

# Harvington Neighbourhood Plan

## - Evidence, Reasoning and Justification

### Regulation 16 Statutory Consultation

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# 1 Introduction

- 1.1 This document contains the evidence base justifying the planning policies, site allocations, Local Green Spaces, and Valued Landscapes designated in the [Harvington Neighbourhood Plan](#) (NP)<sup>1</sup>.
- 1.2 It provides the evidence to show that the NP has due regard to the [National Planning Policy Framework](#) (NPPF2 – updated in July 2018)<sup>2</sup> and to the [South Worcestershire Development Plan](#) (SWDP) (pdf 395 pages)<sup>3</sup>
- 1.3 The formal demonstration of conformance to the requirements for a Neighbourhood Development Plan is contained in the [Basic Conditions Statement](#)<sup>4</sup>
- 1.4 It references the major, detailed research undertaken within the village to provide community-derived evidence. The research reports, and associated analysis, are:

<b>Research Subject</b>	<b>Document</b>
<b>Residents</b>	Full <a href="#">responses</a> , with individual comments (pdf - 52 pages) <sup>5</sup> <a href="#">Overview of results</a> (pdf - 8 pages) <sup>6</sup> <a href="#">Research methodology</a> analytical approach and raw data (web page) <sup>7</sup>
<b>Local Business</b>	<a href="#">Survey results</a> and analysis <sup>8</sup>
<b>Housing Need</b>	<a href="#">Survey report</a> by Warwickshire Rural Communities Council (pdf – 14 pages) <sup>9</sup> Ten year <a href="#">housing stock analysis</a> (pdf – 9 pages) <sup>10</sup> <a href="#">Survey form</a> <sup>11</sup> Anonymised <a href="#">raw data</a> (CSV file) <sup>12</sup>

- 1.5 References are also made to the [Harvington Parish Plan & Village Design Statement](#) of 2010<sup>13</sup>.
- 1.6 The policy sections below each reference the specific evidence backing the policy and demonstrate how the research justifies that policy.

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1 <https://harvington-pc.org.uk/np/np.pdf>

2 <https://harvington-pc.org.uk/np/r/nppf2.html>

3 <https://harvington-pc.org.uk/np/r/swdp.html>

4 <https://harvington-pc.org.uk/np/bcs.pdf>

5 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/SurveyFullReport.pdf>

6 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/SurveySummary.pdf>

7 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/faqs.html>

8 <https://harvington-pc.org.uk/np/Surveys/Business-2016/BusinessSurvey2016.pdf>

9 [https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/WRCC\\_Survey\\_Report.pdf](https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/WRCC_Survey_Report.pdf)

10 [https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/Ten\\_year\\_Housing\\_Analysis.pdf](https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/Ten_year_Housing_Analysis.pdf)

11 [https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/survey\\_form.pdf](https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/survey_form.pdf)

12 [https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/Survey\\_data.csv](https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/Survey_data.csv)

13 [https://harvington-pc.org.uk/np/parishPlan/Parish\\_Plan\\_&\\_VDS.pdf](https://harvington-pc.org.uk/np/parishPlan/Parish_Plan_&_VDS.pdf)

## 2 NP Management Process

- 2.1 The NP and this evidence base has been compiled on behalf of Harvington Parish Council by the Harvington NP Steering Group – an independent community group – and its volunteer working groups.
- 2.2 The process commenced by agreeing with the Parish Council the constitution of the Steering Group (SG) – reproduced in Appendix A.
- 2.3 The membership of the Steering Group has included:

Chris Haynes (Chair)  
Clive Allen  
John Colebrook (PC)  
Maureen Hall (PC)  
Leslie Hancock  
Kathy Haynes  
John Langley (PC)  
Chris Rushworth  
Jill Smith  
Tim Swift (PC)

The constitution requires the SG membership to include two representatives of the Parish Council. (PC) above denotes SG members who, at various times, were these Parish Council representatives.

## 3 Community consultation and participation

- 3.1 The NP has been prepared by the community for the community. This evidence base records the intensive programme of consultation and community events supporting the development of the NP. Each stage of the project has evolved from the needs and wants of the community.
- 3.2 The [Consultation Statement](#)<sup>14</sup> document records all of the community research, engagement and consultation undertaken during preparation of the Plan.
- 3.3 The policy sections below each reference evidence derived from the village consultation inputs backing the policy and demonstrate how the consultation informs and justifies that policy.

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<sup>14</sup> <https://harvington-pc.org.uk/np/cs.pdf>

## 4 The Parish of Harvington

### 4.1 Agricultural land

#### *Land grades*

The map below is an expanded section of the [Natural England map](#)<sup>15</sup> showing the grades of agricultural land in and around Harvington.



The key below shows that Harvington contains 'Excellent' (grade 1) land on the flood plain South of the A46 and 'Very Good' (grade 2) surrounding the village centre, only falling to 'Good to Moderate' (Grade 3) close to the River Avon and as the land rises towards Church Lench.

<b><i>Grade</i></b>	<b><i>Description</i></b>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

NP area (approx.) -----

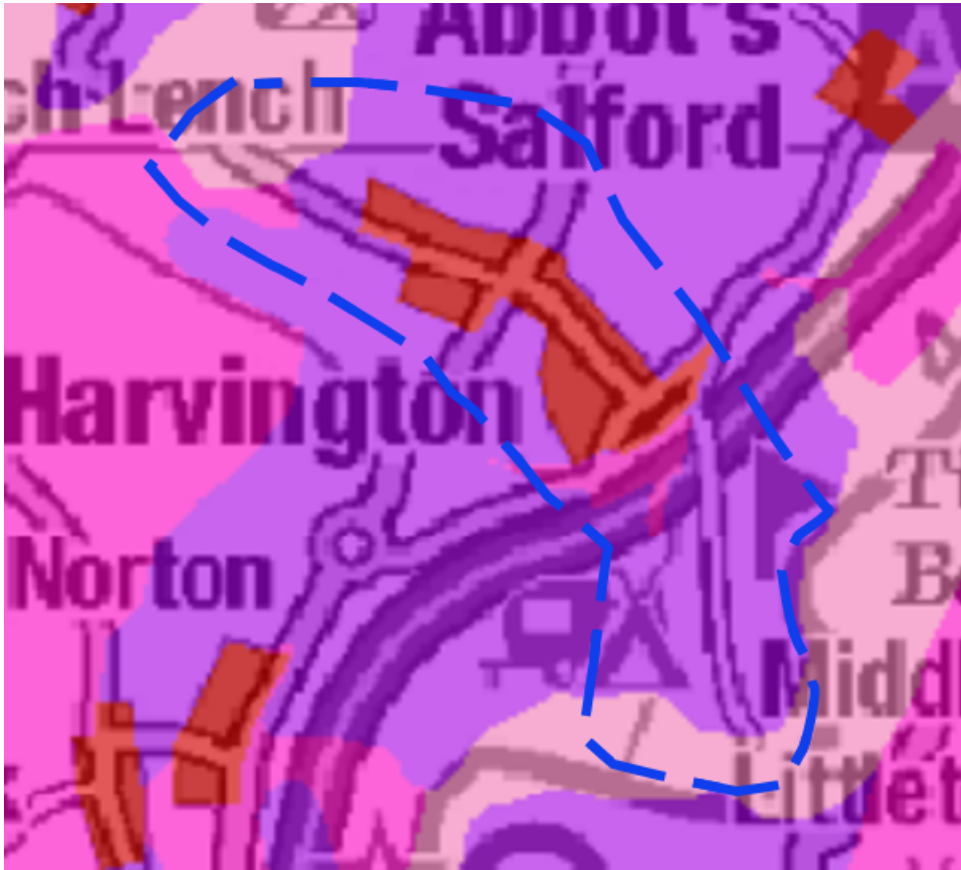
<sup>15</sup> <http://goo.gl/mYRgYP>

### Best and Most Versatile land

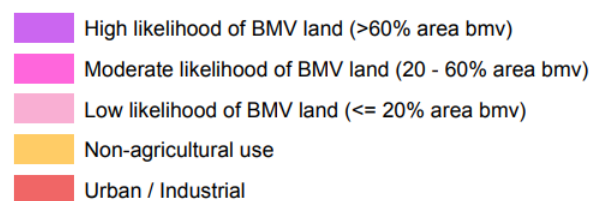
Natural England also manage the classification of Best and Most Versatile land (BMV)<sup>16</sup>.

a) BMV land is defined as being of Grades 1, 2 or 3a.

The relevant section of their regional likelihood map is show below:



#### Predictive BMV Land Assesment © Defra



NP area (approx.)

This map<sup>17</sup> provides similar guidance: predicting a high likelihood of BMV land surrounding the village, with a lower likelihood close to the river Avon and on the higher ground approaching Church Lench.

*(Caution: The above maps should not be used to infer the classification of individual fields).*

<sup>16</sup> <http://publications.naturalengland.org.uk/file/4424325>

<sup>17</sup> <http://publications.naturalengland.org.uk/file/6298419246661632>

## **Environmental Character**

The NP falls within the [Lenches Ridge Environmental Character Area \(ECA\)](#)<sup>18</sup> designation – part of the Worcestershire Green Infrastructure Framework.

The landscape and biodiversity priorities declared for this ECA are:

- *Enhance and protect the hedgerow field boundaries, respecting the characteristic local enclosure pattern (planned or regular in the Village landscapes, organic in the Plateau Farmlands).*
- *Enhance the tree cover pattern through new planting of tree groups associated with settlement and planting of watercourse and hedgerow trees to address density and age structure. Where elms have been lost, the preferred substitute is oak.*
- *Orchards and fruit trees are a particular feature of the Village landscapes which dominate here and opportunities should be sought to retain and recreate them; new planting should consider traditional local varieties.*
- *Seek opportunities to create and/or protect permanent pasture in the Settled Farmlands with Pastoral Land Use, and particularly in the Village Claylands to protect the characteristic patterns of ridge and furrow.*
- *Link with existing site management, site expansion and buffer the key priorities.*
- *Where sites are closely associated buffering should be merged to form links.*
- *In the case of the River Avon corridor the link is already in place but augmentation of this in the floodplain will be critical for a number of GI aspirations.*

These priorities are cited in the ERJ sections on the relevant policies below.

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18 [https://harvington-pc.org.uk/np/r/lenches\\_ridge.html](https://harvington-pc.org.uk/np/r/lenches_ridge.html)

## 4.2 Housing stock analysis

The tenure of the 2017 housing stock is:

Type	Number	Percentage
Owner-occupied	552	72%
Socially-rented	146	19%
Privately-rented	66	9

This data was compiled from the [2011 census data](#)<sup>19</sup> and then adjusted to 2017 values by applying observed changes in the housing stock using the following calculations:

Harvington Tenure statistics – 2011 Census

Data from drill-down pages accessed via <http://www.ukcensusdata.com/harvington-and-norton-e05007915>

Census output area	Part of Harvington	Owned	Social Rent	Private Rent
E00165191	Centre	116	4	9
E00165192	Lower village to Avon	114	15	12
E00165193	Leys Road	60	71	16
E00165194	Evesham & Alcester Rds	114	10	15
E00165195	Hughes Cl., Ragley Rd.	89	14	8
<b>2011 Totals</b>		<b>493</b>	<b>114</b>	<b>60</b>
<b>Known changes from 2011</b>	Groves Close		20	
	Hawkes Piece	12		
<b>Totals with known changes</b>		<b>505</b>	<b>134</b>	<b>60</b>
<b>Overall total</b>		<b>699</b>		
<b>2015 survey distribution total</b>		<b>764</b>		
<b>Deduced other new housing</b>		65		
<b>Assumed increase %</b>		9.3%		
<b>Assumed new distribution</b>		<b>552</b>	<b>146</b>	<b>66</b>
<b>Survey responses</b>		281	43	7
<b>Response rate</b>		51%	29%	11%

<sup>19</sup> <http://www.ukcensusdata.com/harvington-and-norton-e05007915>

The chart above applies the known major developments (Groves Close and Hawkes Piece) and then applies an additional adjustment to match this computation of the total housing stock to the known 2016 value: the count of dwellings to which housing need survey forms were delivered.

The above chart also details the responses to the 2016 Housing Need survey (see below) by type of tenure and shows how the tenure-related percentage response rate was derived.

### 4.3 Current distribution of dwelling size

15% of dwellings have 1 to 2 bedrooms, 46% have 3 bedrooms and 39% have 4 or more.

This data is computed from [housing need survey responses](#) (below), analysed in section 3.2. of the Ten Year Housing stock analysis (Appendix E) as follows:

Number of bedrooms	1 or 2	3	4 or more	Total
2016 stock	44	131	109	284
Percentage	15%	46%	39%	100%

### 4.4 Housing Need

An extensive housing need survey was undertaken for the Harvington Neighbourhood Plan by the Warwickshire Rural Community Council in 2016<sup>20</sup>. The data in this survey was then used by the Plan Steering Group to interpret the survey findings in the context of the Plan and to project forwards the 10-year housing need of the community.

This analysis is recorded in the Ten Year Housing stock analysis (Appendix E)

The headline conclusions are:

- There is no evidence of any need for additional housing in Harvington for people currently resident elsewhere who have a connection to the village,
- The housing market is fluid, with 26% of households expecting to move out of Harvington in the next 10 years and 16% expecting to move within Harvington,
- There are around 400 3- and 4-bedroom houses in the village. Over the 10 years around 40% of these (160) are expected to become free for people from outside the village to move in to. There is no market shortage of these houses,
- There is likely to be a need for roughly double the number of 2 bedroom bungalows (up from 38 to 74) to meet the down-sizing need of existing villagers; 39% of these should support assisted living (as estimated in Appendix E).

<sup>20</sup> [https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/WRCC\\_Survey\\_Report.pdf](https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/WRCC_Survey_Report.pdf)

## 4.5 Housing Growth Rates

### Methodology

Villagers asked (in the 2015 Residents Survey) that the village should continue to grow 'at the same rate as in recent years'. This section establishes that growth rate, and uses it to deduce the target new builds for the 15-year period of the plan.

The methodology for establishing the historic growth and target for future growth uses:

- The current number of actual dwellings to which the Village News is delivered,
- A record of all the housing developments of 3 or more dwellings over the last 25 years,
- A deduced estimation of the number of dwellings 25 years ago,
- The calculation of the compound annual growth rate (CAGR) over these 25 years,
- The use of this CAGR to compute the desired village size in 15 years time,
- The listing of developments in progress and planning permissions given,
- The computation of the number of additional dwellings required to achieve the desired size
- The allocation of these targets between large, designated sites and small infill / windfall sites.

### Housing developments since 1992

The table below lists the developments in sites of 3 or more dwellings since c. 1992

<b>Location</b>	<b>No.</b>
Finch Lane	9
Walnut Close	4
Poplar Way	10
Newing Court	11
Hawkes Piece	11
Harvington Mews	6
Groves Close	24
Bromley Close	3
<b>Total</b>	<b>78</b>

The number of dwellings to which the Village News was delivered (Oct 2015 listing) was **741**.

The estimated number of dwellings in 1992 is thus estimated to have been **663** (741 – 78).

This calculation omits infill and windfall developments of one or two houses.

### **Growth Rate**

The observed growth has been 78 houses in 25 years. This is a growth of 10.5% (78/741).

The compound annual growth rate is 0.037% p.a. <sup>21</sup>.

The period of the Neighbourhood Plan is 15 years, so the growth over the 15 years needs to be 6.9% <sup>22</sup>.

From a base line of 741 dwellings in 2015, 6.9% growth implies an additional **51** dwellings by 2030.

### **Location of growth**

There is already an SWDP-allocation of 9 houses, for which outline planning permission has been given. An additional 3 houses are nearing completion. Windfall / infilling of dwellings is a continuing process, and there is adequate 'white space' within the development boundary for this to be expected to continue.

The table below proposes a 'budget' to show how the total of 51 new dwellings, starting from a 2015 baseline, can be achieved.

<b>Location</b>	<b>Status</b>	<b>Dwellings</b>
Crest Hill North	Approaching completion	3
South of Crest Hill	SWDP-allocated, outline PP	9
Future infill / windfall	Expected 2017-2030	4
NP- allocated Site A	Proposed in NP	35
		<b>Total: 51</b>

### **Growth Rate Conclusions**

The historic growth of the village of the 25 years from 1992 to 2015 was 78 houses (in plots of 3 or more).

Projecting this growth rate forwards to 2030 suggests the growth target should be an additional 51 dwellings.

There are 12 developments already completed, under way or in receipt of planning permission, giving an outstanding requirement of 39.

It seems reasonable to expect around 4 further infill / windfall developments to occur over the period of the plan.

**It is therefore proposed to allocate a development site for around 35 dwellings, bringing the total for the period to 51.**

21  $\text{alog}(\log(1.118) / 25) \Rightarrow 1.0045$

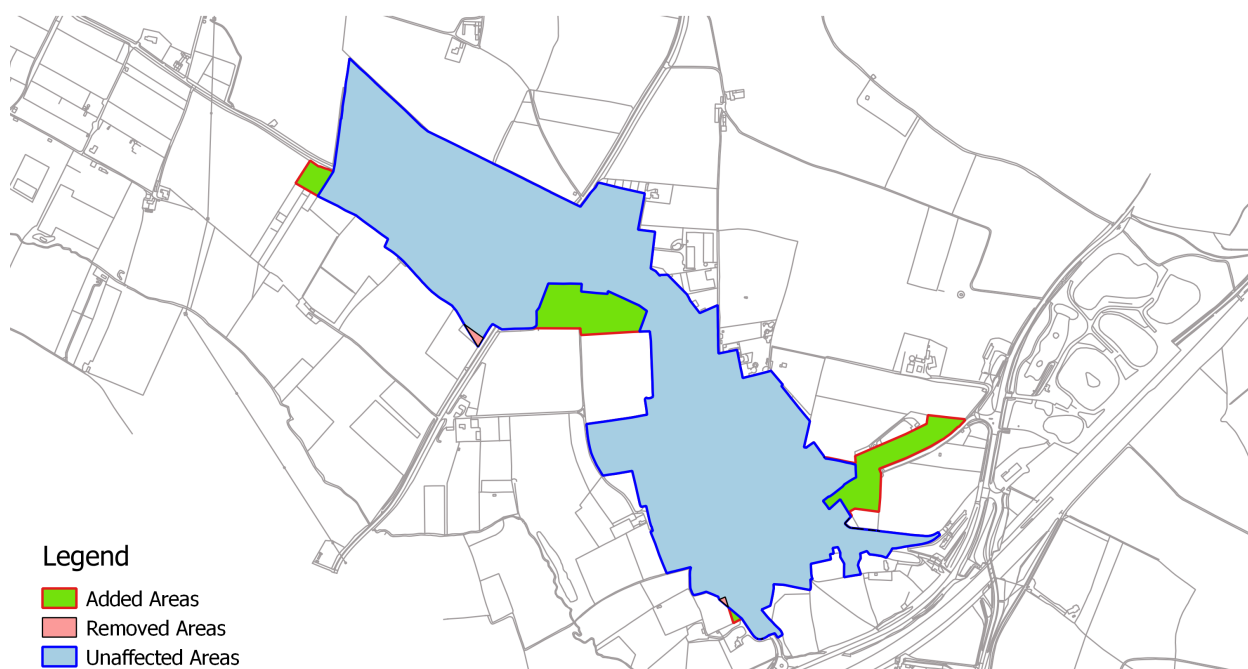
22  $\text{alog}(\log(1.0045) * 15) \Rightarrow 1.069$

## 5 Development Boundary

Appendix B contains the the briefing to Harvington Parish Council on the proposed changes to the development boundary. The Council agreed to the proposed new boundary being adopted for the NP.

