

## Précis of SAP Village Questionnaires PART 2

Village: UPTON UPON SEVERN & SURROUNDING VILLAGES	Part 2 Possible Sites
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### Summary of questionnaire responses:

SITE	FOR COUNT	AGAINST COUNT
MHTH01	5	7
MHTH02	1	1
MHTH03	0	1
MHTH04	1	4
MHTH05	2	4
MHUP01	0	1
MHUP02	0	1
MHUP03	0	1
MHHG01	8	19
MHHG02	5	12
MHHG03	1	2
<b>All Sites</b>	<b>18</b>	<b>53</b>

### Summary of site MHTH01 comments:

#### FOR

- Each site could be suitable for mixed development if kept small. i.e. 33 House or less @each location and built as a community. There must be mixed housing and not just a collection of boxes dropped onto the site.
- Extension of existing housing
- The site appears to be at least in part Brownfield and is therefore likely to be able to support some small-scale development. We reviewed the various constraints attendant on this site in our submission ('A Site by Site Analysis') to the SWJCS background evidence base and we would direct you to that report for further comments.

#### AGAINST

- I don't think there should be anymore development in the area unless it is for affordable housing for people growing up to stay in the area, not for outsiders to have second homes.
- Access is poor. To improve from north/west would destroy character of ancient byway. Access through Greenfield would create potential hazard for existing occupiers. Even the introduction of two or three units would prejudice the character of existing lane.
- Access. Hyde Lane is very narrow, collisions are not uncommon- one neighbour had car written off.
- Drainage- the Lane floods due to poorly designed/maintained road drainage. Highways and MHDC cannot agree who is responsible so nothing gets done.
- No Bus route. New development should have a bus service- a 5

minute walk to the main road is a challenge for some.

- Scale- this site is not large enough- time and effort would be better spent securing a larger site
- planning permission for development on this site has been declined in the past.
- This is a farm with many acres of good agricultural land, and should be preserved with its existing dwelling for farming workers in the future.

**Summary of general comments**

This site requires ecological survey and assessment prior to being allocated for development. The site has considerable tree cover and much of the rest of the site appears to be scrub and rough vegetation. The site appears to contain a large pond and has at least twelve additional ponds within 500 metres, within a wider area that has a high density of ponds. Upton on Severn appears to be a hotspot for stag beetle (W&CA, NERC S41, UKBAP, Annex II); specific assessment for this species will be required. Noble chafer (NERC S41, UKBAP, UKRDB) has been recorded in this area.

**Summary of site MHTH02 comments:**

**FOR**

- Excellent public transport links to Upton/ Tunnel Hill. MHMT02- redundant farm buildings would benefit from redevelopment.

**AGAINST**

- Building would cross the Tunnel Hill barrier to development

**Summary of site MHTH03 comments:**

**FOR**

- No comments made

**AGAINST**

- No comments made

**Summary of site MHTH04 comments:**

**FOR**

- MTMT04-Small paddock, level site, above flood plain.

**AGAINST**

- This is a greenfield site on high ground that supports lots of wildlife.
- Loss of identity and Loss of visual amenity
- Possibility of Land Slip
- This is the wrong location for development. New development should be in existing communities. This location is open countryside half way between Tunnel Hill and Upton upon Severn. It would not benefit or be a part of either community.
- It is high ground with views to the

Malvern, Bredon and Clent hills so development here would be visible from those locations.

- Another issue is infrastructure. Tunnel Hill has no pub or shop, the only facilities are at the Hill Centre. This location is closer to Upton Town than the Hill Centre again demonstrating why it is unsuitable.

**Summary of site MHTH05 comments:**

**FOR**

- MHMT05- above flood plain, with some former agric buildings. Scope for retention for employment. rest of site suitable for residential uses. Adjacent to health centre services.

**AGAINST**

- This is the wrong location for development. New development should be in existing communities.
- This location is open countryside half way between Tunnel Hill and Upton upon Severn. It would not benefit or be a part of either community.
- Not convenient for transport it has no road access and is a long way from any bus stop.
- We need to keep our fields for wildlife and farming.
- It is important that our rural communities are separated by green space.
- It is high ground with views to the Malvern, Bredon and Clent hills so development here would be visible from those locations.
- Another issue is infrastructure. Tunnel Hill has no pub or shop, the only facilities are at the Hill Centre.
- All in flood plain and/or site of local wildlife geodiversity importance

