community view on this site on which Steering Group can make recommendation

# Proposed Village Street development site

20 - 30 residential units + community allocation



# Proposed Land Allocations



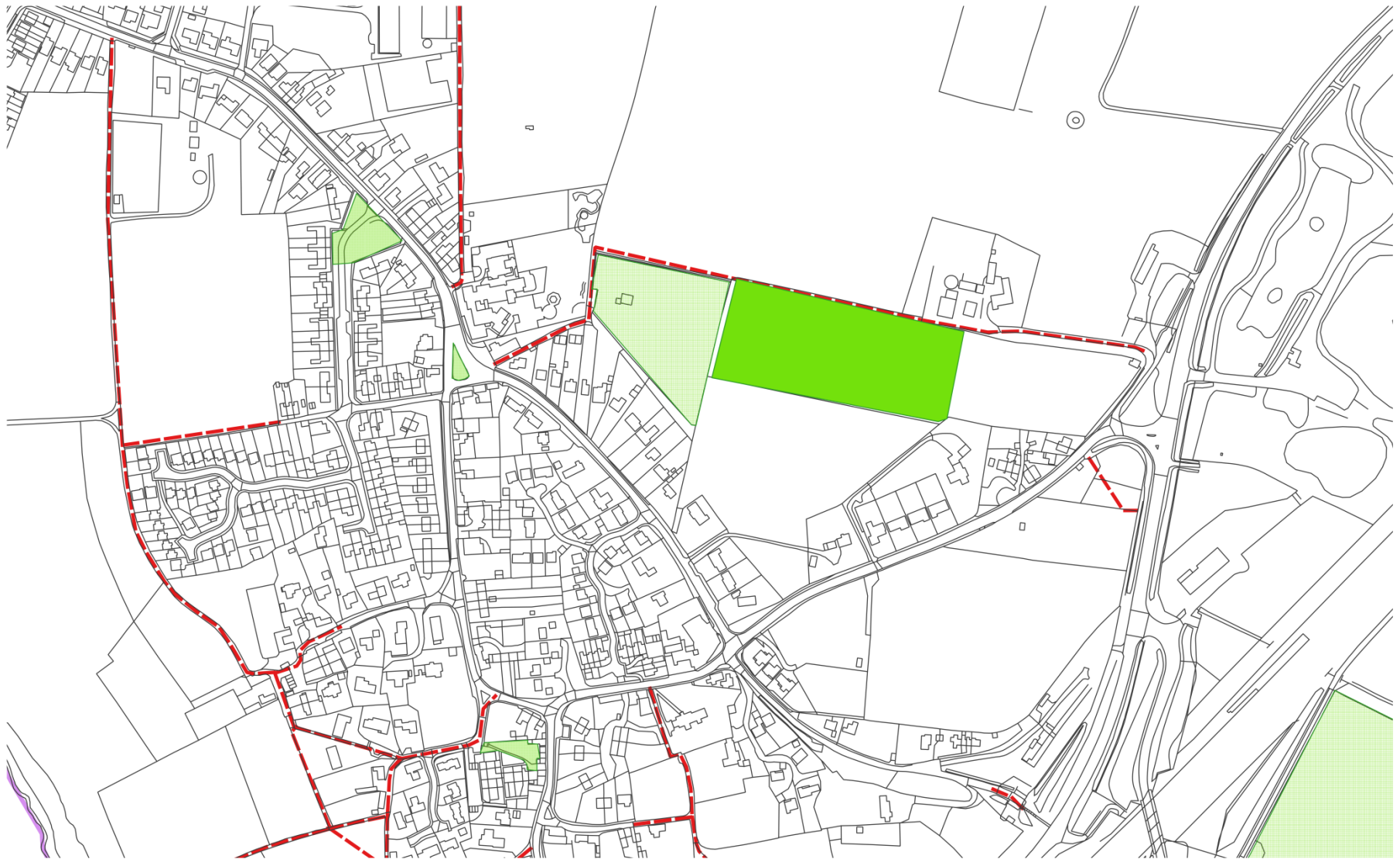
# Local Green Spaces

- Neighbourhood Plan can designate
- Within / close to the village
- Become legally protected open space for the community
- Require evidence of sustained community enjoyment
- 1 proposal (so far) for Harvington
- 90 people have provided evidence