The diagram below, reproduced from the Appendix, indicates the development boundary changes incorporated in the NP. The rationale for the changes is documented in the Appendix.

Proposed development boundary changes



## 6 Policies

### *Environment and Heritage*

#### **EH1(A) Agricultural and Horticultural Land**

##### *Evidence and Justification*

The agricultural land surrounding Harvington has been classified by Natural England as Grade 1 – 2, i.e. Excellent to Very Good – and is highly likely to be 'Best and Most Valued' see section 3,2 above. It has been cultivated for centuries, and the resulting landscapes are valued by the community, not only for their produce, but also for their visual and recreational amenity.

Although sizeable, Harvington still retains the features and the feel of a rural community. The agricultural heritage is still much in evidence – orchards, arable fields, glasshouses, nurseries and allotments still surround the village and are still actively producing a wide variety of produce. Every effort should be made to retain this rural, community ethos.

The entire Neighbourhood Area falls within the Lenches Ridge Environmental Character Area, as reported in section 3.1 above. This places additional responsibilities to preserve the character of the area, in line with the Worcestershire Green Infrastructure framework.

Orchards are a long-established feature of the Vale Of Evesham landscape and economy. Within the Neighbourhood Area there are apple and pear orchards, and the remnants of nut groves (with which Harvington was particularly associated). Commercial fruit- and nut-growing is under pressure, with tendencies to replace long-established types with dwarf, uniform varieties. At threat is the potential loss of genetic heritage and variety. Every effort needs to be made to identify and, where necessary, preserve any rare genetic stock contained in orchards and nut trees under threat from development. Genetic variety needs to be preserved as a protection against loss of current commercially-cropped types through species-specific attacks from disease, pests and climatic variability.

The following national and local policies justify the NP policy:

##### **NPPF2 170 (b)**

Planning should recognise: *"the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land."*

##### **NPPF2 Footnote 53, referenced from 171:**

*"Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."*

##### **NPPF2 170 (a)**

[Policies should be] : *"protecting and enhancing valued landscapes ... and soils (in a manner commensurate with their ... identified quality in the development plan)"*

##### **SWDP 6b2**

- ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.

## SWDP 2a iii - Safeguard the open countryside

### Harvington Village Design Statement (VDS)<sup>23</sup> - Open space

9.3.a *Open spaces and views (both within and towards the village) should be maintained and enhanced.*

*Exceptions to this should only be considered where there is a demonstrable benefit to the village and any loss of resources should be replaced elsewhere.*

A **Worcestershire County Council Historic Environment Record** search<sup>24</sup> was carried out within the boundaries of Harvington Parish on 08/05/2015. It commented that:

*Whilst elements of the historic landscape are still extant, significant boundary loss has been experienced in and around Harvington itself, particularly in the vicinity of the A46. The medieval and post-medieval landscape has suffered due to plough damage and field amalgamation. The prehistoric landscape, however, is largely coherent. Land use is mixed, consisting primarily of arable farming, horticulture and settlement. The field pattern is largely one of field amalgamation and field reorganisation. The settlement pattern is primarily one of nucleated cluster and modern expansion associated with Harvington.*

## EH1(B) Trees and Hedges

### *Evidence and Justification*

**NPPF2 8(c):** Environmental objective:

*"to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity"*

**NPPF2 170(b) :**

*"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 ... trees and woodland"*

**SWDP 1c iv.** Safeguarding and enhancing landscape character.

### **Harvington Village Design Statement 2010**

9.3.d Additional tree planting to the west of Harvington (particularly along Leys Road) is encouraged.

9.3.e Homeowners are encouraged to maintain mature trees within their garden boundaries, and if trees are removed, to re-plant with an appropriate species.

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<sup>23</sup> [https://harvington-pc.org.uk/np/parishPlan/Parish\\_Plan\\_&\\_VDS.pdf](https://harvington-pc.org.uk/np/parishPlan/Parish_Plan_&_VDS.pdf)

<sup>24</sup> [https://www.worcestershire.gov.uk/download/downloads/id/6821/historic\\_environment\\_record\\_search\\_guidance.pdf](https://www.worcestershire.gov.uk/download/downloads/id/6821/historic_environment_record_search_guidance.pdf) [Sept 2018: document no longer available for download]

9.3.f. The village Tree Warden will continue to monitor and maintain existing trees and to re-plant/plant new trees in and around the village.

### Reasoning

Our Tree Wardens have followed 9.3.f by planting further trees and the Neighbourhood Area now has 100 Oak trees. This is noted in the registration list of trees published by the Tree Warden, which also includes where possible their history. This registration list forms Appendix C of the NP.

The Hedgerows Regulations 1997 protects most countryside hedgerows from being removed (including being uprooted or otherwise destroyed).

Wychavon District Council advice to developers -

Woodland, hedgerows and trees should be seen as an asset rather than a constraint.

## EH1(C) Wildlife and Biodiversity

### Evidence and Justification

**NPPF2 8(e)** Includes the environmental objective to help improve biodiversity.

**NPPF2 170(d)** : Planning decisions should minimise impacts on and providing net gains for biodiversity.

**NPPF2 174(b)**: Plans should "*pursue opportunities for securing measurable net gains for biodiversity*"

**SWDP 22:** Provides extensive support for this policy, particularly in its sub-policies **-C, -D, -E** and **-F**.

**The Harvington Residents' Survey 2015** provides strong evidence in support of this policy.

In [response to the question](#) 'Which features of the countryside around Harvington do you value?'<sup>25</sup> all were given a high rating:

Feature	Valued by %
Scenery/views & footpaths	89%
Wildlife	89%
Open spaces, meadows and green fields	87%
Orchards	85%
Agriculture and horticultural land	82%
Rivers, streams and ponds	78%
Woodland	76%
Flora	73%

25 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q31.html>

**Harvington Residents' Survey 2015:** 88% of the respondents [value the wildlife](#)<sup>26</sup> to be found in the area.

## Reasoning

Protection of its wildlife is an important factor in maintaining the rural ambience of Harvington. Some of the species to be found in the area are suffering from destruction of their habitats elsewhere (e.g. skylarks, which are regularly to be found in the fields along the Alcester Road). Newts are to be found in residents' garden ponds; adders and grass snakes have been seen in the area; there are many hedgehogs around (despite a declining population in other parts of the UK); and there are several species of bats, as well as barn owls nesting in the area. Deer, foxes and badgers inhabit the old orchards and the fields surrounding the village. Green woodpeckers and a wide variety of woodland birds regularly visit gardens.

## EH1(D) Public Rights of Way

### Evidence and Justification

#### **NPPF2 98:**

*"Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks..."*

**Harvington Residents' Survey 2015:** 89% of those who responded considered the parish footpaths<sup>27</sup> of [importance](#).

#### **Other:**

The Definitive Map and Statement (DMS) for Worcestershire (dates from the 1950s, created under the terms of the National Parks and Access to the Countryside Act 1949.)

<http://www.environmentlaw.org.uk/rte.asp?id=207>

[https://www.worcestershire.gov.uk/info/20237/public\\_rights\\_of\\_way/975/recording\\_changing\\_and\\_closing\\_public\\_rights\\_of\\_way](https://www.worcestershire.gov.uk/info/20237/public_rights_of_way/975/recording_changing_and_closing_public_rights_of_way)

<https://gis.worcestershire.gov.uk/website/Countryside/>

[https://www.worcestershire.gov.uk/info/20237/public\\_rights\\_of\\_way/973/rights\\_of\\_way\\_improvement\\_plan\\_rowip](https://www.worcestershire.gov.uk/info/20237/public_rights_of_way/973/rights_of_way_improvement_plan_rowip)

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<sup>26</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q27.html>

<sup>27</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q27.html>

## Reasoning

*"The laws in England and Wales provide you with the right to walk, ride, cycle and drive in public rights of way in the countryside. Public rights of way include footpaths."*  
(<http://www.environmentlaw.org.uk>)

Our right to walk across open fields and countryside without hindrance, using the recognised footpaths and rights of way is enshrined in law. There are urban footpaths, but these are usually pedestrian ways between buildings, often following the line of old footpaths that once crossed open countryside.

The Ramblers' Association website: <https://www.ramblers.org.uk> states:-

*"A recent report produced by the Ramblers has revealed a serious backlog of paths waiting to be recognised as public footpaths. Any historic paths not officially recorded as public rights of way by 2026 will be extinguished, meaning thousands of well-trodden paths, and other potentially useful routes would be lost forever."*

Harvington Parish still retains most of its rural footpaths in varying degrees of maintenance, but some are still not recognised, such as the track that crosses the fields from the village to Ellenden Farm Shop. Some of the paths have come into being in fairly recent times, but some, such as the Salt Way, stretch back to prehistoric times.

It is suggested that the creation of a connecting footpath between the bottom of Anchor Lane and Evesham would be of benefit to the area, as would the re-establishment of the pedestrian way across the river at the bottom of Anchor Lane.

Maps of Harvington's recognised footpaths are displayed in the NP – composed from definitive digital mapping data supplied by Worcestershire County Council in 2017. Most of the footpaths are also to be found on the tithe map of 1838 at <http://www.harvington-history.org.uk/maps/1838map.htm>

## EH2 – Local Green Spaces

Neighbourhood Development Plans may designate 'Local Green Spaces' (LGS), which are required to meet specific criteria, described in the NPPF2.

**NPPF2 100** states that:

*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.*

The site assessment and evidence justifying each LGS designated in this NP is detailed in **Appendix F "Local Green Space - Site Assessments"**.

Wychavon's [Conservation Area Appraisal](#) Management Proposals<sup>28</sup> (adopted 25/11/15) state that open spaces in the Conservation Area (CA) have an important role in the character of the village. This additional function and benefit of local green spaces applies to those Local Green Spaces within the CA, namely:

- GS9 – Glebe Cottage verge
- GS10 – The Steps
- GS12 – Cemetery

## EH3 - Responding to Local Character

### *Evidence and Justification*

**NPPF 125** *Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

**NPPF 184** *Heritage assets ... are an irreplaceable resource, and should be conserved in a manner appropriate to their significance.*

**NPPF 190** [planning] *should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)*

**NPPF 193 to 197** relate to the assessment of potential harm to a heritage asset or its setting.

The following research findings justify and inform this policy:

Policy Ref	Policy	Conformance / Justification
<b>SWDP 1.2(c)v.</b> <sup>29</sup>	Overarching sustainable development principles	Environmental role – contributing to protecting and enhancing south Worcestershire's unique natural, built and historic environment by protecting important historic buildings ...
HMG policy paper <sup>30</sup>	Conservation-of-historic-buildings-and-monuments	Protects setting & access and encourages conservation
<b>SWDP 5</b>	Planning Guidance for Historic Buildings and Conservation Areas	Focusses policy application on local setting and specific buildings
<a href="#">RS-2015 Q26</a> <sup>31</sup>	Importance to community	85% of those participating considered the historic buildings in the village to be of importance

Harvington's older buildings are catalogued and described in the village history<sup>32</sup>

Historic England defines Grade 2 listing<sup>33</sup> and permits [searches for listed buildings](#). The map below shows Harvington's listed buildings (as at 2017).

28 [goo.gl/8Zu9qd](http://goo.gl/8Zu9qd)

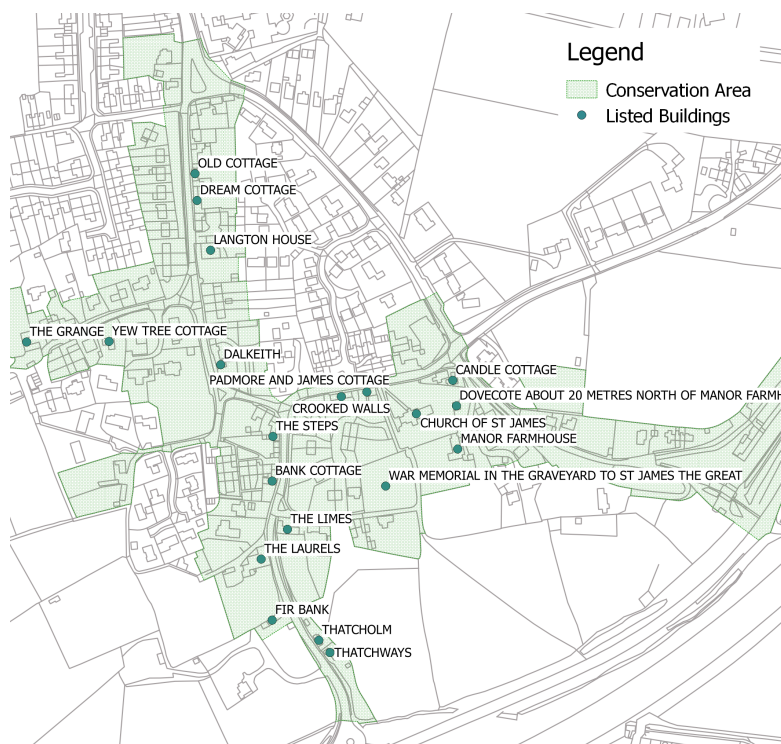
29 <http://www.swdevelopmentplan.org/wp-content/uploads/2016/06/The-Adopted-SWDP-February-2016.pdf>

30 <https://www.gov.uk/government/publications/2010-to-2015-government-policy-conservation-of-historic-buildings-and-monuments>

31 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/SurveyFullReport.pdf>

32 <http://www.harvington-history.org.uk/houses.htm>

33 <https://historicengland.org.uk/listing/>



6.1 The British History Online web site contains information<sup>34</sup> on the history of the village and significant buildings.

There is one Grade 1 and twenty-three Grade 2 listed, pre-Victorian, buildings in Harvington.

Historic England [states](https://historicengland.org.uk/listing/what-is-designation/listed-buildings/)<sup>35</sup> that:-

*“All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. A building has normally to be over 30 years old to be eligible for listing”.*

The map below, which includes most of the village, dates to 1837. This includes structures such as the hop kiln, the Coach and Horses, the Hop Pole and a number of other structures around the village that are at present not listed.

<sup>34</sup> <https://www.british-history.ac.uk/vch/worcs/vol3/pp387-390>

<sup>35</sup> <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>



*The 1837 map above indicates the distribution of most of the properties then existing.*

Until the eighteenth century Harvington consisted entirely of timber framed, mostly thatched farmhouses and cottages, set upon a Bidford Blue Lias stone base. The two buildings that did not conform to this format are the church of St James the Great, dating from the 12th century, and the, now ruinous, possible fifteenth century dovecote. Many of the surviving cottages are set on banks of once sunken lanes thereby having an extended stone base on the road side.

This quiet unchanging scene interspersed with farm land began to change with the construction of the large brick-built Rectory and the stone-built Grange. 1780 to 1837 saw the construction of the two large Georgian properties Dalkeith and Langton; the hop kiln, Church house, a revamp of the old Coach & Horses, the Golden Cross and the Hop Pole.

In Victorian and Edwardian times the village expanded with houses on Crest Hill, Station Bank and up Village Street towards and beyond the cross roads into Leys Road. All this expansion did not however spoil or damage the historic part of the village.



*Blacksmith's corner (left, now demolished) and The Steps in Stratford Road*

In the early years of the 20th century Harvington was a place of beauty, a rural idyll visited by photographers and artists alike.



*Thatchways, Stratford Road (now extended)*

This scene lasted until the 1930's when properties and land in the historic part of the village was purchased by the Council. Many of the old timber-framed cottages, some dating to the early 1500's were demolished to make way for social housing.

From the 1950's onwards there has been much filling in of the open spaces in the village and considerable expansion along Village Street and Leys Road.

Despite the losses and huge expansion the village still retains, in parts, an atmosphere of tranquillity. The Victorian additions to the village should now be considered an asset to the village and there is an argument for listing some of them such as The Cedars, the School and even the later Village Hall, which go to make the Village Green. The village is already beginning to take on a aura of urbanity with street lighting, pavements and yellow lines, which should be resisted if we are to retain the remaining historic properties with their traditional rural surroundings.

## EH4 – Setting of Conservation Area ‘holloway’

### *Evidence and Justification*

**NPPF2 190** says that the planning process:

*"...should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*

The Historic England guide to appraisal and management of conservation areas<sup>36</sup> declares that:

*Development management policies might include policies on:*  
\_\_ *protection of important views and vistas*  
...

The **Historic England** guide to "The Setting of Heritage Assets" (Historic Environment Good Practice Advice in Planning Note 3)<sup>37</sup> offers a staged approach to proportionate decision-taking (p7), which involves the following stages in relation to a specific proposed development:

**Step 1:** Identify which heritage assets and their settings are affected,

**Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated,

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance and on the ability to appreciate it.

For the NDB we adapted steps 1 & 2 to identify one specific zones (of three parts) immediately outside the Conservation area. The Explanation of the policy demonstrates why the 'holloway' of Anchor Lane is a specific, unusual feature of the CA and thus has drawn attention to this specific location in which consideration of the impact of any

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<sup>36</sup> <https://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/>

<sup>37</sup> <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>

development or infrastructure installations on the adjacent Conservation Area requires especial caution.

## EH5 – Valued Landscapes

### *Evidence and Justification*

#### **NPPF2 170 (a)**

*Planning policies and decisions should contribute to and enhance the natural and local environment by ... protecting and enhancing valued landscapes.*

**Harvington Resident's Survey:** 90% of responses considered the [scenery and views](#) around the village to be of great importance<sup>38</sup>. 53% cited this to be the main reason for [choosing this village](#) as a place to live<sup>39</sup>.

