

Harvington Neighbourhood Plan Development Site Assessment 2017 Initial briefing for consultant

Purpose

The Steering Group (SG) of the Harvington Neighbourhood Plan (HNP) has been granted specialist technical help to assist in assessing possible sites for new residential developments.

This document offers the consultant providing this assistance an initial briefing on the progress to date of the HNP, on the need for housing development, on the sites considered and on the result of a call for sites.

Current HNP status

The SG has a 'draft of a draft' will the following contents:

Section	Status
Introduction & parish scene-setting	Well advanced
Policies	33 defined, with evidence & justifications
Community site designations	3 sites identified
Local Green Spaces	11 identified
Valued landscapes - views	9 identified
Valued landscapes – heritage street scenes	In progress
Housing development site	1 provisional candidate

Housing development requirements

Harvington falls within the scope of the South Worcestershire Development Plan (SWDP), 'made' in May 2016, which allocated a site for approximately 9 units below Crest Hill (shown as a green hatched area in the figures below).

The SG, in 2015, identified 11 additional sites which appeared suitable for initial consideration for new housing.

The SG then undertook a survey of all residents in October 2015, which included the following questions:

- Views on the desired village growth rate,
- Views on what types of housing were required,

- For each housing type, a priority ranking of the 11 sites as host locations for that housing type

These results were processed to determine the overall relative attractiveness of the 11 sites.

In 2016 there was a survey of all the businesses in the Parish, to determine their needs for growth. It was found that there was no demand for any major new business / employment sites.

Later in 2016 the SG commissioned a Housing Need survey, to compile data on the existing housing stock and to understand individual's expectations for moves (if any) over the next 10 years.

We also asked if residents knew of anyone with a connection with the village who was seeking social housing. We asked the same question of all the businesses who had responded to the prior business survey. Surprisingly, there was no evidence of any unsatisfied inbound need for social housing.

We asked residents whether they were likely to require supported accommodation in the next 10 years, and if so, where they would like that to be.

Again, to our surprise, there was only a small amount of demand for in-village supported accommodation; most respondents stated that they would hope to move to a nearby town when that need arose.

Analysing people's overall expectations of moving house, we were able to draw the following overall conclusions:

- Sufficient 3-4 bed houses would be vacated (by out-moves and by down-sizing) to enable those wishing to move up-market from within the village to find somewhere,
- This up-market movement to 3-4 bed houses would not consume all the released stock; there would be a reasonable number available for inbound moves,
- There is a significant number of people intending to down-size into 1-2 bed bungalows. We have not undertaken a life-expectation assessment of the current residents of this part of the stock, but it appears there might be a need for an additional 14 or so of these bungalows.

The SG's overall conclusion on housing stock, so far, is that an additional 30 units would represent the growth rate that most villagers wish to see. We don't have evidence to require a block of supported accommodation, but we have drafted policies which would require a proportion of units suitable for occupation by down-sizers.

Call for sites

In January 2016 the SG issued a call for sites, through the medium of the monthly Village News.

There were two direct responses. Rooftop (the local provider of social housing) also approached the Parish Council with an outline for a development on a third site. The SG took over communications with Rooftop, which resulted in an offer of that site by the direct representatives of the owners.

The SG undertook an initial assessment of these three sites, taking into account villagers' views on them, the past results of planning applications and assessing their capability to host the required 30 units.

One site appears to meet our requirements.

We communicated our initial assessment and conclusion to the Parish Council and then to the village as a whole (at the Annual Parish Meeting and at the annual Church Summer Fête).

There have been no objections to our current direction.