# Local Green Spaces - upper village



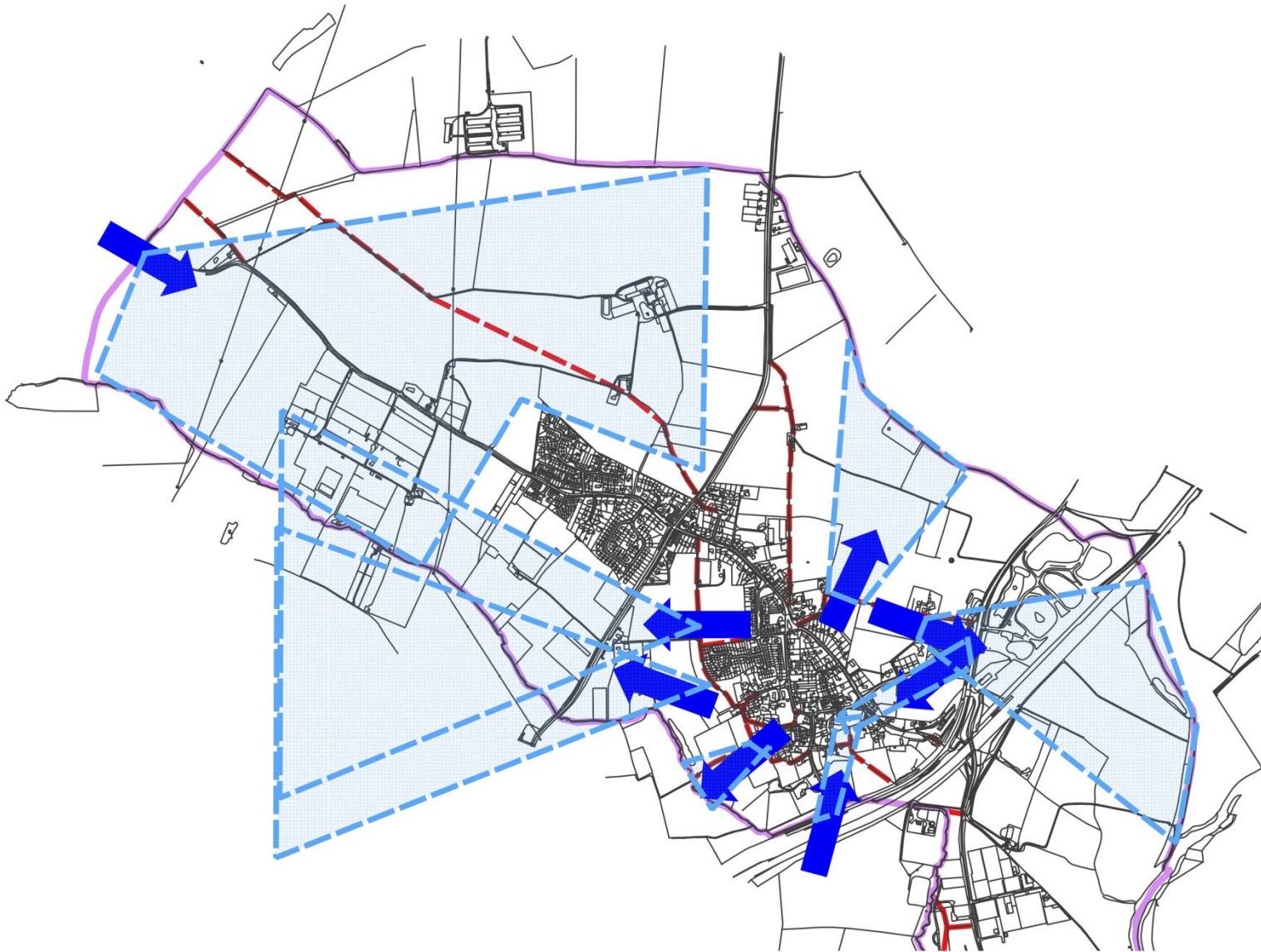
# Proposed 'Dog-walking field' Local Green Space (shown solid green)



