

# SALEWAY PARISH COUNCIL

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16th December 2019

South Worcestershire Development Plan  
Wychavon District Council  
Civic Centre  
Queen Elizabeth Drive  
Persnore

Our Ref: SR/CH/161219

Dear Sirs

**Preferred Options Consultation**  
**South Worcestershire Development Plan**  
**Site: CFS0866sc**

I am writing on behalf of Saleway Parish Council.

Saleway Parish Council are in favour of additional houses being built within the village of Himbleton. However, there are particular circumstances about this village that mean any such development needs to be considered very carefully.

## **Flooding & Sewerage**

The village experiences considerable flood risk from both the river, Bowbrook, and from surface water run-off. It also crucially does not have its own public sewerage system. The combination of these factors together already creates considerable health and financial risks to the current residents, let alone inconvenience.

It is therefore vital that any development in the village is done in a sustainable manner.

As mains sewerage is unlikely to ever be a viable option for the village the existing surface water run off flooding issues need to be resolved and comprehensive plans put in place on how treated effluent discharge is to be dealt with.

A development of 7 dwellings on the North side of Harrow Lane, opposite the proposed site, has just commenced and proposes to use the failing village drain. Even if working correctly this would still be the wrong method; fully enclosed pipes need to be installed to remove the treated effluent to the Bowbrook as soakaways are ineffective due to the high-water table. This is not just for this current development but any proposed in the future.

The village drain in Harrow Lane was promised to be replaced at the time of the SWDP 1 consultation and further included in the recommendations of the joint agency and resident Flood Committee; however, it remains undone. Occasionally efforts are made to clear blockages in the drain but the benefits of those are limited and short lived.

The Parish Council strongly insist that these issues need to be resolved before further development takes place.

## **Parking**

The village has a critical issue with parking, particularly in the day and whenever the village is flooded; which has been all too frequent in the last few months. Any new housing must not add to this problem and ideally should be part of the solution.

## **Housing Type and Density**

Aesthetically the density of any proposed housing needs to be in keeping with the village. The site would be an obvious area of in-fill but should be in keeping with those properties opposite (5 in number) or alternatively an additional couple of units could be accommodated with a more creative layout such as the "Village Green" layout recently adopted in Flyford Flavell. This option might require a larger plot of land, such as site CFS0866.

A "Village Green" layout would mitigate any additional parking burden on the village; however, if a linear layout is proposed then it is essential that the site includes a service road.

There is demand within the village for affordable housing and bungalows. One of the essential characteristics of the village is its multi-generational families and without affordable homes for first time buyers and bungalows for older generations this is at threat.

Measures should be put in place to ensure that affordable housing and bungalows remain as such in perpetuity.

## **Ruled-Out Sites**

The Parish Council disagree with the conclusion that a number of the sites assessed were deemed isolated. Specifically CFS0779 & CFS0813 do provide opportunities for incremental housing in the centre of the village.

CFS0779 (Land on Neight Hill) has been identified as a long-term option for a new village hall/community site which would crucially offer village parking close to facilities and on land that does not flood. Just over the border in Gloucestershire the joint village car park and housing site in Ebrington (nr Chipping Campden) is a good example of something that could be replicated here. Parking in this location adjacent to the School and Cricket Pitch would be ideal. A house on this site would support the funding of such a project.

CFS0813 (Land opposite Himbleton School) also presents the opportunity for a couple of bungalows; these would be in keeping with the location and as mentioned above something the village desperately needs.

## **Conclusion**

The Parish Council insist that the solution to the surface water run-off flooding issues are **actioned** prior to any new development in the village being considered.

The Parish Council would welcome additional housing in Himbleton; the site proposed (CFS0866sc) would be appropriate either with 5 houses in a linear configuration or 7 houses in a "Village Green" arrangement.

Treated effluent from any development needs to be piped directly to the river and not into the village drain.

The Parish Council particularly would welcome bungalows and affordable housing within the village.

Any new housing must not add to the village's parking problems and ideally should be part of the solution.

There are other appropriate sites within Himbleton where incremental housing would be appropriate.

Your sincerely **on behalf of Saleway Parish Council**

**STEPHEN RENDLE - Chairman**