Expectations of current site assessment exercise

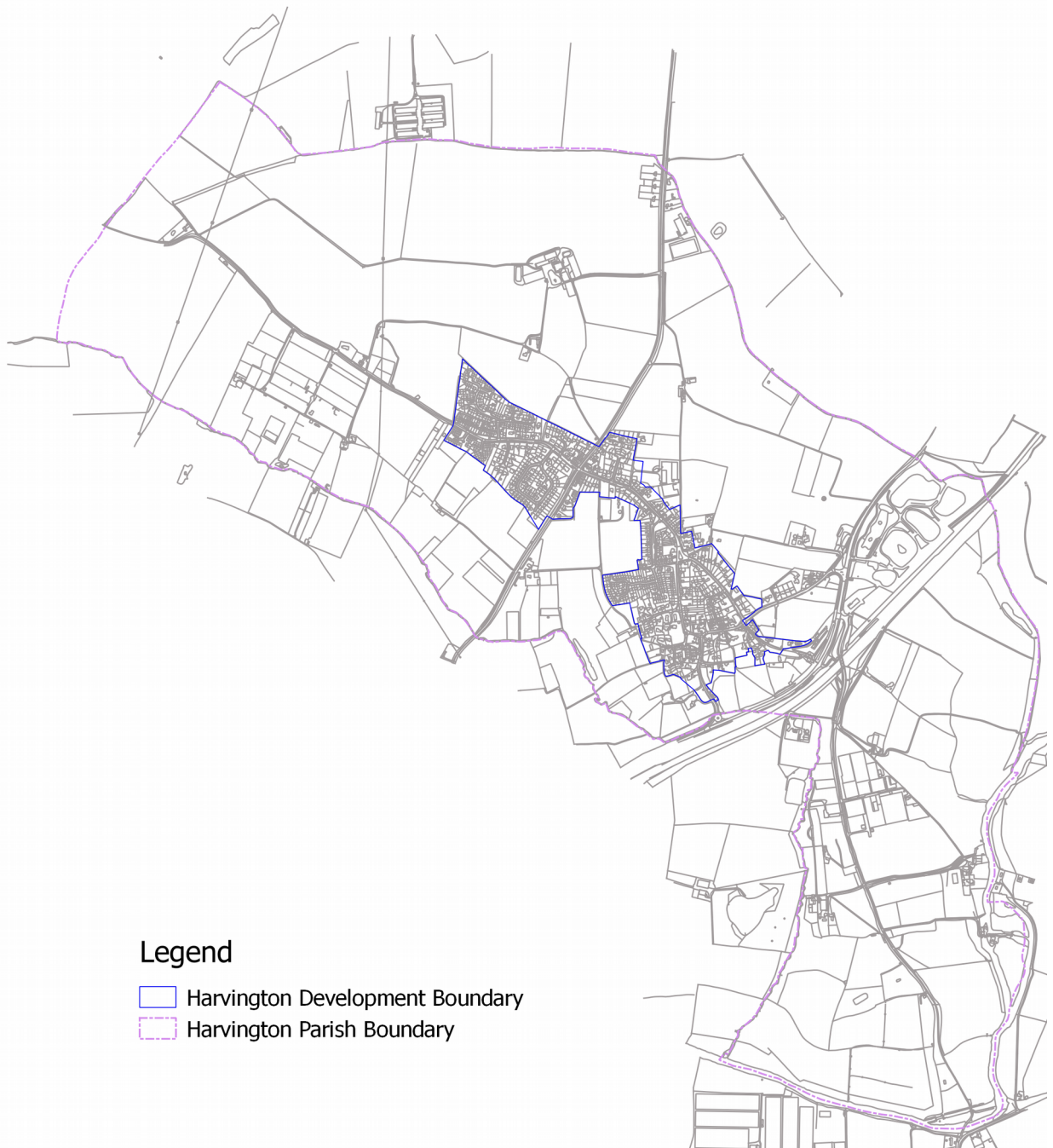
We intend to submit to this new study all the 11 sites we initially identified (and on which we consulted the village), so that we have:

- A comprehensive record of possibilities,
- A detailed assessment of the site we have initially selected,
- The ability to consider alternatives, should they be offered by landowners, or in case the provisionally-selected site prove unavailable or unsuitable.