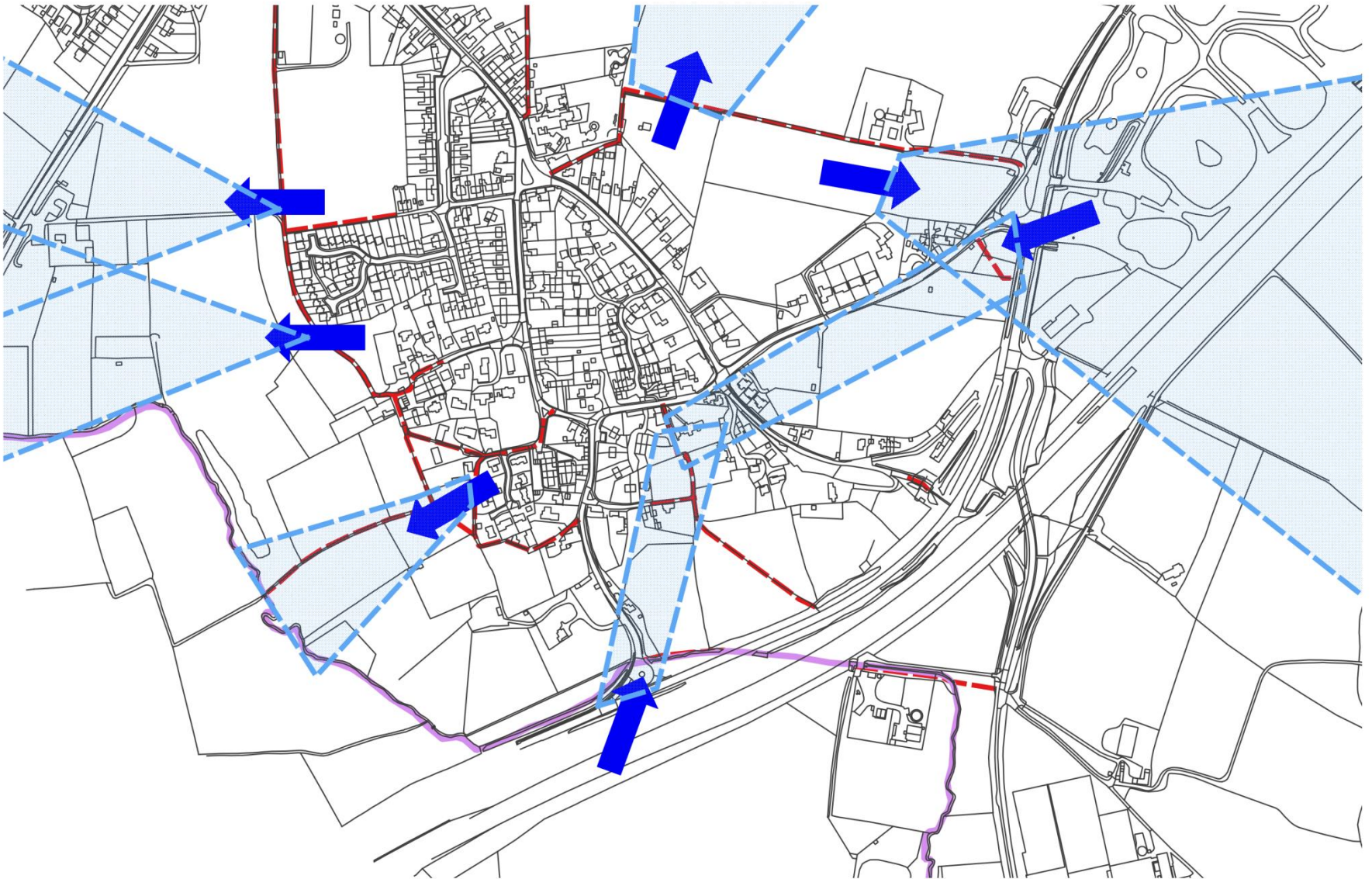
# Protected Views

- The Neighbourhood Plan can protect views from public places (*roads, footpaths, local green spaces*)
- Controls possibility, scale, character etc. of developments within the view
- Plan will designate 5 - 8 protected views
- Also working on protecting significant street scenes

# Protected Views



# Protected Views - central



# Parish Council support

The Parish Council is content for work on the draft Neighbourhood Plan to be continued on the basis of considering the following four land allocations:

1. Land opposite the Golden Cross PH for housing development and community use,
2. Allotment land North-West of the school, for future school expansion,
3. Waste land to the rear of the Village Hall for expansion of the village hall enjoyment space,
4. The 'dog-walking field' as a Local Green Space.

# Continuing village consultation

- (External) stand at Village Fete with maps and outline of policies
- Discuss with landowners etc.
- Draft to Parish Council in autumn
- To villagers for public consultation
- *After any needed changes to Wychavon DC and hence to utilities, statutory bodies, etc.*
- Village referendum (in May 2018?)