Appendix G contains annotated photographs of the Valued Landscape views

## EH6 - Flooding

### *Evidence and Justification*

#### **NPPF2 148:**

*The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk...*

#### **NPPF2 149:**

*Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk ... Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.*

#### **NPPF2 150 (a):**

*[New development should be planned for in ways that ...] avoid increased vulnerability to the range of impacts arising from climate change.*

**SWDP 1c vii.** Mitigating and adapting to climate change, including moving to a low carbon economy.

Our expectations are that developers comply with:

**SWDP 28:** *Management of Flood Risk*

**SWDP 29:** *Sustainable Drainage Systems*

**SWDP 30:** *E. Proposals that would result in an unacceptable risk to the quality and / or quantity of a water body or water bodies will not be permitted.*

**HVDS 5.** The landscape setting of Harvington

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<sup>38</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q27.html>

<sup>39</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q1.html>

The 2010 [Harvington Parish Plan and Village Design Statement](#)<sup>40</sup> says, in section 5,

*The parish of Harvington lies on the eastern boundary of the county of Worcestershire. It is divided from Warwickshire by a tributary of the River Avon, forming the greater part of the eastern and northern boundaries of the parish. The Avon itself bounds it on the south and east, while another of its tributaries, Harvington Brook, flowing south-east, forms the western boundary. The main settlement is situated on a low ridge above the river plain, and to the north the land rises again to the Lench Hills. These changes in height mark the position of ancient river terraces and show the enormous effect of the river on the landscape long before its human habitation.*

**Worcestershire County Council HER** search was carried out within the boundaries of Harvington Parish on 08/05/2015:

*Harvington parish is situated upon a landscape of intermediate undulating topography, progressing towards an area of alluvial flood plain bordered by low undulating sand and gravel terraces around the River Avon in the south east. The underlying geology consists of Blue Lias and Charmouth Mudstone Formation in the west and Mercia Mudstone Group in the east. Superficial deposits of Sand and Gravel and Alluvium are present throughout the parish.*

## LFL1 - Village Facilities

### *Evidence and Justification*

**NPPF2 83 (d)** Planning policies and decisions should enable:

*...the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

#### **NPPF2 92**

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should...

- a)** *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*
- d)** *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- e)** *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community*

**The 2015 Residents' Survey** demonstrated that the village's facilities<sup>41</sup> were both [popular with and well-used by the community](#).

- 81% of the respondents had used the Village Hall in the last year,
- 50% had used the playing field,
- 43% had attended the church,

<sup>40</sup> [https://harvington-pc.org.uk/np/parishPlan/Parish\\_Plan\\_&\\_VDS.pdf](https://harvington-pc.org.uk/np/parishPlan/Parish_Plan_&_VDS.pdf)

<sup>41</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q3.html>

- 41% had visited the children's play area.

There was clear support for maintaining the village's assets and for planning for their future development.

The South Worcestershire Development Plan supports such an approach –

**SWDP 1:** Overarching Sustainable Development Principles.

**SWDP 5:** Green Infrastructure.

## LFL2 - Expansion of First and Nursery School

### *Evidence and Justification*

#### **NPPF2 94**

*It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement. They should:*

- a) give great weight to the need to create, expand or alter schools through the preparation of plans...*

Harvington C of E First and Nursery School is a local facility which should be safeguarded as the school is a great asset to the village as well as the surrounding area. To accommodate the sustainable development of the village and changes in its demographic constitution, provision should be made for its growth.

To ascertain the wishes of the school governors a letter was sent to the Chairman on 3rd February 2016 asking two questions. First, did the governors think that the school will in future need to expand or provide additional facilities? Second, if so, which areas of land should be identified in the Neighbourhood Plan for possible future use by the school?

The **Chair of Governors** replied by email on 20 March after a governors' meeting. He stated that the school did not have any land that could be used as the play and sports areas are already used to capacity. It was essential, therefore, that the land bordering the school needed to be protected from housing development. It was suggested that there should be a protected site for future use by the school on the adjoining allotment land.

Subsequently, a formal letter has been received (Appendix C) , recording this need.

The South Worcestershire Development Plan supports this allocation for sustainable growth:

**SWDP 1:** Overarching Sustainable Development Principles

## LFL3 – Village Hall – expanded site

### *Evidence and Justification*

#### **NPPF2 92**

*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

*a) plan positively for the provision and use of shared spaces, community facilities (such as ... meeting places ...) ... to enhance the sustainability of communities.*

The Trustees of the Harvington Village Hall charity formally recorded in 2018 (see Appendix D) the desire and need to expand the exterior recreational space.

There is a specific need for the Harvey Bears pre-school to have extended exterior play space – with suitable protective fencing.

This space will be available to all hall users.

There is no entry in the Land Registry for it. During the Regulation 14 consultation a letter was received from someone claiming ownership (Response 25 in the [record of consultation responses](#)<sup>42</sup>). The person has not formally registered an objection to this site allocation.

The Village Hall Management Committee has maintained this land since at least 2008, keeping it mown and free of rubbish.

## BT1 – Employment sites

### *Evidence and Justification*

**NPPF2 8 (a)** identifies the economic objective to help build a strong responsive and competitive economy .

#### **NPPF2 80:**

*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account [...] local business needs...*

**SWDP 12** sets out the policy for employment in rural areas and its commitment to sustainable development.

**SWDP 12 (A,B and C)** Employment sites should be targetted to the needs of locals.

### *Reasoning*

This policy supports the SWDP policies on rural development with an emphasis on small scale social enterprise that meet the community needs of the Neighbourhood Area. It aims to ensure that such enterprises are well integrated into and complement the existing business character within the Neighbourhood Area.

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<sup>42</sup> <https://harvington-pc.org.uk/np/plan/docs/reg14/PublicResponseListing.html>

## BT2 – Village Retail and Service Outlets

### *Evidence and Justification*

**NPPF2 92** To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a)** plan positively for the provision and use of ... community facilities (such as local shops...) ... to enhance the sustainability of communities and residential environments;
- d)** ensure that established shops, facilities and services are able to develop.

**SWDP 10 I** : Places constraints on change of use of village shops to other uses.

**SWDP 10 J**: Permits new village shops "*provided they are of an appropriate scale and .. will not have an adverse affect .. on any local centre*".

### *Reasoning*

In order to preserve and develop local retail businesses new retail premises that are aimed at serving the village community such as convenience stores will be supported where they make use of suitable existing brownfield or non retail sites suitably located within the village. Retail and associated leisure shopping aimed at local need will also be supported if the overall need of such businesses is for the requirements within the Neighbourhood Area.

## BT3 – Farm Diversification

### *Evidence and Justification*

#### **NPPF2 83 (b)**

*Planning policies and decisions should enable:*

- a)** *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b)** *the development and diversification of agricultural and other land-based rural businesses;*
- c)** *sustainable rural tourism and leisure developments which respect the character of the countryside;*

**SWDP 10 K & L**: permit (with constraints) new or expanded farm shops.

**SWDP 12(D)**: Permits conditional diversification of farm businesses for employment, tourism, leisure and recreation uses .

### *Reasoning*

Farmsteads and their buildings make a fundamental contribution to the character of the Neighbourhood Area.

Conversion of these buildings to employment or community use and or visitor accommodation can safeguard their future and will be supported where the conversions maintain the agricultural character and appearance of the existing structure.

This policy is intended to keep farm buildings in active agricultural use unless it can be demonstrated that such buildings are no longer viable for an agricultural purpose.

## BT4 - Tourism

### *Evidence and Justification*

#### **NPPF2 83**

*Planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*

*...*

*c) sustainable rural tourism and leisure developments which respect the character of the countryside;*

**SWDP 21 B iii:** Development proposals must complement the nature of the area.

**SWDP 24:** Defines potential impacts on heritage assets.

**SWDP 34:** Encourages the expansion and development of tourism.

**SWDP 35:** Contains criteria for new visitor accommodation both inside and outside development areas.

### *Reasoning*

In line with national planning policy and the SWDP 34, this policy seeks to support sustainable rural tourism and leisure that benefits visitors and supports the development of existing business facilities, whilst respecting the character of the countryside.

## BT5 – Static and Touring Holiday Caravans, Chalets and Campsites

### *Evidence and Justification*

#### **NPPF2 83**

*Planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*

*...*

*c) sustainable rural tourism and leisure developments which respect the character of the countryside;*

**SWDP 36:** Contains criteria for new sites and extensions or improvements to existing sites.

### *Reasoning*

These kinds of visitor accommodation are already present and welcome in the Neighbourhood Area. This policy is intended to encourage the growth of this type of business, provided it does not adversely affect other aspects of the amenity or rural character of the Neighbourhood Area.

## Travel

### Evidence

1. Only one bus service runs through the village (No. 18 and X18) which is currently operated by Stagecoach Warwickshire. This service replaced the old No. 28 on 6th June 2016. The route connects the village to Evesham via Norton and to Stratford on Avon via Iron Cross, Salford Priors and Bidford on Avon. From Stratford the X18 unlike the previous No. 28 now continues northward to connect to Warwick, Leamington Spa and Coventry. The service runs at half hourly intervals Monday to Saturday, and at approximately two hour intervals on Sundays. The service does not operate into the late evening, the last bus from Stratford on Avon to Evesham departs at 18.10 hours arriving into Evesham at 19.05 hours. The last service from Evesham departs at 19.30 hours arriving into Stratford on Avon at 20.13 hours. This is very restrictive to people working or in evening education beyond these times requiring the use of alternative private transport.

On Sundays there are five services in each direction, the first and last services of the day being extended to and from Pershore. The last bus departs Stratford on Avon for Pershore at 17.10 hours and returns from Pershore at 18.10 hours arriving into Stratford on Avon at 19.10 hours.

Whilst the X18 service north of Stratford on Avon does give greater connectivity for commuters from Harvington, the journey times may deter commuter travel . The journey times from Harvington to Warwick being 1hr. 27 mins., to Leamington Spa 1hr. 46mins and to Coventry 2hrs. 17mins, with similar times for the return journeys.

The desire for improvements to local public transport are recorded in the NP's

#### **Aspiration 6.7 – Public Transport.**

2. There are two principal roads traversing the Neighbourhood Area being the B4088, formerly the A435 Birmingham to Evesham main road and the B439, a minor road connecting Bidford and Salford Priors to Norton. Access to the village from the B4088 is along Village Street and to the village from the B439 along Crest Hill or Stratford Road depending on the direction of travel.

A manual traffic survey was undertaken in October 2014 at two locations being the junction of Village Street and the A435 and the junction between the B4088 and Crest Hill. The morning count being undertaken between 07.00 and 10.00, the afternoon count being taken between 14.30 and 18.30. The objective of the survey was to determine:-

- a. The traffic flows through the village at peak times.
- b. The Village use of sustainable modes of transport.
- c. The reliability of public transport.
- d. The difference in vehicular traffic between school days and non-school days affecting the village.

The survey showed that total traffic flow for the period was 3479 vehicles on Crest Hill and 15543 vehicles on Village Street, the peak time flows on Crest Hill were 2.9 veh/min between 08.30 and 09.00, cycle movements around rush hours and school times were deemed at less than 1% of traffic flows and predominantly motor cycles. Punctuality of the bus service was assessed at 59%. The average passenger numbers was less than 10 persons.

3. From the above it can be seen that the existing usage of sustainable transport in accordance with the National Planning Policy Framework, being public transport, and cycling is not met.
4. Parking is also an issue in Village Street during the morning drop off, and evening collection to and from school, although double yellow lines have been painted immediately in front of, and to the sides of the school. This has served however to push the parked cars further down Station Road and Village Street.
5. Speed is also an issue especially on Crest Hill where a recent VaS Camera noted that between 47% and 56% of all vehicles were exceeding the 30mph speed limit with an average of 53%. This shows every other vehicle exceeds the speed limit.
6. Roadside footpaths within the village are either non-existent or narrow to varying degrees. It is not possible for two pedestrians to walk side by side on the vast majority of the footpaths, forcing pedestrians onto the roadway with its inherent dangers.
7. The Residents survey clearly showed that the working population of Harvington (constituting 51% of responders) were dependent on private transport to get to their workplace, 78% travelling 6 or more miles each way daily. Of the responders 95% were dependent on the motor car to get to and from work. Only 3% used the bus services to get to and from their employment.
8. A similar picture is presented with respect to health. 85% used their own private transport or relied on the private transport of a friend or relative, only 2% relied on public transport to access the Doctors Surgery or Hospital.
9. A similar response was received to the question on residents dependency on public transport, only 2% being very dependent on it, whilst 19% used it occasionally.
10. Responders to the question about improvements to public transport said that later buses back to the village from Evesham (48%), and direct bus services to Alcester, Studley, Redditch and Worcester (38%) would be important. Four residents suggested reinstatement of the now lifted former London Midland Railway towards Evesham and Redditch. Cheaper bus fares were also suggested by eight residents in line with the cost of using private cars.
11. The greater majority of responders (70%) did not consider that the village needs a public car park, those that did thought it should be sited near the school and village hall.
12. Responders to the question concerning parking restrictions (65%) thought that some restriction should be imposed, the majority favouring Village Street between the village hall and the B4088.
13. Responses to the question on the use of the bicycle for work or leisure purposes showed 51% did not cycle and 12% did frequently. Dedicated cycle ways would be supported by all responders and equal support was noted for all routes indicated in the survey.
14. Contact was made with Cycle Evesham Vale(CEV), Sustrans and Wychavon District Council(WDC). Meetings were held with CEV and WDC during which proposals for a rambling and cycle route between Harvington and Evesham via Norton were outlined. The proposed route leaves Evesham just to the east of the Railway Station, passing under the railway and following the existing riverside path passing under the Simon De Montfort bridge carrying the A46 by-pass over the River Avon before continuing to Ashmores Farm then over the A46 via an existing bridge to Norton then along the B4088 or the B439 into Harvington. This route could also give access to Prince Henrys Grammar School via the ancient Inches Lane. In the

longer term consideration should be given to extending the route from Ashmores farm to Anchor Lane and then to Bidford.

At present the proposals are currently delayed due to lack of finance and discussions with affected land owners and leaseholders

## **T1 – Sustainable management of private transport**

### ***Evidence and Justification***

#### **NPPF2 102**

*Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*

*b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated,*

...

*e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

#### **NPPF2 105**

*If setting local parking standards for residential and non-residential development, policies should take into account: ...*

*d) local car ownership levels; and*

*e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.*

#### **NPPF2 110 ... applications should ...**

*e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*

Policy T1 protects existing off-street parking areas, thereby contributing to the safety of the streets and verges and avoiding additional street clutter.

T1 also reserves sites for electric vehicle recharging points.

## **T2 – Provision for Cycleways**

### ***Evidence and Justification***

**South Worcestershire Development Plan**, Moving around South Worcestershire, Managing Travel Demand Clauses B and C.

#### **NPPF2 104** Planning policies should:

*c) identify and protect, ... sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;*

**d)** *provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);*

**Reasoning**

In accordance with Worcestershire Local Transport Plan (LTP4). Policies C1 and C2. Also in accordance with South Worcestershire Development Plan, Moving around South Worcestershire, Managing Travel Demand Clauses B and D. Also in accordance with NPPF chapter 5 Cl. 30 and 39.

## Infrastructure and Housing

### IH1 – Housing Growth

#### Evidence and Justification

##### **NPPF2 77**

*In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.*

##### **NPPF2 78**

*Planning policies... should identify opportunities for villages to grow and thrive.*

##### **SWDP 2F:**

*Development proposals should be of an appropriate scale and type with regard to the size of the settlement...*

##### **SWDP 2H:**

*The SWDP is supportive of development proposals that are promoted through neighbourhood planning mechanisms...*

#### Reasoning

Our objective assessment of the housing needs of the village define the growth numbers defined in this Policy.

The housing growth rate analysis in Section 3.4 (above) shows that:

- Villagers require a [steady growth rate](#)<sup>43</sup>, as experienced in 2015, when the survey was undertaken,
- This steady rate requires there to be **51** additional dwellings during the 15-year life of the NP, from a 2015 baseline,
- At November 2017 **12** new developments had been completed or were in progress,
- An additional **39** dwellings would thus be required during the period of the NP,
- It is assumed that around **4** infill/windfall developments would take place in small sites,
- Therefore the NP needs to allocate a development site for **35** dwellings.

Over the 15-year span of the plan, **51** additional dwellings corresponds to a mean of **3.4** new dwellings per year.

When asked "Having regard to the potential impact of new housing on village life, what is the maximum number of houses you would be willing to see built in Harvington each year over the next fifteen years" **77%** of [the residents said](#) they were prepared to see **6 or more** new dwellings per year<sup>44</sup>, thus the proposed growth rate is acceptable to a clear majority of residents. This growth is thus 'appropriate' to the scale and settlement-type of Harvington.

The Housing Need survey, as summarised in section 3.4 above, found no evidence for any growth need occasioned by people with an existing connection to the village needing new housing.

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<sup>43</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q54.html>

<sup>44</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q65.html>

The Policy itself records the data on housing densities, since these need to be referenced during the life-time of the NP. These densities were computed by counting dwellings shown in Ordnance Survey mapping, and by using the area measurement capability of the QGIS mapping program.

## IH2 – Housing Mix

### NPPF2 61

*... the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.*

...

### WRCC 2016 Housing Need survey:

Section 3.4 above summarises the findings of the 10-year housing stock analysis, based on the evidence from the WRCC 2016 Housing Need survey, as finding that:

- There is no evidence of any need for additional housing in Harvington for people currently elsewhere who have a connection to the village,
- The housing market is fluid, with 26% of households expecting to move out of Harvington in the next 10 years and 16% expecting to move within Harvington,
- There are around 400 3- and 4-bedroom houses in the village. Over the 10 years around 40% of these (160) are expected to become free for people from outside the village to move in to. There is no market shortage of these houses,
- There is likely to be a need for roughly double the number of 2 bedroom bungalows (up from 38 to 74) to meet the down-sizing need of existing villagers; 30% of these should support assisted living.

### SWDP 2: Development Strategy and Settlement Hierarchy – Table 2:

Harvington is in Hierarchy Position 4. The role of villages at this level in the hierarchy is:

*"...predominately aimed at meeting locally identified housing and employment needs. They are, therefore, suited to accommodate market and affordable housing needs..."*

### SWDP 14 A:

*"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."*

### SWDP 20: Housing to Meet the Needs of Older People

*"The provision of housing suitable for the needs of older people will be encouraged on all allocated and windfall sites of five units or more..."*

### Reasoning – housing mix

The Housing Needs Survey and 10-year housing stock analysis showed that 'the market' continues to provide sufficient medium- to large-sized houses to meet the needs of villagers.

