

Hanley Castle CP Neighbourhood Plan

Material Review

Modifications Statement

29 January 2024

The Plan was made in January 2017. It covers the period 2016 to 2030 and it supports the construction of approximately 50 homes (see MNGR6).

Current situation: domestic

Since the Plan was made our records show that 46 houses have been built in the parish to Jan 2023 (see Appendix, A1).

- 16 have been built at allocated site A, Chapmans Orchard.
- Site B, Welland Rd and Picken End, is in the process of a planning application for 14 houses against an allocation of 10 houses.
- Planning permission has been granted for a single house at Mayfield, Picken End which has yet to be built.
- Number 1, St Gabriel's Terrace: one house (permission granted, not yet built)
- An application is in progress for six houses at Apple Tree Gardens.

The parish is aware of a proposal, at the pre-application stage, for the erection of 40 dwellings at Ambleside, Roberts End, Hanley Swan. However, given that the parish council does not have access to all pre-application submissions, further detailed formal comment on this is deemed inappropriate in the context of this document.

The bulk of properties built have been on windfall sites, mainly in Hanley Swan, ranging from a development of 5 houses (The Mallards) to single builds.

Commercial

In the commercial sector:

- A factory for the company ZX Lidars has been built at Willow End, Blackmore Park Rd;
- Planning approval for 40 lodges at Langdale Wood next to the Three Counties Show Ground has been approved and procedures to build these lodges have commenced; and
- Albion Lodge, a care home in Hanley Swan is in the process of building 24 additional apartments.

Conclusions

The Neighbourhood Plan has been a useful tool for assessment of the above applications and the Plan is used regularly by the parish council and, is referred to by applicants and parishioners alike.

Generally, the Plan has proved its effectiveness

Review Considerations

The National Planning Policy Framework (NPPF) includes a requirement for review of local plans to be undertaken at least every five years, in order to determine whether the policies and strategy of a plan are in need of updating.

In addition to this NPPF directive, and given the activities in the parish it was recognised that there was a need to update the Plan, in particular to remove redundant references and to reflect better the current situation.

The number of new buildings in the parish (46) is very close to the Plan's policy (of approximately 50): this, and the fact that there are known pending or potential applications suggests there is every probability that this will be exceeded.

Consequently, we believe that it is reasonable to carry forward the remaining allocated sites:

1. Site C, between Hill View Close and St Gabriel's Church: 9 affordable houses; and
2. Site D, Worcester Road West side: 3 houses.

We have concluded that the policies and strategy of the Plan are correct and appropriate and should be retained.

That the SWDP is itself under review adds complexity to the review decision. We understand that the SWDP will complete towards the end of 2024 or in early 2025. It would be highly beneficial for these plans to be aligned.

After careful and lengthy consideration it was decided that a two-step approach to the review would be adopted.

Step 1 A material review to account for the changes described above and to comply with the NPPF

Step 2 Incorporation and alignment of the SWDP specifications in the Neighbourhood Plan once the SWDP is made

This present submission refers to Step 1 only.

The modifications proposed fall into the following categories:

1. Corrections of errors and minor amendments to items: this would correspond to a minor review.
2. Changes resulting from the activities in (1) above. A tracked-changes version of the Plan has been submitted so that these variations can be quickly and easily identified.
3. The inclusion of additional details to the Plan resulting from the consultations: these are extra items in the local heritage list and an extra Appendix has been added to the Plan to record rare and unusual wildlife activity found in the parish under the heading of Biodiversity.
4. The removal of Section 10 which defined the implementation activities required of the Parish Council following the Plan being adopted. These activities have been successfully transferred to the Parish Council which continues to monitor and take forward actions as part of their duties and hence Section 10 is no longer required.

Appendix

A1 Completed buildings in the parish

Location	Reference	Number of dwellings
Mallards Close (HS)	17/00112/FUL	5
Apple Tree Gardens (HS)	18/00193/REM 15/00388/OUT	5
Chapmans Orchard (HS)	17/00382/OUT	16
Cherry Blossom Close (HS)	16/1201/REM 4	4
Walmer Lodge (HS)	21/02148/FUL	1
Vicarage Field (HC)	17/01000/RM	4
Meadow View 1-4*(HS)	18/00583/FUL	4
Old Butchers' Shop, Worcester Rd** HS	16/00252/PDU	1
Walsh's Yard, 190 Poolbrook Rd	17/01336/OUT	6
TOTAL		46
TOTAL LESS SWDP 59/6		36

HS = Hanley Swan

HC = Hanley Castle

* Barn conversion

** Conversion of retail premises to domestic dwelling

A2 Application approved not yet built

Location	Reference	Number of dwellings
Mayfield, Picken End (HS)	18/01010/FUL	1
1 St Gabriel's Terrace (HS)	22/01881/FUL	1
TOTAL		2

A3 Applications awaiting a decision

Location	Reference	Number of dwellings
Picken End/Welland Road (HS) (Allocation Site B)	M/22/0047/FUL	14 applied for 10 allocated in the Plan
Winnington Gardens (HS)	21/01717/FUL	6

A4 Applications known to be at the pre-application stage

Ambleside – Roberts End (HS): 40 houses