**Summary of site MHUP01 comments:**

**FOR**

- No comments made

**AGAINST**

- in flood plain and/or site of local wildlife geodiversity importance

**Summary of site MHUP02 comments:**

**FOR**

- No comments made

**AGAINST**

- in flood plain and/or site of local wildlife geodiversity importance

**Summary of site MHUP03 comments:**

**FOR**

- No comments made

**AGAINST**

- in flood plain and/or site of local wildlife geodiversity importance

**Summary of site MHHG01 comments:**

**FOR**

- As there is already a small industrial estate near by this land could be developed to incorporate similar businesses, or a larger concern. This would hopefully bring much needed employment to the area.
- Only part of the site is suitable - immediately adjacent to existing light industrial development
- Suitable because would be part of an existing community. Has good road access to Upton, Worcester or Tewkesbury. Would also be good sites for low cost housing.
- Easy access to main A38
- Each site could be suitable for mixed development if kept small. i.e. 33 House or less @each location and built as a community. There must be mixed housing and not just a collection of boxes dropped onto the site.
- Reasonably large areas.

**AGAINST**

- Land is a marsh, as sedges and vegetation indicate
- Land drainage pipes from field West of A38, go under the A38 and yards of the light industrial site and drain directly into the fields and ditches
- The area comprising Ryall and Holly green extending to Severn Stoke Bank and the hills to the east of MHHG01 provide an effective barrier to the flow of surface and storm water directly away from this area except via the only viable flow route into farm ditches and ultimately Ripple Brook into the river Severn. This was shown to be inadequate during 2007.
- SEWAGE DISPOSAL and flooding problems resulting from the infiltration of land surface water into the Severn Trent sewage pumping station at the Grove. Future development would have to address this issue.
- Despite considerable expenditure on the sewage system in The Grove by Severn Trent, we are still at risk as proven by the flooding in July 2007 which occurred after completion of the work. The irony is that the new 30 inch diameter reservoir main ensures that surface water, causes flooding quicker than before the work was

conducted.

- Nationally difficult to establish who was responsible for various parts of the infrastructure.
- Intolerably busy town attempting to reconcile the conflicting demands placed on it by tourism, local usage, traffic both visiting and through traffic.
- Upton needs a bypass
- Proposed site disproportionate to size of existing development
- Siting Upton's development in Ryall/Holly green appears to be in conflict with a number of policies in the SWJCS preferred Options Document and with national planning policies. Village is a category three village and by definition has a lack of sustainability credentials.
- there are no facilities in the settlement.
- Locally employment opportunities are very limited.
- would increase the size of the settlement by 150%. This is contrary to the village hierarchy.
- This site floods regularly, there is also a pond bordering the site. MHDC and BWB consultation report noted that 6 houses were internally flooded and identified the Grove as 1 of 19 flooding hotspots.
- the site is currently open countryside.
- it feels as if development which is both unnecessary and unwanted is being forced upon Upton in order to reach the overall target for MH.
- Flood plain underground springs impact on green spaces and land idyllic scenery taken wildlife disturbed access to traffic i.e. main A38 flow busy accidents.
- Question of devaluation of existing properties around.

Monetary losses to farm and its produce and livelihood.

- Disruption to residents i.e. lorries, dust, noise and pollution.
- developer must be prepared to invest heavily in an upgrading of the local pumping and sewage treatment network
- No infrastructure, schools, shops, etc. Will exacerbate flooding in local area
- A water management plan would not be sufficient to resolve this issue, especially as one area of the fields floods with any heavy rain.
- Road access to the A38, a busy road, would be dangerous as, it is situated next to an industrial site entrance and between two cross roads, both of which have experienced accidents
- There is no mains gas availability Ryall side of the river.
- The Parish Plan survey indicates no further social housing development is required in this Parish.
- The Holly Green pumping station was at capacity in 2005 and could not withstand further development in the area.
- The only community amenity in the area is the Blue Bell public house and Beechwood nursing home.
- Access to the proposed sites from/to the A38(T) is too dangerous.
- I don't think there should be anymore development in the area unless it is for affordable housing for people growing up to stay in the area, not for outsiders to have second homes.
- Development here would breach PPS1, s.20, SWJCS CS1, 5.30 and CS20.
- Access to facilities - there are no

employment, leisure, health or educational facilities.

- Development here would increase car journeys and breach PPS1, PPS3, PPS7, SWJCS CS1, CS11 and CS12.
- Appropriate scale - the proposed development would increase the size of the village (fewer than 50 households) by 150% - completely out of proportion. This would breach PPS7, s.1, PPS3 s.16 and SWJCS CS1.