The two demographic groups with needs less satisfied are:

- Young singles and couples needing 'starter' homes (both owned and rented),
- Ageing, residents of larger houses wishing to down-size to smaller houses / bungalows, with smaller gardens.

The plan requirement for developments of 10 or more units to include 10% bungalows and 10% starter homes is the minimum needed to ensure the housing stock growth contributes to satisfying the needs of these demographics.

### **Reasoning - why no supported accommodation?**

Interestingly, when villagers were asked about the need for 'supported' accommodation (for the very elderly and frail members of the population) there was little need declared; most people anticipating these needs intend to move into a local town.

The [WRCC Housing Survey](#)<sup>45</sup> asked about 'your most likely next move':

*"Of the 31 households where at least one occupant is aged 71+ only 8 respondents wish to remain in Harvington"*

Accordingly, early intentions of including additional supported (sheltered etc.) accommodation in the NP housing mix were not activated.

## **IH3 – Parking provision**

### **Evidence and Justification**

**NPPF2 108** ... it should be insured that:

*a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up.*

**NPPF2 104** Planning policies should:

*c) provide ... facilities such as cycle parking.*

**NPPF2 108** .. developments should..

*b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*

**NPPF2 102**

*Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*

*e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

**NPPF2 127** Planning policies and decisions should ensure that developments...

*f) create places ... which promote health and well-being, with a high standard of amenity for existing and future users*

**NPPF2 105**

*If setting local parking standards for residential and non-residential development, policies should take into account: ...*

*b) the type, mix and use of development;*

<sup>45</sup> [https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/WRCC\\_Survey\\_Report.pdf](https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/WRCC_Survey_Report.pdf)

*d) local car ownership levels; and*

*e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.*

**NPPF2 110** ... applications should ...

*e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*

**SWDP 21 xi Appropriate facilities:**

*"Development should incorporate the required parking facilities and provision for the storage of bicycles"*

**2016 Census [QS404EW](#)**<sup>46</sup> - Car or Van availability for Harvington & Norton:

1090 households

Number of cars or vans per household	% of households
0	10%
1	36%
2	38%
3	11%
4 or more	5%

**2016 Census [KS404EWQ](#)**<sup>47</sup> for Harvington & Norton E00165195

(Postcodes WR11 8NH, 8NN, 8NU, 8NZ – 112 households - includes Ragley Road and Hughes Close)

Number of cars or vans per household	% of households
0	7%
1	28%
2	46%
3	11%
4 or more	8%

**2016 Census [QS115EWQ](#)**<sup>48</sup> for Harvington & Norton E00165195

(Postcodes WR11 8NH, 8NN, 8NU, 8NZ – 112 households - includes Ragley Road and Hughes Close)

Adults per household	households	% of households
1	34	30%
2	56	50%
3 or more	22	20%

**Department for Transport Statistics** Table [NTS0205](#)<sup>49</sup> shows that between 2010 and 2016 the number of cars / vans per household grew from 1.17 to 1.2

46 <http://ukcensusdata.com/a-e05007915/b-ks404ew>

47 <http://ukcensusdata.com/a-e00165195/b-ks404ew>

48 <http://ukcensusdata.com/a-e00165195/b-qs115ew>

49 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/456253/nts0205.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/456253/nts0205.xls)

The number of cars / vans per adult grew from 0.61 to 0.63

### **Reasoning – cycle storage**

The SWDP states a specific requirement for cycle storage, while the NPPF provides support for requiring this provision. Harvington has extensive social housing provision, yet few local employment opportunities. Flat-dwellers have a high probability of being dependent on cycles for access to out-of-village work-places; they need a secure place, other than inside the flat itself, for cycle storage. Making adequate provision for cycle storage also reduces the pressure for households to be reliant on high-emission vehicles.

The use of cycles for health and recreational purposes is to be encouraged; so this NP ensures that all new properties will have somewhere secure where cycles can be stored.

This storage area also benefits residents with disabilities: it provides ground-level storage for mobility scooters, walking frames and the like, which may be essential components of accessible modes of transport.

### **Reasoning – provision for off-street parking**

Two historic trends:

1. the increased proportion of adults having their own vehicle and
2. the increased number of adults per household

have combined to increase the number of vehicles per household – often beyond the capacity of the on-site parking provision available to that household.

New developments in Harvington, must not result in any increased need for street parking in Harvington. Its negative impact on the safety, visual appearance, traffic flow and emergency vehicle access is critical. The NPPF clauses cited above provide the justification for limiting the adverse effects of on-street parking.

It is thus necessary to ensure that all new developments (of whatever size) provide adequate off-street parking.

The census data cited above shows that in a representative area of the village, dominated by two estates, 19% of households have three or more vehicles. In Ragley Road few houses have any on-premises parking, while the majority of houses in Hughes Close have single garages.

It is essential that new development provide enough off-street parking for the likely number of adult residents of each dwelling – regardless of its size.

The census data, and upward statistical trend in vehicle ownership reported above, suggest it is reasonable to make the following assumptions on household composition (throughout the life-time of the property), defining the need for parking:

- One-bed flats may have just one driver, with associated vehicle,
- Two-bed flats and one-bed houses are likely to have two adult vehicle owner,
- For larger dwellings there is likely to be one adult per bedroom, hence one vehicle parking space per bedroom.

This is not suggesting that couples all occupy two bedrooms, it is to make allowance for children, teenagers and adult children having to live in the parental home.

To illustrate the 'one adult per bedroom' scenario, a couple (both vehicle owners) in a three-bedroom house might have one child and one teenager with her own vehicle – resulting in a three-vehicle household.

It should also be noted that the more affluent owners / occupiers of larger properties often have more than one vehicle per adult. In Harvington it is common to observe parked in properties:

- Caravans and camper vans,
- Sports Utility Vehicles,
- Sports cars,
- Boats on / off trailers,
- Small 'shopping' cars.

in addition to the 'normal' family vehicles. Each such addition requires its own parking space.

## IH4 – Density of development

### *Evidence and Justification*

**NPPF2 122** Planning policies should [take into account]...

*a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*

...

*d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*

*e) the importance of securing well-designed, attractive and healthy places.*

**NPPF2 127** requires the NP to 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 places to live, work and visit;*

*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.*

**NPPF2 128** encourages developers to "evolve designs that take account of the views of the community" - these views are expressed in this policy.

**SWDP 13 E iii** states that new development should be provided at an average net density of 30 dwellings / ha.

## Reasoning - density

The SWDP-recommended average net density is compatible with that provided in the more recent Harvington estates : St James Close (32) and Hughes Close (34) which mostly comprise detached and semi-detached houses. A higher density of 49 dwellings / Ha is found in Groves Close – a mixture of houses and flats built for social letting.

It would be surprising if, when considering this NP policy, Policy IH3 on the provision of parking and the requirements of NPPF2 127, there were any future approvals in Harvington exceeding 30 dwellings / Ha.

## Reasoning – outstanding domestic architecture

The villagers are proud of the architecture and street-scene of the village:

- 85% of villagers [consider the historic buildings to be of importance](#)<sup>50</sup>,
- 25% cited the [historic buildings and conservation area to have been an important factor](#)<sup>51</sup> in their decision to move to the village.

Within the village are included:

- Early 15th century manor house and dovecote
- 16th century Cruck-framed cottages
- Tudor jettied, through-hall house
- Jacobean town house with parapet roof-fire protection
- Georgian town houses
- Victorian villas
- 1930s 'art deco' -influenced houses
- Post-war high-standard social housing
- Innovative 1960s glass-fronted house built under a disused railway bridge

The [Harvington Conservation Area Appraisal](#)<sup>52</sup> stresses the valuable historic range of domestic buildings, whether 'listed' or not.

In conformity with the NP's "Architectural Heritage" objective (section 3.4) , this policy encourages further contributions of excellent modern architecture.

The NPPF clauses 58 and (especially) 63 encourage this emphasis on excellent design.

## IH5 – Designated development site

### Evidence and Justification

#### **NPPF2 13:**

*Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.*

**NPPF2 119:** ... *plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.*

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50 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q26.html>

51 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q1.html>

52 <http://goo.gl/8Zu9qd>

## **NPPF2 28:**

*Non-strategic policies should be used by ... communities to set out more detailed policies for ... neighbourhoods ... This can include allocating sites....*

### **2015 Residents Survey:** Inclusion of designated community area.

62% of respondents<sup>53</sup> said that there is a [need for a new village meeting place](#) within the period of this NP.

63% of respondents<sup>54</sup> said that the NP should [include a reserved site](#) for this new village meeting place.

## **Reasoning**

Sections 32. to 35 above, and policies IH1, IH2 & IH3 provide the justification for the scale and nature of the development site(s) needed to supply the required addition of planned-site 35 dwellings.

The reasoning here provides an overview of the extensive consultations, surveys and assessments which have led to the choice of the specific site designated in Policy IH5.

The hyperlinks / footnotes in the process listing below link to the full documentation on the evidence, reasoning and justification backing the selection of this site.

In outline, the logical process has been:

1. Consideration of the Harvington sites identified in Wychavon District Council's 2015 Strategic Housing Land Availability Assessment ([SHLAA](#))<sup>55</sup>,
2. Filtering of these sites to remove sites not suitable for the scale of development required or which the SHLAA ruled as unsuitable or unavailable,
3. Presentation of the 11 remaining sites in the 2016 Residents Survey, with an invitation for residents to suggest which housing types they thought should go on which sites (Questions 56 to 64 in the [Residents Survey](#)<sup>56</sup> -RS)
4. Post-processing of these survey results to extend the analysis to deduce what types of housing residents thought should go on each site (blue-bar charts, RS pages 22-25)
5. Aggregation of these results to infer the preferences for the 11 sites (blue-bar chart, RS page 25) . The Condorcet voting used in these analyses effectively generated 'votes' for the sites, with the highest-ranked site receiving 4830 'votes' (=100%). Votes for other sites descended down to 21% of the votes assigned to this most popular site.  
The site eventually chosen for this policy is composed of two of the fields offered to residents, which received 88% and 63% preference votes.
6. A [methodology](#) for selecting development sites<sup>57</sup> was proposed to, and accepted by, the Parish Council.

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53 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q4.html>

54 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q5.html>

55 <https://www.wychavon.gov.uk/strategic-housing-land-availability-assessment-shlaa>

56 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/SurveyFullReport.pdf>

57 <https://harvington-pc.org.uk/np/SiteSearchDocuments/InitialBriefingForConsultant.pdf>

7. A public 'Call for Sites' was issued, inviting land-owners to propose sites. Three responses were received, all of which had been in the options offered to villagers in the Survey. The three sites were:
  - Facing Village Street, opposite the Golden Cross PH,
  - South of Crest Hill
  - A sloping site north-west of Crest Hill
8. A detailed site assessment of these three candidates was undertaken by the Neighbourhood Plan Steering Group. Site A (the one now designated in this NP) emerged as the closest 'fit' to the requirements of this NP. The results were [presented to the Parish Council](#)<sup>58</sup> in May 2017, with an invitation to the Council to note that the Steering Group intended to proceed on the assumption that this was the candidate site.
9. An overview of this selection process, and of the resultant choice of this site, was [presented in public](#)<sup>59</sup> at Harvington's Annual Parish Meeting
10. The Neighbourhood Plan stall at the 2017 annual Summer Village Fair included a poster display on this selection process and on the map of this selected site.
11. Her Majesty's Government, via Locality, offers HMG-funded independent site assessments to those Neighbourhood Plans proposing to designate more building sites than required of them. Harvington qualified for this assistance, and HMG's designated contractor, Aecom of London, was [briefed on the plan](#)<sup>60</sup> to date and the full range of possible sites in Harvington. Aecom reviewed the SHLAA assessment, undertook their own desk research, visited the sites and reported their [conclusions](#)<sup>61</sup>. Their conclusion endorsed the selection of the site identified in this Policy as the most appropriate for the intended developments.
12. In offering this site, the representatives of the owners had proposed to allocate land, within the overall site, to community purposes. This Policy identifies that part of the site which best suits community purposes, having a direct street frontage with immediately-adjacent public transport.

## IH6 – Use of renewable energy

### *Evidence and Justification*

**NPPF2 150** New development should be planned for in ways that:

- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.*

58 <https://harvington-pc.org.uk/np/SiteSearchDocuments/ParishCouncil-May-2017.pdf>

59 <https://harvington-pc.org.uk/np/Presentations/2017-05-11-ParishMeeting.pdf>

60 <https://harvington-pc.org.uk/np/SiteSearchDocuments/InitialBriefingForConsultant.pdf>

61 <https://harvington-pc.org.uk/np/plan/AecomSiteAssessment>

## **NPPF2 152**

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

- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems...*

## **NPPF2 153**

*In determining planning applications, local planning authorities should expect new development to:*

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable*

...

## **SWDP Objective 2:**

*"To ensure development is designed to the highest possible environmental standards in order to minimise carbon emissions resource consumption, pollution, flood risk and increase the proportion of renewable energy"*

SWDP 21 : Design Para 4 invokes:

- *sustainable development .. over the lifetime of a new building or development*
- *reducing the demand for energy and improving energy efficiency*
- *energy-efficient methods of heating*
- *incorporate the generation of energy from renewable or low carbon sources*

## **SWDP 27 Renewable and Low Carbon Energy**

*"Large scale (SWDP footnote 61) development proposals should examine the potential for a decentralised energy and heating network. If practical and viable, a decentralised energy and heating network should be provided as part of the development."*

## **2015 Residents Survey:**

64% of residents [support](#)<sup>62</sup> Energy-efficient / eco houses.

53% would [support](#)<sup>63</sup> a project for Geo-thermal energy for local heating

## **Reasoning**

This policy emphasises the national and district imperative for high quality, sustainable development.

In the context of Harvington there is a particular desire for design which complements the local built heritage.

The SWDP requires developments of 100 or more houses to consider heat networks. In Harvington there are specific local opportunities to extract and distribute heat through:

- Heat extraction from the River Avon, and/or
- Geothermal heating from the local 'Worcester Basin' hot brine reservoir.

The development and exploitation of these sources is supported by this NP.

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<sup>62</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q29.html>

<sup>63</sup> <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q29.html>

Because of these specific, local opportunities, we reduce the SWDP's 'scale' threshold for requiring consideration of heat networks.

Should either or both of these resources be developed, Harvington residents and businesses will have the opportunity for very low cost, near-zero-carbon domestic heating. This NP policy requires new developments of more than 10 houses to, as a minimum, install the pipe-work to facilitate retro-attachment to a local heat network. The pipe itself is of very low cost and, if included during initial ground-works, should cost less than 0.1% of the cost of the total build.

The cost for later provisioning would be significantly higher.

The commercial viability of a future heat network will be significantly enhanced if there are one or more development sites in which all the dwellings already have the pipe-work installed.

## IH7 – River Energy

### *Evidence and Justification*

#### **NPPF2 151:**

*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, while ensuring that adverse impacts are addressed satisfactorily (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;*

#### **NPPF2 154:**

*When determining planning applications for renewable and low carbon development, local planning authorities should:*

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*
- b) approve the application if its impacts are (or can be made) acceptable ....*

#### **SWDP 2 C:**

*"The open countryside is defined as land beyond any development boundary . In the open countryside, development will be strictly controlled and will be limited to [other cases and] renewable energy projects."*

#### **SWDP 27 C:**

*"... proposals for stand-alone renewable and other low carbon energy schemes are welcomed and will be considered favourably..."*

#### **2015 Residents Survey:**

58% of residents would support<sup>64</sup> a sustainable energy project for water-sourced heating from the River Avon.

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64 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q29.html>

## Reasoning

HMG [encourages micro-hydro power schemes](#)<sup>65</sup> and [heat pump technologies](#)<sup>66</sup> .

Water-sourced heat may have potential for horticultural purposes as well as potential for residential heating; this policy provides the planning opportunity should such schemes prove economically viable.

River-side plant has the potential to interfere with the current or future enjoyment of the riverside. This policy imposes the constraints required by NPPF2 151(a) to ensure that passage along the river banks is not impeded and the enjoyment of the river and its banks are not harmed.

## IH8 – Solar Energy farms

### Evidence and Justification

The **NPPF 2 151 (a) & (b)** and **NPPF2 154 (a) & (b)** , **SWDP 2 C** and **SWDP 27 C** quotations under Policy IH7 (above) are equally applicable to this policy.

Harvington NP Policy **EH1 A – Agricultural and Horticultural Land**

#### 2015 Residents Survey:

37% of residents would [support](#)<sup>67</sup> a solar panel farm.

### Reasoning

This Policy recognizes the specific landscape and agro-business situation in Harvington.

The sub-majority, cautious support among residents implies that any scheme would only be acceptable if it had a limited impact on residents and local business.

No productive agricultural or horticultural land (whether or not it is BMV<sup>68</sup> land) should be converted to hosting solar panel 'farms'. The test of 'productive' which has been adopted is that it has not been productively used for 6 years – this being two 'crop rotation' cycles in classic agriculture. It is recognized that not all land is managed this way, but this seems a reasonable period of productive inactivity to ensure that there is no loss of currently-viable agricultural resource.

Even when an installation is permitted, it is to be done in such a way that the majority of the land can readily be returned to active agricultural / horticultural use, should the energy / food security balance change in the future.

A common practice in well-managed solar panel installations is to embed the panel support poles individually in a small-diameter tubes, which may readily be withdrawn at a later stage, should then land need to be restored to active agricultural / horticultural use.

It is also common practice to use the land below for grazing and / or wild-flower meadows to provide a habitat supportive of pollinators.

These (or other equally-effective) practices for the continued use of the ground are encouraged.

Given the current intensity of agricultural activity in Harvington, it is unlikely that large fields would meet the installation criteria. At most, some of the smaller areas currently lying fallow or providing grazing for sheep might be suitable. Accordingly, the solar

65 <https://www.gov.uk/guidance/harnessing-hydroelectric-power>

66 <https://www.gov.uk/government/publications/water-source-heat-map>

67 <https://harvington-pc.org.uk/np/Surveys/Residents-2015/IndividualAnswers/Q29.html>

68 See section 1.1 – "Best and most versatile land"

energy generated in Harvington is unlikely to be of national significance or utility; a local / community scheme supplying some of the needs of Harvington might be appropriate.