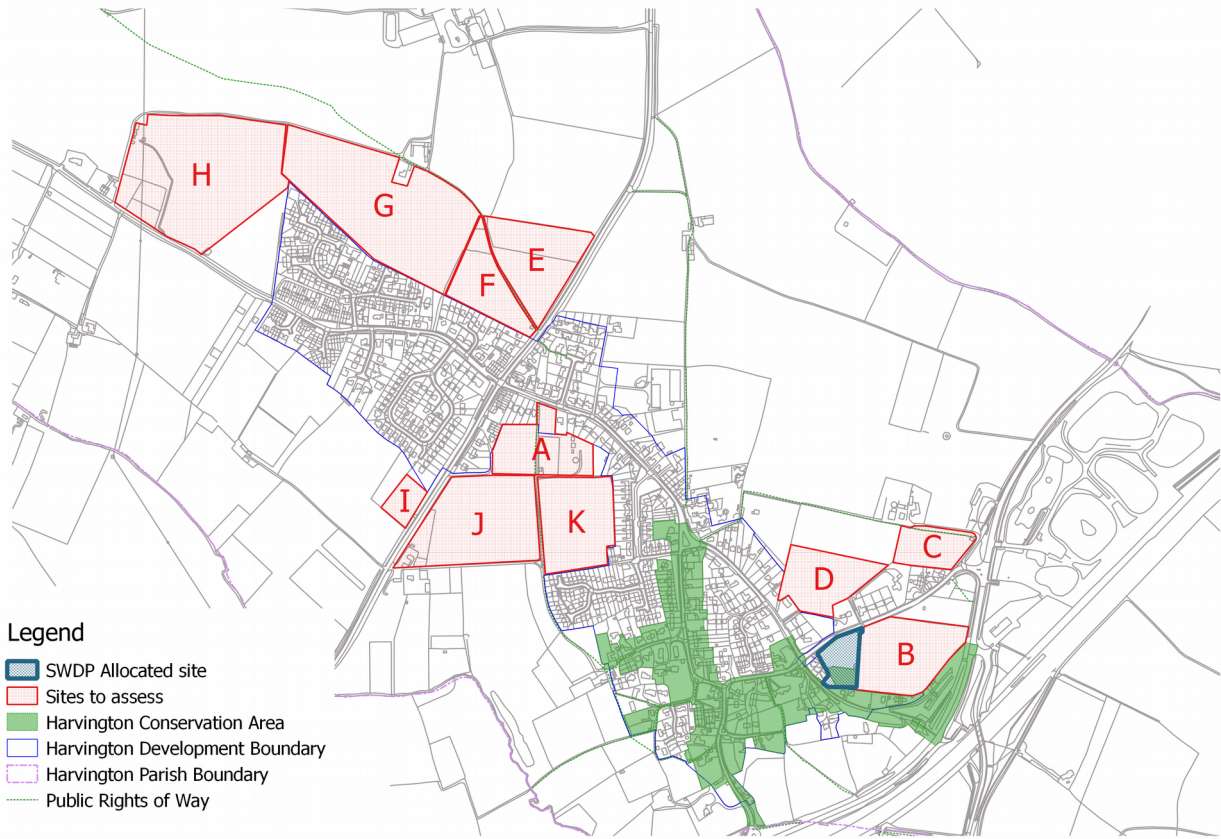
The maps below show:

- The overall parish and the setting of the developed village within it,
- The 11 sites, which are all clustered around the development boundary,
- Close-up details of the 11 sites, as well as the SWDP-allocated site.