The policy includes provisions to ensure that installations do not negatively affect the 'valued landscape' views in and from Harvington.

# Appendix A – NP Steering Group Constitution

## HARVINGTON PARISH NEIGHBOURHOOD PLAN STEERING GROUP

### CONSTITUTION

The name of the group shall be Harvington Parish Neighbourhood Plan Steering Group, thereafter referred to as the Steering Group.

The Neighbourhood Plan will seek to improve the social, economic and environmental well-being of the area and those residing in it and will promote growth in order to maintain a sustainable community.

The Neighbourhood Plan will identify specific sites, to accommodate the necessary development, in accordance with the National Planning Policy Framework and the South Worcestershire Development Plan.

The Neighbourhood Plan will be produced with due consideration for the needs of all residents and businesses now and in the future.

The Parish Council remains the body to take the plan forward and the Steering Group's role is to prepare the Neighbourhood Plan on behalf of Harvington Parish Council.

#### **Parish Council**

The Harvington Parish Council are responsible for:

- a) Ensuring that sufficient and appropriate consultation with the community is undertaken,
- a) At various stages to be assured that the Plan complies with the requirements,
- b) Submitting the Neighbourhood Plan to Wychavon District Council for examination and referendum.

The Parish Council will:

- a) Support the Steering Group activities in key communication / consultation forums,
- b) Liaise with and identify funding support from Wychavon District Council and other authorities.

#### **Purpose and terms of reference for the Steering Group**

The Steering Group is a community organisation which is to undertake research and community consultations leading to the production of a draft Neighbourhood Plan, thereby enabling and supporting Harvington Parish Council in meeting the above responsibilities.

#### **Functions**

The Steering Group will:

- Produce a timetable for the project to include a target end date.
- Develop an action plan - identify any required lead groups, responsibilities and timescales.

- Develop a draft document defining the vision and objectives for the Plan.
- Co-ordinate the production of a Neighbourhood Plan that is representative of local views.
- Gather evidence from as many sources as possible to support the plan by engaging with members of the community.
- Form and manage any Working Groups.
- Identify support, resources and funding needed for each stage of the process.
- Report progress to the Parish Council on a monthly basis
- Maintain communication with appropriate officers of the Planning Department at Wychavon District Council.
- Identify and place contracts with external resources, if required.

### Membership

Membership of the initial Steering Group is at the invitation of the chairman. After formation, community membership will be at the invitation of the Steering Group.

The Steering Group shall be made up of no less than 7 individuals who live or work in Harvington Parish, including two Parish Councillors appointed by the Parish Council.

Membership of the Steering Group is to include representatives of the business community and community organizations, etc., not just residents.

The Group may co-opt additional members at its discretion.

At the first meeting, the Steering Group will elect a chairman, a secretary and a treasurer.

A person shall cease to be a member of the Steering Group having notified the Chair or Secretary in writing of his or her wish to resign.

In order to hold a meeting a quorum of 3 members must be present. The Chairman can have a casting vote if necessary.

### Meetings and working documents

The Steering Group shall aim to meet monthly or as required.

The Secretary shall maintain minutes of each meeting to be made available to the members of the Steering Group, the public and the Parish Clerk within seven days of the meeting.

Parts of meetings, communications and working documents may be declared confidential where deemed necessary for commercial reasons. The Parish Council shall be informed of all such declarations of confidentiality, documents to be provided in confidence to the Parish Council.

Data deemed 'personal' within the scope the Data Protection Act (1988) is to be protected in accordance with the provisions of that Act,

All confidential minutes, communications and documents are to be retained.

All non-confidential communications, minutes and relevant documents are to be retained and placed in the public domain as soon as practicable.

### Communications

The Steering Group and its working groups shall communicate frequently and effectively with the community of Harvington, sharing its plan of work, proposals, working papers and provisional conclusions.

It will have its own web site and eMail domain.

It shall undertake such community consultation as it may be beneficial, or as requested by the Parish Council. The results of all such consultations shall be made public as soon as practicable.

Public communications of the Steering Group and its working groups shall make it clear that they do not represent the opinions, decisions or policy of the Parish Council.

### Finance

The Steering Group may solicit and receive direct grants and donations for undertaking the work of the Steering Group. Acceptance of grants and donations is at the discretion of the Steering Group .

Grants received by the Parish Council for Neighbourhood Plan activities, and any additional funds it may allocate, will normally be made available to the Steering Group, for use in accordance with the work items, terms and conditions associated with such grants or funds.

The Treasurer will keep a clear record of any expenditure, including any receipts as appropriate.

Funds received by or allocated to the Steering Group are to be held in trust for the Steering Group by the Parish Council.

Grant money received by the Parish Council will be held in trust for the purpose for which the grant has been given. The Council will have to comply with grant provider conditions.

The Steering Group Treasurer is to submit invoices to the Clerk on the 1st day of each month as payments will be made on a monthly basis at a Council meeting in keeping with the Council's financial regulations.

### Working Groups

The Steering Group shall appoint such working groups as it considers necessary to carry out the functions specified by the Steering Group.

A Working Group member shall live or work in the Parish of Harvington.

Each Working Group shall have will have a minimum of 3 members, one of whom is the nominated chair, but this person does not have to become a member of the Steering Group.

Minutes of meetings to be forwarded to the secretary of the Steering Group within 7 days of a meeting.

A working group will:

- Organise and deliver work in specified areas to contribute to delivery of the Plan.
- Report on progress to the Steering Committee.

All Working Groups must keep records of:

- Minutes of meetings.
- All proposals/projects considered, whether accepted or rejected, with reasons why decisions were made.
- Information sources/documents with dates.

Working groups do not have the power to authorise expenditure.

#### Personal Interest Register

All members of the Steering Group or of any Working Group must declare any personal interest that may be perceived as being relevant to a decision of the group. This may include membership of an organisation, ownership of land or a business, or any other matter that may be considered to be relevant. Such declarations shall be recorded and be publicly available.

#### Dissolution of the Steering Group.

If any funds are provided for the development of the plan, those remaining funds will be disposed of in accordance with the terms of any associated grant or decisions taken at a Parish Council meeting open to the public. No individual members shall benefit from this dispersal.

#### Amendments to Constitution

Amendments to this constitution shall be proposed by the Steering Group and submitted to the Parish Council for approval.

3 Dec 2014

## Appendix B – Development boundary changes

*This appendix reproduces the Parish Council proposals, which were approved*

### **Harvington Neighbourhood Plan**

#### **Proposed changes to development boundary**

#### **Briefing for Parish Council – Dec 2017**

##### **Purpose**

The Neighbourhood Plan Steering Group has been advised by our planning consultant that we should include in the neighbourhood development plan (NDP) a revised development boundary (DB) for the village.

Whether a specific site is inside or outside a development boundary in a NDP does not change the planning status (use) of that land or any permitted development rights that it may have.

The changes are required:

1. To accommodate the proposed Site A development area (opposite the Golden Cross public house),
2. To accommodate the SWDP-allocated site for 9 houses below Crest Hill,
3. To reflect the reality that village development is now contiguous along the North side of Crest Hill,
4. To correct three minor cartographic inconsistencies noted during examination of the existing boundary.

This document defines and explains the changes we propose to make.

The new boundary will form part of the draft Neighbourhood Plan and so may be commented upon by the public during the 6-week statutory consultation period.

*Note: It is the convention in defining development boundaries to exclude long gardens, where these extend into open countryside. This convention has been respected in these revisions.*

##### **Additions**

###### **Site A**

Site A is the T-shaped site we have designated for development and a community space – the field and paddock opposite the Golden Cross.

The new DB here follows the existing hedgerows and garden boundaries.

###### **Crest Hill**

There have been two significant planning consents here:

- The site for 9 houses South of Crest hill. The new boundary line has been taken from the developer's submitted plan H2012-06 rev Q dated Dec 2016. We have encompassed the proposed building and garden areas, but left outside the development

boundary the 'Retained Land', the Green Infrastructure area to be re-planted as orchard and the short spur of roadway extending Eastwards into the adjacent field.

- The three houses to the North of Crest hill, which are now nearing completion.

For some reason, the existing DB only includes The Rectory in Crest Hill, ignoring all the other long-established houses on the North side of the road. It could perhaps have been argued that the plot now occupied by the three new houses constituted the former boundary of contiguous village development, but that is clearly not now the case. We have now proposed including all the houses to the North of Crest Hill, up to and including 'Topaz'.

### **Leys Road bungalows**

The two bungalows 'Etoile' and 'Lorna Doone' were, in the past, somewhat detached from the rest of the village. But now, with the construction of Groves Close, they are clearly contiguous with the developed village. We therefore propose including the bungalows (but not the entirety of their long gardens) within the boundary.

### ***Cartographic adjustments***

While reviewing the existing boundary, it was noticed that there were two cases where the line had been drawn diagonally across open land, rather than following existing physical boundaries.

These were:

- At the rear of 37, Orchard Place,
- Between the garden of The Laurels, Stratford Road and the orchard to its rear.

These two adjustments have been included.

### ***Maps***

We attach three maps showing:

1. The existing development boundary, shown in blue,
2. The proposed new boundary, shown in red,
3. A map highlighting the additions (green) and removals (salmon).

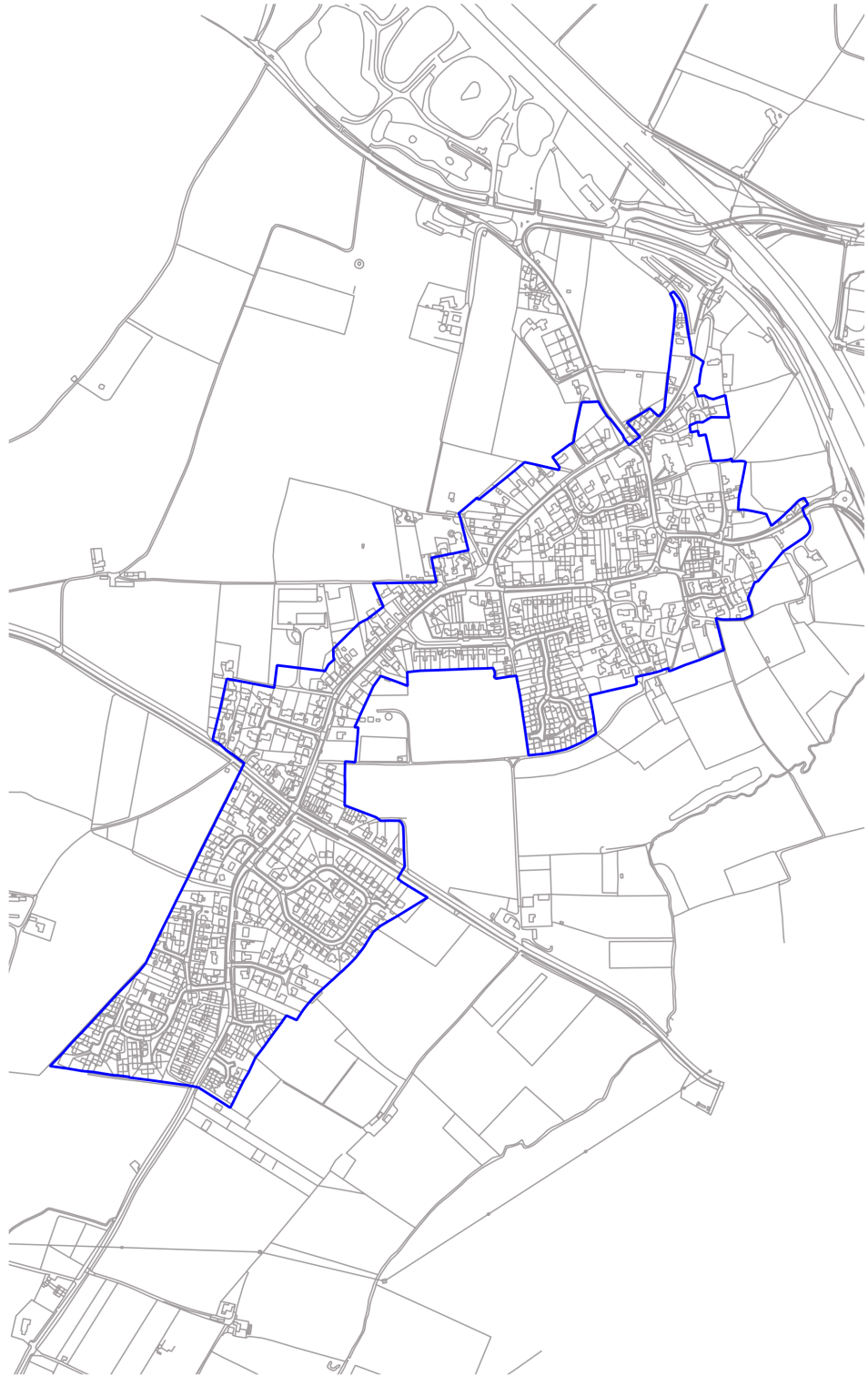
CLF Haynes

Chair, Steering Group

Harvington Neighbourhood Plan

13 Nov 2017

Existing development boundary



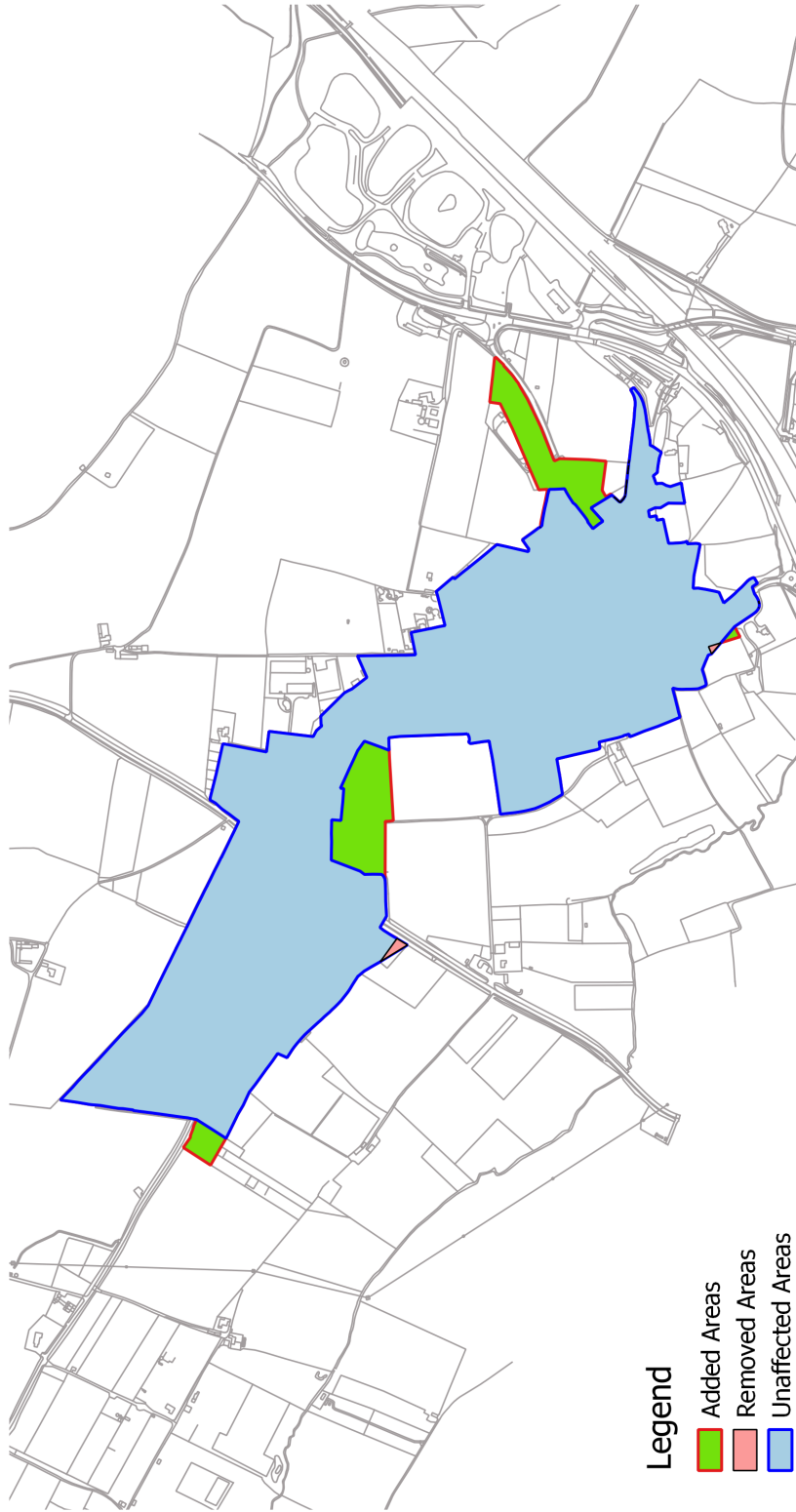
Map 1 – Existing boundary

Proposed development boundary



Map 2 – New boundary

Proposed development boundary changes



Map 3 – Boundary changes

## **Appendix C – School expansion requirement**

*The statement below, recording the school's requirement for space in which to expand, was supplied by the Chair of the Governors and agreed with the school Head.*

### **Harvington School and the Neighbourhood Plan**

Harvington C of E First and Nursery School is based in an old building on Village Street. It is a one-form entry school taking in children starting school for the first time until they reach the end of Year 5 – children aged 10. When they leave the children move on to Year 6 in other schools. Most of Harvington children transfer to St Egwins Middle School in Evesham.

At Harvington there are seven classrooms – Nursery, Reception, Y1, Y2, Y3, Y4 and Y5. The recommended maximum class size is 30 children in each year. This has been reached in Reception and Y4. The other classes have space for one or two more pupils. Following its Ofsted rating as an Outstanding School several parents have sought places for their children and the school is close to full capacity.

There are two specific issues which could see the school being unable to accommodate all local children who wish to attend.

### **New housing developments**

The school has been able to absorb increasing numbers of pupils from the small annual growth in housing stock in the village. At the time of the proposed large-scale development for 150+ new homes, Governors felt that the school would be unable to find places for all the children who would move to the village. With a planned slower level of development of say 20 to 30 houses a year the school would be full within a year or two. If Harvington School became a two-form entry school, to accommodate 60 pupils in each cohort instead of 30, it would need seven new classrooms.

### **School reorganisation**

In some parts of Worcestershire there have been moves to dismantle the three-tier system in which children stay at a first school until the end of Year 5, move to a Middle School for Years 6, 7 and 8, and then finally transfer to a High School for Years 9 onwards. Across the country education is organised in Key Stages which end in Year 6, 9 and 11. The three-tier system is incompatible with this and would not be introduced these days. It remains in a few areas of the country for historical reasons. There have been no moves to change the system in Evesham, but all first schools in this area recognise that it would be more efficient to retain the pupils until the end of Year 6. If that were to happen in the future Harvington First School would need an additional classroom, or two if a two-form entry school.

Unless the school can expand it may be unable to meet the expectations of parents that their children can attend the local village school. There is little room for expansion on the current site and Governors note the suggestion in the Neighbourhood Plan that an area of currently unused land between the school and the cultivated allotments could be reserved for a new school building if it were to be needed. The Governors fully support this suggestion as it presents the best way of allowing the school to expand in size if the village continues to grow.

*Chris Davies    Chair of Governors    November 2017*

## **Appendix D – Village Hall expansion requirement**

*The statement below, recording the village hall's requirement for space in which to expand, was passed by the trustees of the Harvington Village Hall charity on 21<sup>st</sup> March 2018.*

### **Harvington Village Hall Extended outdoor recreational area.**

The village hall currently has a small secure outdoor area in which infants attending the hall can play. Its area is 71 sq. metres.

To the rear of the hall (and of 'The Old Police House') is an area of 156 sq. metres which is currently unused; there is no known owner of this area.

The Trustees of the Village Hall have arranged, for at least the last 7 years, for this area to be mown and kept clear of rubbish and brambles.

It would be of great benefit to the community of Harvington if the Harvington Neighbourhood Development Plan (NDP) could allocate this area at the rear of the hall as an expanded play area. No building would take place in this area.

With this allocation in the NDP, the Trustees would be supported in taking the necessary legal steps to be able to enclose the area to make it safe for infants, and for other community users of the hall.

Trustees of Harvington Village Hall  
Charity No. 523152  
21 March 2018

## Appendix E - Ten year housing stock analysis

### Headline conclusions

The headline conclusions of the main survey report and of this analysis are:

- There is no evidence of any need for additional housing in Harvington for people currently elsewhere who have a connection to the village,
- The housing market is fluid, with 26% of households expecting to move out of Harvington in the next 10 years and 16% expecting to move within Harvington.
- There are around 400 3- and 4-bedroom houses in the village. Over the 10 years around 40% of these (160) are expected to become free for people from outside the village to move in to. There is no market shortage of these houses.
- There is likely to be a need for roughly double the number of 2 bedroom bungalows (up from 38 to 74) to meet the down-sizing need of existing villagers. 30% of these should support assisted living.

### Housing Need Survey

This analysis is based on the data generated by the Housing Needs Survey undertaken in June 2016 and analysed for the Harvington Neighbourhood Plan by the Warwickshire Rural Communities Council (WRCC)<sup>69</sup>.

The WRCC also supplied the anonymized raw data from the survey, in spreadsheet form. This data is also available on-line<sup>70</sup>. This ten-year analysis is based on the data from the survey, with additional data drawn from the 2011 national census.

The WRCC report declares that responses were received from 338 households. 764 survey forms were distributed, giving a response rate of 44.2%.

It is instructive to compute the response rates from households of differing tenancies.

Appendix 1 shows that these are estimated at:

Tenancy type	<b>Owned</b>	<b>Social Renting</b>	<b>Private Renting</b>
Estimated number of dwellings in village	552	146	66
Responses received	281	43	7
Response rate	<b>51%</b>	<b>29%</b>	<b>11%</b>

<sup>69</sup> [https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/WRCC\\_Survey\\_Report.pdf](https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/WRCC_Survey_Report.pdf)

<sup>70</sup> [https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/Survey\\_data.csv](https://harvington-pc.org.uk/np/Surveys/HousingNeed-2016/Survey_data.csv)

## **Housing Stock Dynamics**

### ***Household move intentions***

People were asked whether they had intentions of moving within five or within ten years. Appendix 2 lists the intended moves.

In summary, the most likely likely movements in the next 10 years are:

No move planned:	192
Down-size to elsewhere:	60
Down-size within Harvington:	37
Same size move elsewhere:	26
Up-size within Harvington:	12
Up-size elsewhere:	7
Same size move within Harvington:	4

So it seems down-sizing will be the dominant motivation, with roughly 2/3 of these households leaving the village, 1/3 staying in the village.

Conversely, 2/3 of those up-sizing intend to remain within the village (perhaps because of ties to local schools).

### ***Move intentions of those in social housing***

Of those 43 households occupying socially-rented homes, 32 (74%) have no plans to move.

The 11 expecting to move have the following expectations:

Up-size in Harvington:	2
Up-size elsewhere:	2
Down-size elsewhere:	2
Move to owner-occupation:	2
Down-size in Harvington:	1
Same-size in Harvington:	1
Same-size elsewhere:	1

## Housing stock changes

The survey asked:

- What kind of dwelling households currently have,
- Whether they had any intention of moving in 5 or 10 years,
- Where they would move to, and into what kind of dwelling

These responses have been used to predict the change in the housing stock (occupied by survey respondents, not then entire village stock) using the following methodology:

1. Classify the existing stock by tenure, building type and number of bedrooms (recording 4 or more bedrooms as just 4).
2. Remove the dwellings from those planning to move in up to 5 years to get the 5-year occupancy,
3. Remove the dwellings from those planning to move in between 5 and 10 years to get the 10-year occupancy,
4. Use these to compute the number of dwellings of each type released to the market after 5 and 10 years,
5. Assume that all those people who said they wanted to move within Harvington do so (or try to), thus either absorbing released dwellings, or representing a shortfall in housing type.
6. This provides a 'bottom line' of the over / under-supply of dwellings of each type after 5 and after 10 years.

The full spreadsheet undertaking these calculations is shown in Appendix 3.

The most significant part of this analysis is the changing stock of owner-occupied property (bungalows, houses and flats).

Analysed by number of bedrooms, the overview (derived from the spreadsheet) is:

Number of bedrooms:	1	2	3	4 or more	Total
Initial stock	3	41	131	109	284
Vacated by out-moves	2	12	51	62	127
Taken / wanted by in-Harvington movers	3	24	13	8	48
Over / under supply	-1	-12	38	54	79

The key points to observe are:

1. There are more Harvington people wanting to move into 1- and 2- bedroom dwellings that are being made available by others moving out (shown in red above),
2. Around 29 % of the 3-bedroom properties (38/131) and 50% of the 4+ bedroom properties (54/109) will be vacated and not taken up by internal moves. There will thus be ample opportunity for people currently outside the village to buy the larger properties; no additions to this part of the housing stock are required to meet local needs.

### **Unsatisfied need for smaller bungalows**

The above summary showed that there is an under-supply of 13 1- and 2-bedroom properties in the next 10 years. Appendix 3 shows us that (with one exception of someone who wants a 2-bed flat), the demand is for bungalows – and that there are not enough of them:

Dwelling	1 bed bungalow	2 bed bungalow
Initial stock	0	19
Vacated by out-movers	0	3
Taken / wanted by in-Harvington movers	3	18
Under-supply	-3	-15

It is small bungalows that are needed: an additional 18 1- and 2-bed bungalows, which is a 95% increase in the existing stock.

Appendix 4 records the requests of assisted accommodation after a move within Harvington.

Of these requests for assistance, 7 are for 1- or 2-bed bungalows. Currently (in our survey stock) there are no privately-owned assisted dwellings of any type or size.

Thus of the 18 new small bungalows needed, 7 (39%) should be in the form of assisted accommodation.

There were nine households who plan to leave Harvington for assisted accommodation elsewhere, five of these would be seeking 3-bed bungalows.

### Extrapolation to whole-village statistics

The survey response rate for owner-occupiers was just over 50%, and we are not aware of any particular factors distinguishing responders from non-responders, so it may be reasonable to just double survey data relating to owner-occupied houses.

The response rate from households in socially-rented homes was estimated at 29%, so one must be rather more cautious about drawing inferences about social housing.

The 'headline' numbers which we can tentatively extrapolate, and are relevant to the formulation of the Neighbourhood Plan, are:

	Survey data	Whole-village extrapolation
No move planned	192	384
Down-sizing within Harvington	37	74
1- and 2- bedroom bungalow existing stock	19	38
1- and 2- bedroom bungalow 10-year under-supply	-18	-36
3- and 4-bed house existing stock	208	416
3- and 4-bed house existing stock 10 year vacated	86	172
Requirements for assisted accommodation	10	20

CLF Haynes

Harvington Neighbourhood Plan

21 August 2016

## Appendix E1 – Response rate by tenure type

The spreadsheet below shows the estimation of the number of properties of each tenure type in Harvington, and hence the survey response rate by tenure type.

There is additionally a very small number of dwellings which are held rent-free and are recent shared-ownership tenancies (less than 10 in total). These have been omitted from this analysis.

We have no current breakdown of the housing stock by tenancy type, so the following methodology has been used:

1. The 2011 census data<sup>71</sup> on the number of dwellings by tenure type is used as the baseline,
2. The major known developments then have been added in,
3. This gives a total of 699 dwellings. We know that there were 764 surveys distributed in June 2016, so there are assumed to have been 65 (9.3%) other new dwellings in the intervening period.
4. The number of dwellings of each tenure type is increased by this 9.3%, so that the new total matched the survey distribution and the relative tenancy proportions remain unchanged.

Harvington Tenure statistics – 2011 Census

Data from drill-down pages accessed via <http://www.ukcensusdata.com/harvington-and-norton-e05007915>

Census output area	Part of Harvington	Owned	Social Rent	Private Rent
E00165191	Centre	116	4	9
E00165192	Lower village to River Avon	114	15	12
E00165193	Leys Road	60	71	16
E00165194	Evesham & Alcester Rds	114	10	15
E00165195	Hughes Cl., Ragley Rd.	89	14	8
<b>2011 Totals</b>		493	114	60
<b>Known changes from 2011</b>	Groves Close		20	
	Hawkes Piece	12		
<b>Totals with known changes</b>		505	134	60
<b>Overall total</b>		<b>699</b>		
<b>2015 survey distribution total</b>		<b>764</b>		
<b>Deduced other new housing</b>		65		
<b>Assumed increase %</b>		9.3%		
<b>Assumed new distribution</b>		552	146	66
<b>Survey responses</b>		281	43	7
<b>Response rate</b>		51%	29%	11%

<sup>71</sup> Start at <https://www.ukcensusdata.com/harvington-and-norton-e05007915> then drill-down.

## Appendix E2 – Movement intentions

Where households are planning to move, in the next 10 years, this chart below shows what kind of building they are planning to move from and to. This gives us an indication of the amount of up-sizing and down-sizing likely to take place.

The buildings are coded as B – Bungalow, F – Flat, H – House with the number of bedrooms appended.

**No move planned: 192 (58%)**

**Moves within Harvington: 53 (16%)**

From	To:	B1	F1	H1	B2	F2	H2	B3	F3	H3	B4	F4	H4		
B1															
F1										1					
H1															
B2		1						1							
F2															
H2		1			3	1				3				1	
B3					4					1					
F3															
H3		1			11		2	2		2	2			2	
B4										1					
F4															
H4					2	1	3	3		3	3			3	

**Moves out of Harvington: 93 (26%)**

From	To:	B1	F1	H1	B2	F2	H2	B3	F3	H3	B4	F4	H4		
B1										1					
F1										1					
H1							1								
B2				1	1										
F2															
H2						1	1			1					
B3		1		1	1	1				1	1				
F3															
H3		1		1	5	4	5	3		8				1	
B4											1				
F4															
H4				1	2		5	12	1	12	2			13	

The intention of the moves can be summarised as:

<b>Destination → ↓ Motivation</b>	<b>Within Harvington</b>	<b>Elsewhere</b>	<b>Wherever</b>
<b>Upsize</b>	12	7	19 (13%)
<b>No change</b>	4	26	30 (20%)
<b>Downsize</b>	37	60	97 (67%)

## Appendix E3 – Housing Stock Changes

The spreadsheet below shows the detailed computation of the evolution of the housing stock.

The house types are Bungalow, Flat and House, with the type and number of bedrooms being indicated by column headings of B-1 etc.

tenure	row	B-1	B-2	B-3	B-4	B	F-1	F-2	F-3	F-4	F	H-1	H-2	H-3	H-4	H	Tot-1	Tot-2	Tot-3	Tot-4	Tot	1B	2B	3B	4B
Owned	initial	0	19	28	4	51	1	0	0	0	1	2	22	103	105	232	3	41	131	109	284	3	41	131	109
Owned	After 5 years	0	17	19	2	38	0	0	0	0	0	2	14	69	59	144	2	31	88	61	182	2	31	88	61
Owned	After 10 years	0	16	18	2	36	0	0	0	0	0	1	13	62	45	121	1	29	80	47	157	1	29	80	47
SocialRent	initial	12	10	1	0	23	3	0	0	0	3	0	4	12	0	16	15	14	13	0	42	15	14	13	0
SocialRent	After 5 years	11	8	1	0	20	2	0	0	0	2	0	2	7	0	9	13	10	8	0	31	13	10	8	0
SocialRent	After 10 years	11	8	1	0	20	2	0	0	0	2	0	2	7	0	9	13	10	8	0	31	13	10	8	0
PrivateRent	initial	0	0	1	0	1	0	0	0	0	0	0	1	4	0	5	0	1	5	0	6	0	1	5	0
PrivateRent	After 5 years	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	1	0	0
PrivateRent	After 10 years	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	1	0	0
<b>Housing released</b>																									
Owned	After 5 years	0	2	9	2	13	1	0	0	0	1	0	8	34	46	88	1	10	43	48	102	1	10	43	48
Owned	After 10 years	0	3	10	2	15	1	0	0	0	1	1	9	41	60	111	2	12	51	62	127	2	12	51	62
SocialRent	After 5 years	1	2	0	0	3	1	0	0	0	1	0	2	5	0	7	2	4	5	0	11	2	4	5	0
SocialRent	After 10 years	1	2	0	0	3	1	0	0	0	1	0	2	5	0	7	2	4	5	0	11	2	4	5	0
<b>Moving within Harvington</b>																									
Owned	Needed in 5 years	3	14	3	0	20	0	1	0	0	1	0	3	8	7	18	3	18	11	7	39	3	18	11	7
Owned	Needed in 5-10 years	0	4	2	1	7	0	0	0	0	0	0	2	0	0	2	0	6	2	1	9	0	6	2	1
SocialRent	Needed in 5 years	0	2	0	1	3	0	1	0	0	1	0	0	1	0	1	0	3	1	1	5	0	3	1	1
SocialRent	Needed in 5-10 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PrivateRent	Needed in 5 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PrivateRent	Needed in 5-10 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Over / Under-supply of housing stock</b>																									
Owned delta	After 5 years	-3	-12	6	2	-7	1	-1	0	0	0	0	5	26	39	70	-2	-8	32	41	63	-2	-8	32	41
Owned delta	After 10 years	-3	-15	5	1	-12	1	-1	0	0	0	1	4	33	53	91	-1	-12	38	54	79	-1	-12	38	54
SR delta	After 5 years	1	0	0	-1	0	1	-1	0	0	0	0	2	4	0	6	2	1	4	-1	6	2	1	4	-1
SR delta	After 10 years	2	2	0	-1	3	2	-1	0	0	1	0	4	9	0	13	4	5	9	-1	17	4	5	9	-1

The red block indicates a significant under-supply of 1- and 2-bedroom owned bungalows in the next five years. Currently there are 19 of these,

The green block shows a significant over-supply of 3- and 4- bedroom houses, representing 40% and 57% of the initial housing stock ten years out.

## Appendix E4 – Assisted accommodation

The survey asked people if they currently lived in assisted accommodation, and if that is what they want when moving.

One respondent currently has assisted accommodation: a 2-bed bungalow which is socially rented.

People wanting assisted housing in Harvington after a move were as follows:

Current			Future		
Tenure	Type	Beds	Tenure	Type	Beds
Owned	House	3	Owned	Bungalow	2
Owned	House	4	Owned	Bungalow	2
Owned	House	2	Owned	Bungalow	2
Owned	House	4	Owned	Bungalow	3
Owned	House	3	Owned	Bungalow	2
Owned	House	2	Social Rent	Flat	2
Owned	House	3	Owned	Bungalow	2
Owned	House	3	Owned	Bungalow	2
Social Rent	House	3	Owned	Bungalow	1

This is a total demand of 9 bungalows to own and one socially-rented flat. Seven of the needs are for owner-occupied 1- or 2-bedroom bungalows.

Interestingly there were also 9 households who said they planned to move to assisted housing *outside* Harvington; the only significance difference from the above profile was that 5 of the out-movers would seek 3-bedroom bungalows (as opposed to 1 above) – suggesting that there may be a perception that people will have to move elsewhere for larger assisted bungalows.

# Appendix F - Local Green Space - Site Assessments

December 2017

## Purpose

A Neighbourhood Development Plan may designate Local Green Space. Green Spaces are eligible for designation if they meet the criteria of paragraph 100 of the National Planning Policy Framework (NPPF)<sup>72</sup> (Note: .

The NPPF states that the designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is 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
- where the green area concerned is local in character and is not an extensive tract of land.

This document contains the assessment of the sites within Harvington proposed for Local Green Space designation, demonstrating their conformance to the designation criteria.

All of the sites assessed herein meet the criterion of being local in character; none is an extensive tract of land.

*[Note Sept 2018: References to NPPF updated to NPPF2. The LGS criteria are essentially unchanged in this revised NPPF]*

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<sup>72</sup> <https://harvington-pc.org.uk/np/r/nppf2.htmlh>

## Location of sites

The aerial photo below provides a guide to the location of the sites within and adjacent to the village:



## Site Ownership

Land Registry INSPIRE Site IDs have been recorded for registered sites.