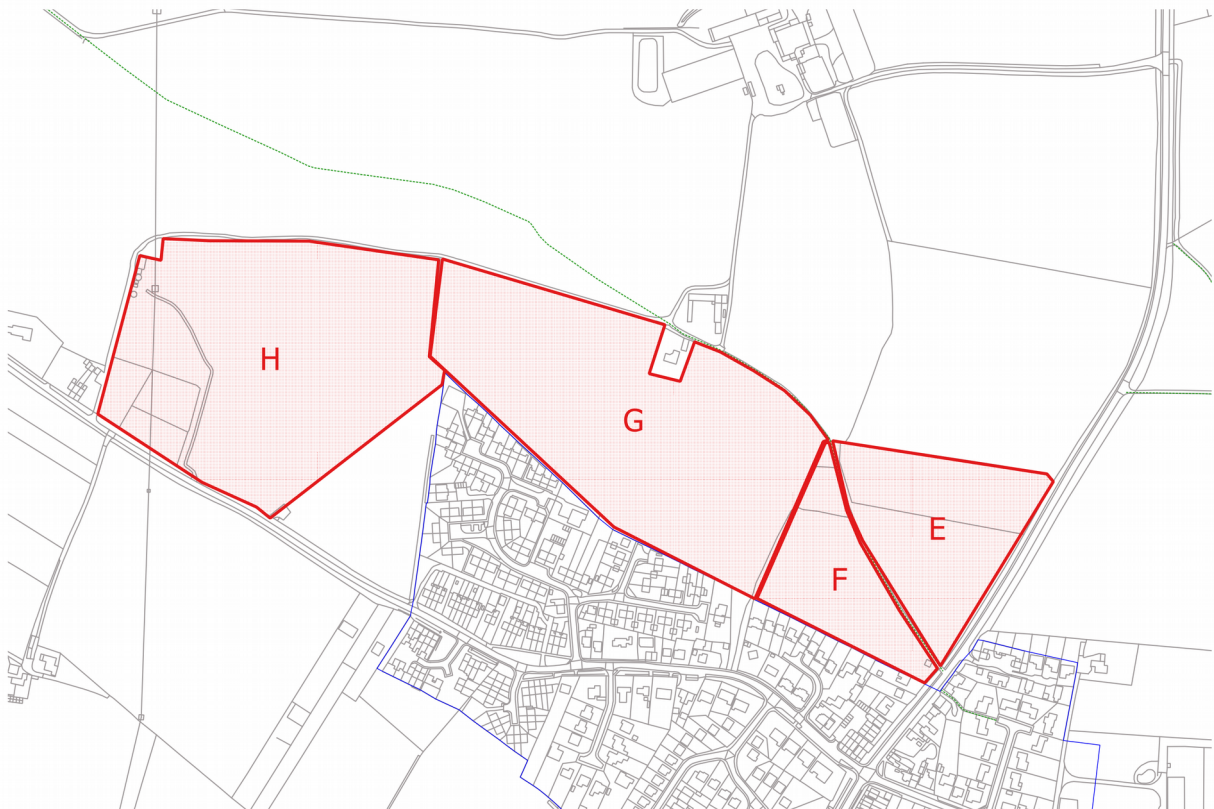
Parish with development boundary



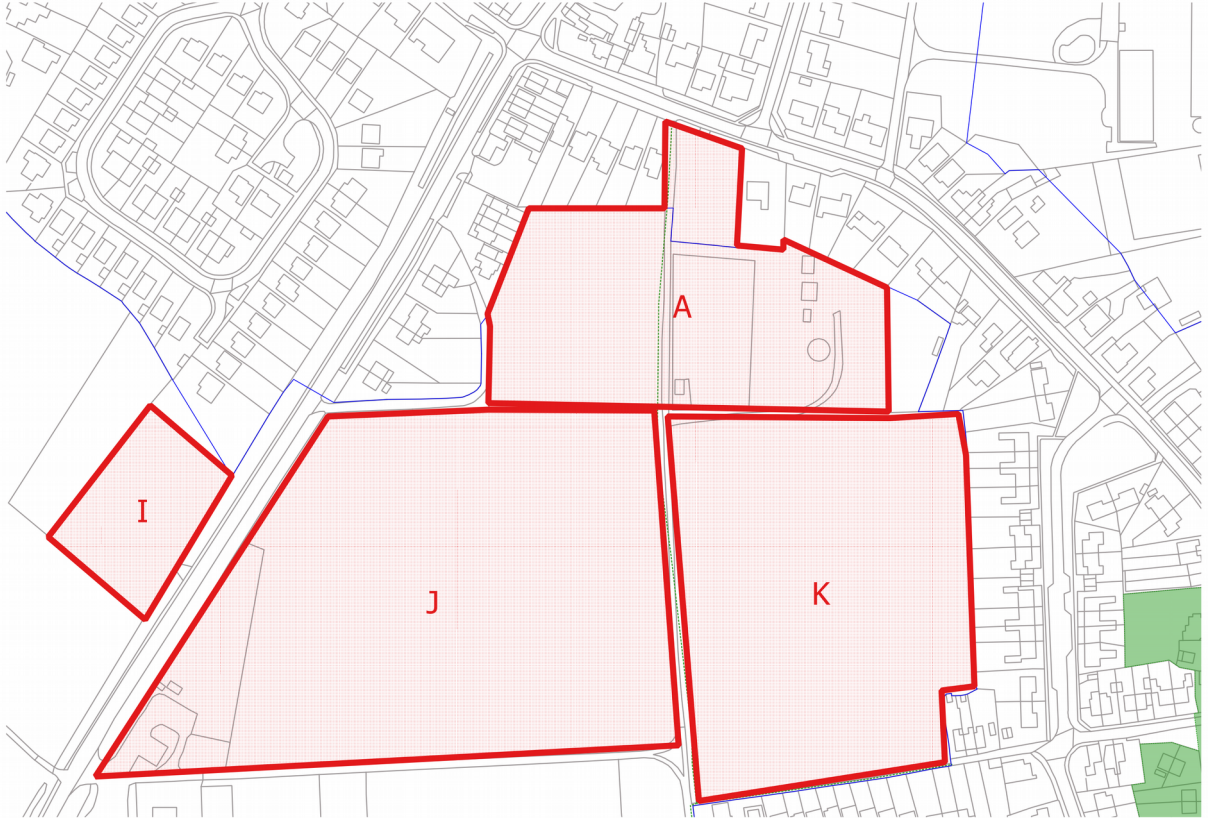
Sites to assess



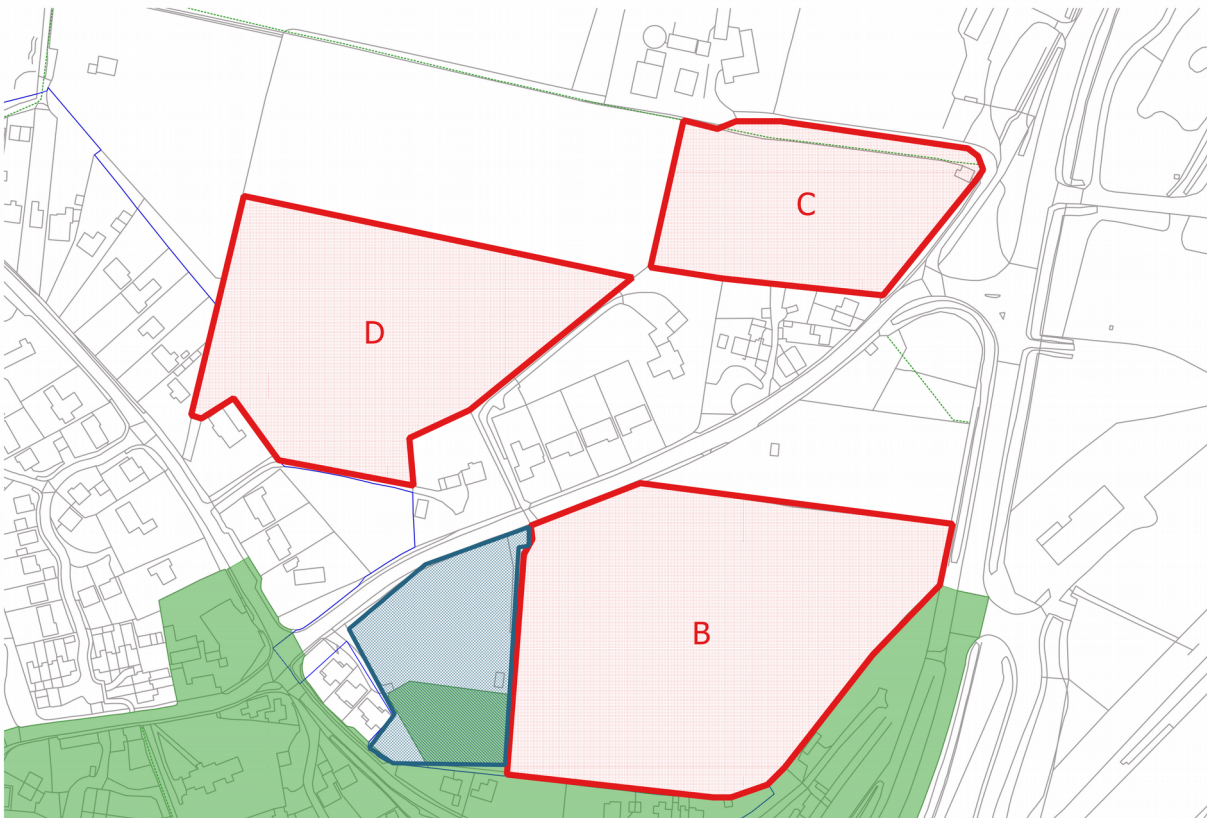
Sites to assess - West group



Sites to assess - Central group



Sites to assess - East group



Site Summary

The table below summarises the current SG understanding / views of these sites.

Code	Location	Villager rank	Planning history	Known owner	Offered (Note 4)	SG-proposed
A	Opposite Golden Cross PH	3 + 7	See note 2	✓	✓	✓
B	Below Crest Hill	10	Rejected by LPA and by inspector on appeal	✓	✓	
C	Beyond Crest Hill	6 (with D)		✓	✓	
D	Between Crest Hill and Station Road	6 (with C)		✓		
E	West of Alcester Road	1				
F	Behind The Rowans	5				
G	Behind Brookdale and Blakenhurst	4				
H	Leys Road, between Jubilee Orchard and Robery Cotts.	2				
I	West of Evesham Road	9		✓		
J	Field to East of Evesham Road in front of Farm Shop	11	See note 2	✓		
K	Field between Ragley Road & Hughes Close	8	See note 2	✓		

Notes:

1. LPA = Local planning authority: Wychavon district council.
2. Messrs Gladman twice applied for planning permission for a single, large site, which was composed on our sites A, J & K. Their applications were twice rejected by the LPA. We have split that area into three sub-sites, since we believe the village preferences, and planning considerations, are different for these three sites.
3. Site boundaries here are not exactly the same as when offered to village for ranking in 2015.
4. Offered: Offered by owner / agent in response to 2016 call for sites.

5. *Sites E, F, G & H are not registered at the Land Registry. It has been asserted (not confirmed) that they are owned by the Dioceses of Worcester.*

CLF Haynes

Chair, Steering Group

V3 28/08/2017