# GS1 - Jubilee Community Orchard

Site Address	Site Area	Site Ref
Leys Road	Approx. 1.63 ha	S 1

## Aerial Photo



## Site Photos



<b>Site Description and Current Land Use</b>
<p>The site serves several community purposes:</p> <ul style="list-style-type: none"> <li>• It hosts fruit trees, planted by the community and bearing fruit which may be freely picked,</li> <li>• It contains flood-control ponds, which buffer water flowing down the fields from the hill above and protect Leys Road and adjoining properties against flooding,</li> <li>• It is a wild-life reserve, containing meadow and pond-side habitats,</li> <li>• It contains adult fitness equipment and a circular exercise / dog-walking route.</li> </ul>
<b>Planning History</b>
None.
<b>Site Ownership</b>
The site is owned by Wychavon District Council and leased to Harvington Parish Council until 2137. INSPIRE-ID: 53297358. WDC has recorded 'no objection' to designation.
<b>Site Constraints</b>
The site is external to the Development Boundary.
<b>Public Access</b>
The site is open to public access, with pedestrian access from Leys Road, at the edge of the development boundary, and a small car-park, which facilitates disabled access.
<b>Proximity to the Local Community</b>
The site lies on Leys Road at the edge of the built-up village, immediately adjacent to Blakenhurst – a major residential area – and opposite Groves Close, highest-density development in the village.
<b>Ecological Significance</b>
The site has a high ecological value, with a wide variety of fruit trees – many of traditional local varieties. The ponds and their surrounding banks support a wide variety of flora and fauna.
<b>Special Qualities and Local Significance</b>
The orchard was purchased and constructed in 2011 – 2012 as a joint activity between the Harvington Trust community charity and Wychavon District Council (WDC). It's dual purpose, which has been admirably met, is to provide flood control and a community ecological asset at the North-West end of the village. Village volunteers worked with WDC engineers to design and construct the basic pond-and-mound structure, then the stock of trees and park benches was supplied by donations from villagers and local businesses.
<b>Summary and Suitability for Designation as LGS</b>

The site is a significant community asset, constructed, in part, by village volunteers and stocked with fruit trees by village subscription. It is immediately adjacent to one of the highest-density development areas, yet offers open vistas across fields towards the Lenches hills. It is popular with walkers, adults enjoying mild exercise and nature-lovers.

Its value to the community and its proximity to the built village make it entirely suitable for LGS designation.

**The land edged red above is suitable for LGS designation.**

# GS2 – Leys Road

Site Address	Site Area	Site Ref
Next to Orchard View, Leys Road	Approx. 0.10 ha	GS2

## Aerial Photo



## Site Photo



**Site Description and Current Land Use**

A grassed site between two residential properties, containing a path which leads to an informal path across farm land, connecting eventually to public footpath 500(C)

**Planning History**

None.

**Site Ownership**

Not known – no Land Registry data.

**Site Constraints**

The site is within the Development Boundary.

**Public Access**

The site adjoins the public highway

**Proximity to the Local Community**

The site is located within the local community.

**Ecological Significance**

The site provides an opportunity for wildlife (small mammals etc.) and seasonable wild flowers to be seen from the public highway

**Special Qualities and Local Significance**

The special qualities of this site include its active use as a corridor to open fields, its

suitability for dog-walking and for resultant social interactions.

### **Summary and Suitability for Designation as LGS**

This corridor to open fields leads from the heart of the community. It has recreational significance and value as an area used for canine exercise and social value for the resulting social interactions.

**The land edged red above is suitable for LGS designation.**

# GS3 – Orchard Place

Site Address	Site Area	Site Ref
Opposite 13 Orchard Close	Approx. 0.026 ha	GS3

## Aerial Photo



## Site Photo



<b>Site Description and Current Land Use</b>
Small open space within mature housing development
<b>Planning History</b>
None.
<b>Site Ownership</b>
Not known – no Land Registry data.
<b>Site Constraints</b>
Within the Development Boundary
<b>Public Access</b>
The site is adjacent to the public highway.
<b>Proximity to the Local Community</b>
The site is in the heart of a residential estate.
<b>Ecological Significance</b>
The site is grassed, with a mature tree and shrubbery.
<b>Special Qualities and Local Significance</b>
The site provides a green space within a housing development. The shrubbery planted here screens the electricity sub-station to its rear.
<b>Summary and Suitability for Designation as LGS</b>
The space is within the heart of the community. It provides an attractive green space

within an otherwise urbanised estate. It offers a recreational space for local residents, and beautifies the estate by hiding an unsightly utility installation.

**The land edged red above is suitable for LGS designation.**

# GS4 – Ragley Road verge

Site Address	Site Area	Site Ref
In front of 22 Ragley Road	Approx. 0.1 ha	GS4

## Aerial Photo



## Site Photo



### **Site Description and Current Land Use**

The site is a wide verge at the junction between Ragley Road and Village Street. It is grassed, with tree and bushes. A fence runs along the side adjacent to Village Street, which prevents playing children from straying into this busy road.

### **Planning History**

None.

### **Site Ownership**

Wychavon District Council. INSPIRE-ID: 23810607 . WDC has recorded 'no objection' to this designation.

### **Site Constraints**

The site is within the Development Boundary. The NP records an aspiration to include Ragley Road, including this site, within the Conservation Area when it is next revised.

### **Public Access**

The site is bounded on two sides by public highways.

### **Proximity to the Local Community**

The site is close to the centre of the village.

### **Ecological Significance**

The site provides a pleasant, open green space, with sentinel tree and bushes, which leads the eye onwards into the tree-lined Ragley Road.

### **Special Qualities and Local Significance**

The site provides a play space for local children – this role being recognised by the provision of a safety fence.

### **Summary and Suitability for Designation as LGS**

The site is at the heart of the community. It is special to the local community because of the protected play space it provides and the beautiful entry framing it provides to Ragley Road.

**The land edged red above is suitable for LGS designation.**

# GS5 – Village Green

Site Address	Site Area	Site Ref
Opposite the Village Hall, in Village Street	Approx. 0.02 ha	GS5

## Aerial Photo



## Site Photo



### **Site Description and Current Land Use**

The site is a small, triangular green space, surrounded by roads, and containing one mature sycamore tree. It is immediately opposite the entry to the Village Hall

### **Planning History**

None.

### **Site Ownership**

Registered as a Village Green in the 1960s under the Commons Registration Act 1965, the sub-soil is owned by Harvington Parish Council. Worcestershire CC (Highways Department) may have highway rights over the surface. WCC Highways 'very supportive' of designation.

### **Site Constraints**

It is within the Harvington Conservation Area.

### **Public Access**

The site is surrounded by public highways.

### **Proximity to the Local Community**

The site represents the very heart of the community.

### **Ecological Significance**

The site provides a green 'statement' at the heart of the village, marking the Northern entry to the Conservation Area.

### **Special Qualities and Local Significance**

The Village Green has been used to host social gatherings, such as Christmas Carol

Concerts. The tree has, at special times such as this, been illuminated by floodlighting from the Village Hall.

### **Summary and Suitability for Designation as LGS**

Although small, the site is an iconic representation of the heart of the village. Its visual impact as one enters the Conservation Area and its role as a social gathering place give it a special local significance.

**The land edged red above is suitable for LGS designation.**

# GS6 - Allotments

Site Address	Site Area	Site Ref
Off Village Street, beyond the First School	Approx. 2.64 ha	GS6

## Aerial Photo



## Site Photo



**Site Description and Current Land Use**

The site provides more than 20 allotment strips for cultivation by local residents

**Planning History**

None.

**Site Ownership**

The allotments are owned by The Dioceses of Worcester

**Site Constraints**

The site is outside the Development Boundary.

**Public Access**

Public footpath 502(C) passes along one side of the site. This is also a vehicle track for use by allotment holders.

**Proximity to the Local Community**

The site is adjacent to the village school, at the heart of the community.

**Ecological Significance**

The allotments are bordered by hedgerows, and several allotments also include low hedges and patches of uncultivated land, which provide a refuge for small mammals.

The allotment-holders grow a wide variety of vegetables and flowers, offering shelter and pollination opportunities to many insects. Some of the strips have been cultivated

to full organic standards.

### **Special Qualities and Local Significance**

The allotments are actively used by local residents, providing locally-grown produce and flowers, as well as healthy exercise and offering social interaction. These are seen as a valuable community resource. Harvington has traditionally been a centre for market gardening, and many of the traditional skills and techniques are kept alive by allotment holders.

### **Summary and Suitability for Designation as LGS**

The allotments are immediately adjacent to the heart of the village. They provide an essential recreational resources for villagers, have a particular local significance in that they keep alive the market gardening tradition of the village and offer a wide variety of micro-environments for local wildlife.

**The land edged red above is suitable for LGS designation.**

# GS7 – Playing Field

Site Address	Site Area	Site Ref
To rear of Village Hall, off Village Street	Approx. 0.91 ha	GS7

## Aerial Photo



## Site Photo



**Site Description and Current Land Use**

The site is dedicated to recreation and sports. It includes an infants play area, play equipment, rain shelter and marked football pitch. It is fully-fenced. Dogs are not allowed.

**Planning History**

None.

**Site Ownership**

Harvington Parish Council.

**Site Constraints**

The site is outside the Development Boundary.

**Public Access**

The site is accessed from Village Street and from Crest Hill via public footpath 506(C). The track alongside the Village Hall is a permissive track providing light vehicle access for events and maintenance.

**Proximity to the Local Community**

The site entrance is 100m. from the Village Green.

**Ecological Significance**

Two of the borders consist of thick hedgerows with trees, which provide shelter for birds, mammals and insects.

**Special Qualities and Local Significance**

The children's play area is used daily by infants with their parents and by older children. The football pitch is frequently used for 'scratch' games by the youth of the village. The site is also used for the annual summer Village Fête, with marquees, games and music.

### **Summary and Suitability for Designation as LGS**

The site is highly valued as a community recreational facility. When hosting the village fête is acts a social centre for the community, providing an essential forum for informal social interaction.

**The land edged red above is suitable for LGS designation.**

# GS8 – Field to south of Playing Field

Site Address	Site Area	Site Ref
Adjacent to Playing Field, off Village Street	Approx. 1.84 ha	GS8

## Aerial Photo



## Site Photo



**Site Description and Current Land Use**

The site consists of open meadow-land, with occasional shrubbery.

**Planning History**

None.

**Site Ownership**

Not registered at the Land Registry. Understood to belong to a family trust. Agents for the owners have registered an objection to this designation.

**Site Constraints**

The site is outside the Development Boundary.

**Public Access**

Public footpath 506(C) passes through the site, providing pedestrian access from Village Street and from Crest Hill.

**Proximity to the Local Community**

The site is approximately 300m from the Village Green.

**Ecological Significance**

The site appears have had little management for many years. There is extensive evidence of rabbits and other mammals. The site adjoins an abandoned pear orchard, which is believed to host much wild-life.

**Special Qualities and Local Significance**

The site has been used by villagers for many years, especially as a recreational space for dogs and their owners (note: dogs are not permitted to enter the adjacent recreation ground). 69 villagers have testified to their continued use of this entire space for up to 60 years – as recorded in Appendix F1. Eleven of the residents have used it for 30+ years, the median usage is 12 years.

Many of the dog-walkers have agreed times at which to meet on this site, providing a valued social role. Indeed, these dog-walkers have formed a social group which organises community events based on the companionship formed and maintained by this site. One such social event in 2017 – a skittles evening – had 80 attendees.

### **Summary and Suitability for Designation as LGS**

This site is special to the dog-walking community, having had proven recreational and social use for over 30 years. It has acted as the stimulus and focal point for regular daily social interactions, which are much valued by the participants.

**The land edged red above is suitable for LGS designation.**

## GS9 – Glebe Cottages verge

Site Address	Site Area	Site Ref
Verge in front of 1 – 12 Glebe Cottages, Hughes Lane and Village Street	Approx. 0.12 ha	GS9

### Aerial Photo



### Site Photo



**Site Description and Current Land Use**

Numbers 1 – 12, Glebe Cottages are social housing set well back from Hughes Lane and Village Street. The site provides a wide, sloping grass verge between the properties and the highway. Mature trees are planted at intervals along the verge. The verge is immediately opposite two listed cottages.

Access driveways cross the verge for the adjacent residential properties.

**Planning History**

None.

**Site Ownership**

23812559 Rooftop Housing Association , except for the verge in front of No. 5 Glebe Cottages, which is privately owned. In correspondence, Rooftop HA has not registered any objection to this listing.

**Site Constraints**

The site is within the Conservation Area and the Development Boundary.

**Public Access**

The verge adjoins the public highway.

**Proximity to the Local Community**

The site is within the heart of the village community.

**Ecological Significance**

The mature trees provide shelter for birds and insects.

<b>Special Qualities and Local Significance</b>
<p>The verge provides a pleasant setting for the street, and prevents visual domination by the houses above its slope, which overlook two listed buildings: Old Cottage<sup>73</sup> and Dream Cottage<sup>74</sup>.</p> <p>The site is used as a play area by local children.</p>
<b>Summary and Suitability for Designation as LGS</b>
<p>The site offers an appropriate visual setting for the historic listed buildings opposite, as well as providing recreational space for local residents.</p> <p><b>The land edged red above is suitable for LGS designation.</b></p>

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73 Old Cottage: <https://historicengland.org.uk/listing/the-list/list-entry/1081586>

74 Dream Cottage: <https://historicengland.org.uk/listing/the-list/list-entry/1301400>

# GS10 – The Steps

Site Address	Site Area	Site Ref
Rear of The Steps, Village Street	Approx. 0.05 ha	GS10
<b>Aerial Photo</b>		
		
<b>Site Photo</b>		



**Site Description and Current Land Use**

The site consists of open, mowed grass between the medieval timber-framed houses "The Steps" (late C16)<sup>75</sup> and Finch Lane, with footpaths.

**Planning History**

None.

**Site Ownership**

23821633 Rooftop Housing Association. In correspondence, Rooftop HA has not registered any objection to this listing.

**Site Constraints**

The site is within the Conservation Area and the Development Boundary.

**Public Access**

The site adjoins the Finch Lane public highway

**Proximity to the Local Community**

The site is within the heart of the oldest part of the village, with residential housing on three sides.

**Ecological Significance**

-

<sup>75</sup> The Steps: <https://historicengland.org.uk/listing/the-list/list-entry/1157830>

### **Special Qualities and Local Significance**

The site provides an open setting for the appreciation of the rear of The Steps listed building and other surrounding buildings built of local stone. It provides a play and relaxation area for local residents. It has also been used for community 'street parties' celebrating special public events.

### **Summary and Suitability for Designation as LGS**

The site has historic significance as an essential part the setting of the Listed Buildings in the heart of the Conservation Area. It also serves recreational and celebrational purposes.

**The land edged red above is suitable for LGS designation.**

# GS11 - Cricket Club

Site Address	Site Area	Site Ref
Off Anchor Lane (South)	Approx. 1.85 ha	GS11

## Aerial Photo



## Site Photo



<p><b>Site Description and Current Land Use</b></p> <p>The site provides cricket and football pitches, for community use, together with cricket practice nets.</p>
<p><b>Planning History</b></p> <p>None.</p>
<p><b>Site Ownership</b></p> <p>The site is owned by Worcestershire County Council Smallholdings Estate and leased to the Harvington Cricket Club. Agents for WCC have recorded 'no objection' to this designation.</p>
<p><b>Site Constraints</b></p> <p>The site is outside the Development Boundary</p>
<p><b>Public Access</b></p> <p>Public access is via a track from the public highway.</p>
<p><b>Proximity to the Local Community</b></p> <p>The site lies approx. 800 metres from the southern boundary of the developed village.</p>
<p><b>Ecological Significance</b></p> <p>The site is bounded on three sides by hedgerows, providing shelter and food for many birds, insects and mammals.</p>
<p><b>Special Qualities and Local Significance</b></p> <p>This site provides the playing pitches for several community cricket and football teams.</p>

It contains a club house, which is also used for community events, such as quiz evenings and family parties.

### **Summary and Suitability for Designation as LGS**

This site is an essential recreational asset for the village – providing the only site in the Neighbourhood Area for organized football and cricket matches.

**The land edged red above is suitable for LGS designation.**

# GS12 - Cemetery

Site Address	Site Area	Site Ref
Shakespeare Lane	Approx. 0.20 ha	GS12

## Aerial Photo



## Site Photo



**Site Description and Current Land Use**

The site is the village cemetery, used for all new burials.

**Planning History**

None.

**Site Ownership**

Harvington Parochial Council

**Site Constraints**

The site is within the Conservation Area and Development Boundary

**Public Access**

The site adjoins the Shakespeare Lane public highway, whilst a rear entrance opens on to public footpath 522(B)

**Proximity to the Local Community**

The cemetery lies immediately to the rear of St James Parish Church – the focal point of the Conservation Area.

**Ecological Significance**

The site is surrounded by hedgerows, which provide shelter for small mammals and insects. Wild flowers are permitted to grow around the borders.

**Special Qualities and Local Significance**

This is the currently-active burial ground for the community, available to all

denominations. It thus has both historical and social significance.

It also houses the village War Memorial, and is thus the site for the annual village remembrance parade.

### **Summary and Suitability for Designation as LGS**

This is a sacred site, providing a resting-place for villagers and containing a historic record of past residents and their relationships. It is a place of quiet and solitude, offering opportunities for meditation and contemplation.

**The land edged red above is suitable for LGS designation.**

## Appendix F1 – Recreational use of GS8 – Field to south of Playing Field

The table below records the period of time over which villagers have used this field (referred to by same as 'the common') for recreational purposes, including (but not limited to) the exercise of dogs.

The 'Page Number' column refers to the individually-signed survey entries, held by the Neighbourhood Plan Steering Group.

<b>Surname</b>	<b>Given</b>	<b>Years</b>	<b>Page no.</b>
Perkins	J	60	10
Haines	C	50	4
Ludlow	J	50	3
Ludlow	B	50	6
Rawes	J	40	11
Yates	R	40	6
Sharp	R	35	13
Haines	M	34	5
D?	?	30	10
Dyson	?	30	10
Martin	J	30	14
Williams	A	29	14
Mobberley	V	28	11
Adkins	C	27	12
Millard	H	27	3
Newman	A	27	3
Blake	M	25	5
Lee	J	25	10
Cresswell	A	24	3
Cresswell	N	24	3
Carter	G	22	15
Monks	K	22	9
Stokes	S	22	12
Stokes	F	22	12
Cocks	John	20	7
Cocks	Jenny	20	7
Yates	K	20	6
Winterburn	A	18	2
Winterburn	W	18	2
Greenhalgh	S	14	14
Salter	D.E.	14	1
Camp	R	12	4
Camp	E	12	4
Camp	A	12	6
Camp	Matt	12	6
Down	A	12	7
Downs	M	12	1
France	A	12	11
Hill	M	12	8
Monks	W	12	11
Camp	Mary	11	4
Battin	D	10	13
Blundell	S	10	2
Blundell	P	10	7

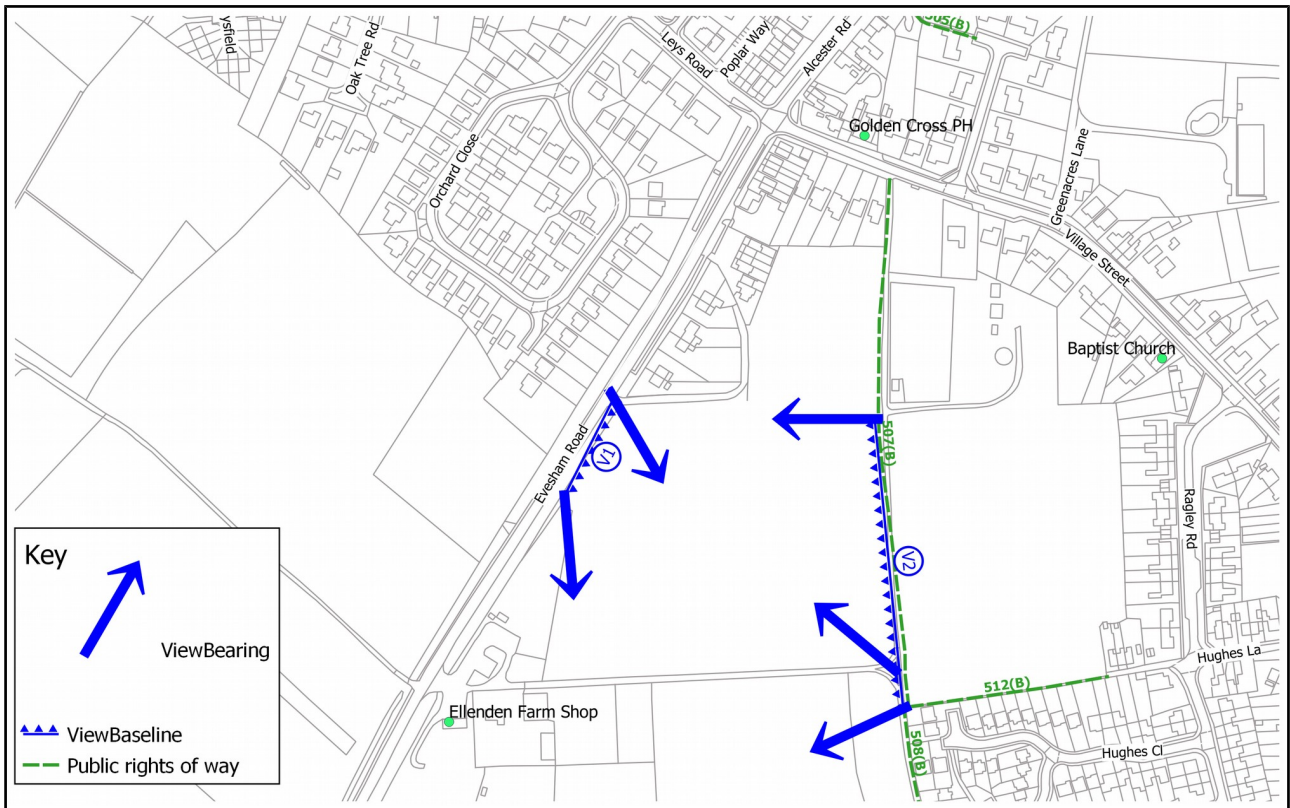
Burford	A	10	15
Crans?	C	10	10
Lee	S	10	10
Barbar	C	9	15
Cummins	T	8	1
Davies	S	6	14
Davies	C	6	15
Swift	T	6	13
Bumpsteed	G	5	5
Francis	J	5	15
Carrager	N	4	12
Reed	C	4	8
Cummins	D	3	5
Liggett	J	3	13
Yates	C	2.5	7
Allinson	J	2	9
Ashplant	P	2	13
Rushworth	A	2	12
Kenderdine	R	6 months	5
Lloyd	C	2 months	9
Atwood	L		9
Bawn	D		10
Beard	R		9
James	C		11
James	J		11

# Appendix G – Valued Landscapes

This appendix contains photographs and location maps of the **valued landscapes** visible from the 11 view points registered in Policy EH5

Table 1 in the Neighbourhood Plan tabulates the views and describes why each is valued. The sections below provide location maps (each of which covers two or more view points) and selected annotated view photographs.

## Map of views 1 & 2



**View 1 - Evesham Road, S. of Mandeville Cotts.**



*Looking south along the Oak Avenue (See Policy EH1-B[3]) with Ellenden Farm to the left.*



*South-east view across Ellenden Farm fields and down the Harvington Brook valley.*



*The Cotswold Escarpment – 7 miles.*

**View 2 – Paths to west of Hughes Lane**

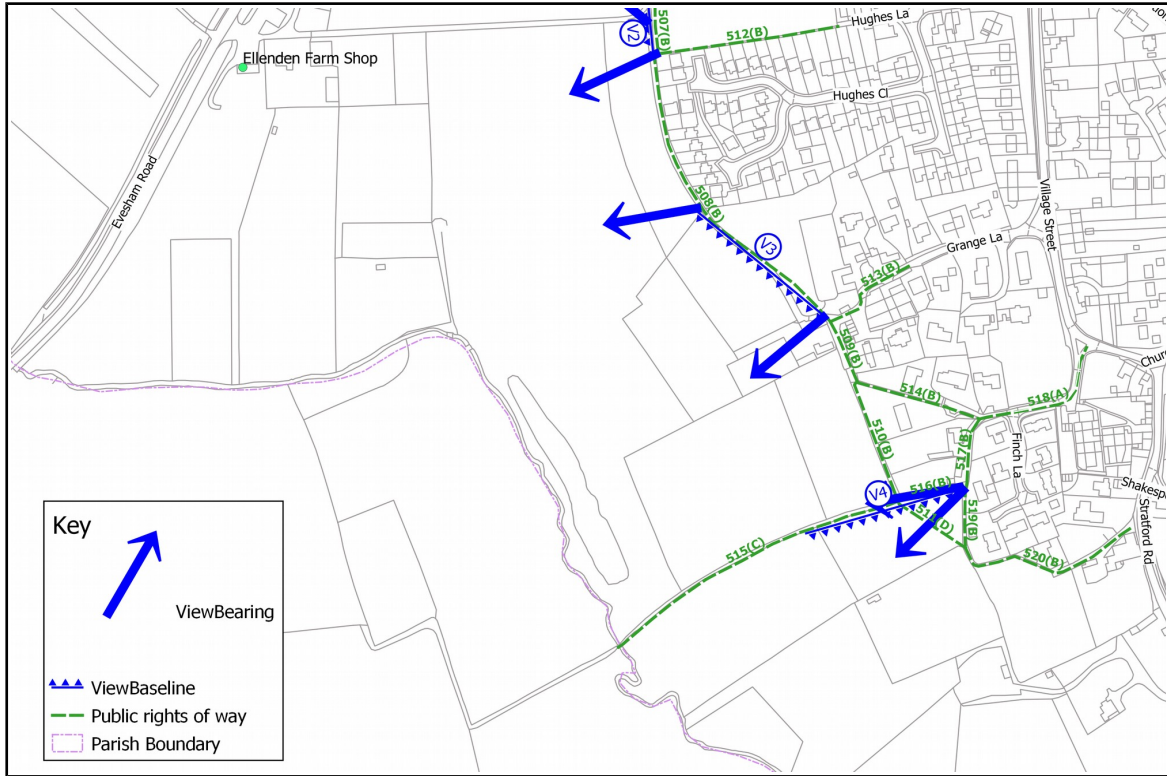


*North-easterly view to The Lenches ridge (1½ miles)*



*South-easterly view across Ellenden Farm's asparagus field towards the Malvern Hills (14 miles)*

## Map of views 3 & 4



## View 3 – Path 508 to east of The Grange



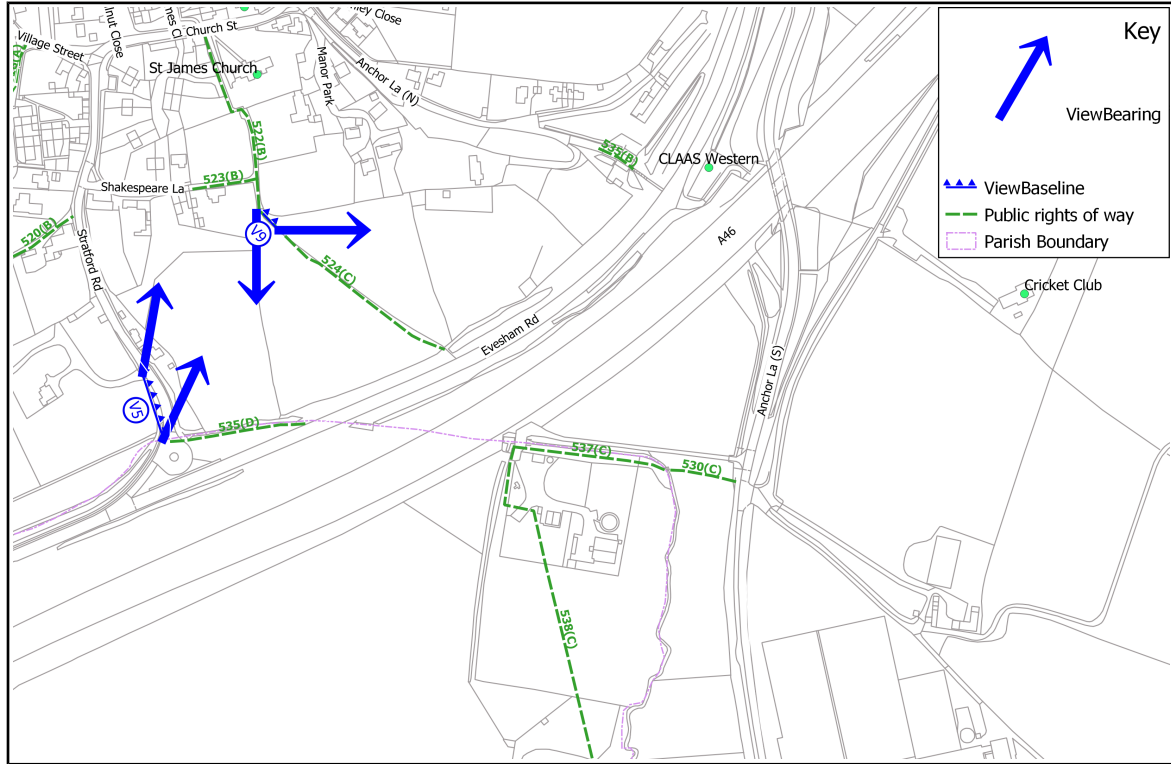
*Westwards view to the Malvern Hills (14 miles) with Tunnel Hill (2½ miles) to the right*

**View 4 - Path 515 at end of Finch Lane**



*Path 515 leading down to the footbridge over the Harvington Brook at "Monkey Island", with the Malvern Hills (14 miles) and Tunnel Hill (2½ miles) on the horizon.*

## Map of Views 5 & 9



## View 5 – Entry to Stratford Road



View of church steeple from Conservation Area

**View 9 – Beyond end of Shakespeare Lane**

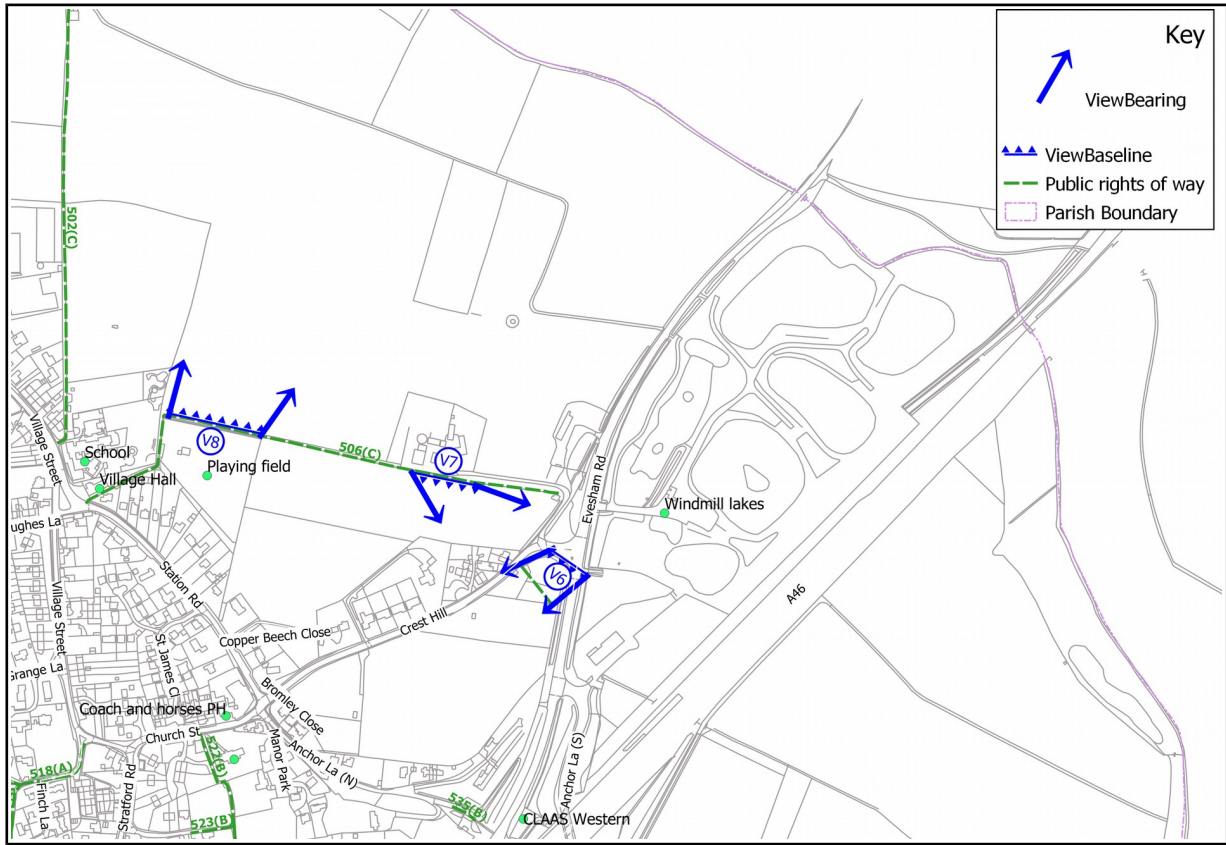


*View southwards across the valley of the River Avon to the Cotswold Escarpment (7 miles)*



*South-easterly view to Cleeve Hill (1 mile) on far bank of River Avon*

## Map of views 6, 7 & 8



## View 6 – Entrance to village at Crest Hill



*Crest Hill entry point, with screened Victorian houses on right.*



*View of Church steeple over paddock and open field.*

### **View 7 – Southwards from Footpath 506**



*Superb view of the Windmill Hill SSSI<sup>76</sup> on the far bank of the River Avon (1 mile) with the Cotswold escarpment on the horizon.*

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76 SSSI – Site of Special Scientific Interest

**View 8 – North-easterly view from Playing Field and footpath 506**

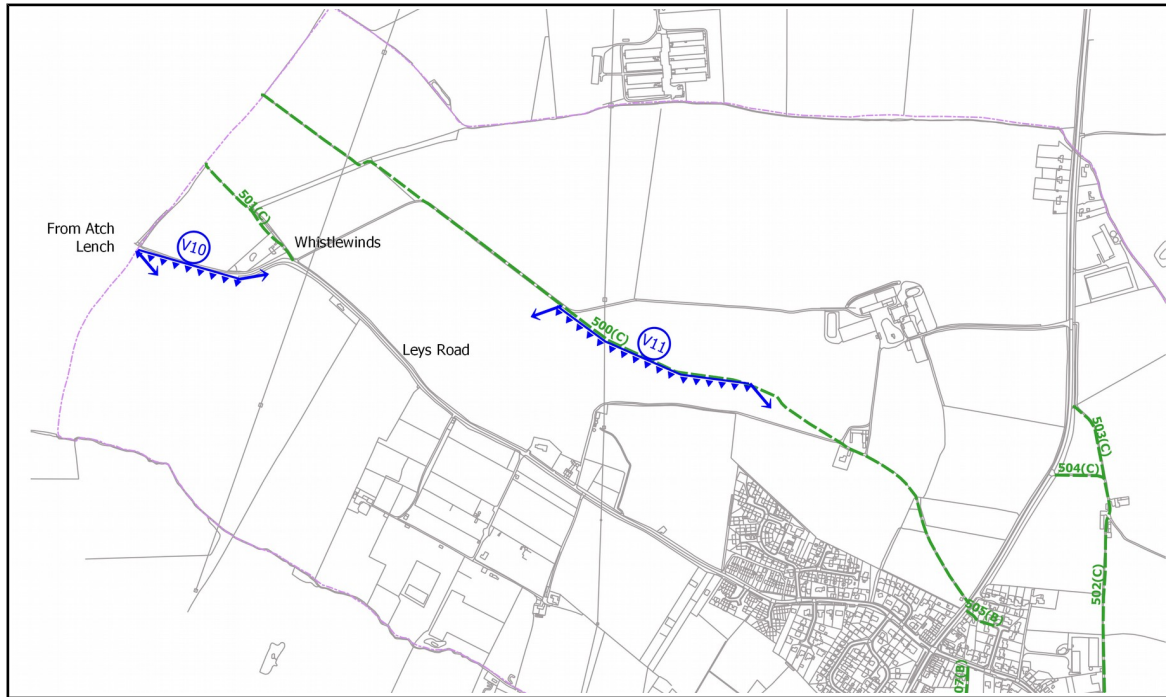


*Oversley Castle between Alcester and Exhall - site of medieval Boteler's Castle and possible Iron Age hillfort (4½ miles)*



*View over the valley of the River Arrow to the Forest of Arden (4 miles)*

## Map of views 10 & 11



## View 10 – From Leys Road while descending from Atch Lench



*The 'iconic' view of Harvington, with Cleeve Hill (on the far side of the River Avon) beyond the church steeple.*

**View 11 – South -to North-East panorama from footpath 500**



*Looking Eastwards to Meon Hill (south of Stratford-upon-Avon – 10 miles)*



*View over Hawkes Piece and Alcester Road cottages with wooded Cleeve Hill (1 mile) in middle distance and Cotswold Escarpment (7 miles) on horizon.*



*View past steeple of St James Church of Windmill Hill SSSI<sup>77</sup> (2¼ miles) and the Cotswold Escarpment above Weston Subedge (9 miles)*



*On footpath 500, north-east of Whistlewinds, looking back towards the village*

ERJ-13i 23 Sep 2018

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77 SSSI – Site of Special Scientific Interest