#### Summary of general comments

**Landscape:** This is a small scale pastoral landscape of small fields, hedges and mature hedgerow trees. The site is located alongside the A38 at Ryall, between the small residential development around the Naunton turn and the small industrial estate on the former coal yard site. Development on this site would effectively join these two areas of existing development and would result in ribbon development that would be out of scale and character with the area. The landscape character of the area is Settled Farmlands on River Terraces and is of low sensitivity and moderate condition. **Ecology:** This arable fields offer little opportunity for protected and notable species within the fields.

#### Summary of site MHHG02 comments:

##### FOR

- Each site could be suitable for mixed development if kept small. i.e. 33 House or less @each location and built as a community. There must be mixed housing and not just a collection of boxes dropped onto the site.
- Its an infill site with good access.
- Positives: - attempts to develop this site have been made in the past - it continues and extends existing building lines from Orchard Close along Ryall Road and up to the A38
- access OK on to Ryall Road, NOT A38;
- existing bus routes to Worc and Upton Negatives
- utilities infrastructure (drainage, sewage, highways) would need upgrading.
- Bottom end of Ryall Rd. by the war memorial has a flood risk

##### AGAINST

- No infrastructure, schools, shops, etc. Will exacerbate flooding in local area
- Small sewage works now at full capacity
- Holly Green Pumping Station at Full Capacity
- Area Would become a Flood Plain
- Potential danger Traffic entering/existing A38 - have experienced accidents
- At times of flood access to Upton Town not possible
- There is no mains gas availability Ryall side of the river. The Parish Plan survey indicates no further social housing development is required in this Parish.
- There are insufficient amenities to support additional development. The only community amenity in the area is

- record
- Reasonably large areas.

- the Blue Bell public house and Beechwood nursing home.
- A recent Ripple Parish Council newsletter states there is not a requirement for further social housing in the vicinity.
  - The proposed site, MHHG01, represents further encroachment into the countryside.
  - Existing home owners bordering the site paid a premium to live in a quiet rural setting with views to the countryside .
  - I don't think there should be anymore development in the area unless it is for affordable housing for people growing up to stay in the area, not for outsiders to have second homes.
  - Green space should be kept between the Ryall and Ryall Grove developments.
  - Contains natural oil pipelines - see previous review (rejected).

**Summary of general comments**

This site consists of a derelict orchard and two paddocks, situated along the A38 close to the turn to Ryall and adjoining Ryall Garage. This is a small scale landscape with mature hedges and orchard trees, the derelict orchard being of particular biodiversity interest. Development on the orchard and the paddock adjoining would have an adverse impact on biodiversity and on the local views from the A38 and the local rural landscape character. However, the most south westerly paddock, adjacent to the Ryall turning relates visually to the existing development at Ryall and is reasonably well screened from roadside views. Development here would be viewed in the context of the existing. The landscape character of the area is Settled Farmlands on River Terraces and is of low sensitivity and moderate condition. It should be noted that the low sensitivity is due to the impact of the settlement of Ryall on this Land Cover Parcel and does not reflect the sensitivity of the individual site. Ecology: This grassland and traditional orchard remnant complex requires ecological survey and assessment prior to it being allocated for development. There is a large pond on site and so potential for great crested newt and potentially common toad.

**Summary of site MHHG03 comments:**

**FOR**

- Reasonably large areas.

**AGAINST**

- There is a major access problem to this site. It will be necessary to purchase and demolish one of the homes in Hill View Gardens to provide an access road.



- Any development will disastrously impact the location amenity enjoyed by at least twelve properties in Hill View Gardens, and access will create a difficult no through road situation containing perhaps one hundred properties. The drainage and sewage issues also impact the use of this site.
- Not yet in plan but would lead to overcrowding and cause major traffic difficulties.

**Summary of suggested site not identified through the SHLAA:**

- Modify MHHG03 so the gap in building along the eastern side of Ryall Road is filled in.
- There are spaces for up to a dozen detached houses built in a similar style to the existing ones, so that the small new development harmonises and fits in with surroundings.
- Top of Tunnel Hill and Areas North West of Upton. This area provides easier access to Upton and is well away from the flood plain.
- The Tunnel Hill barrier to development should be maintained. This is currently an attractive and productive orchard.
- The field opposite the Hill development would be a better site. Leads onto a main road and could take about 100 dwellings of mixed ownership.
- South West of Tunnel Hill between Wheatley Lane and Upton business Centre on Welland Road. Homes should be two bed bungalows, eco friendly, covenant restricting future extensions, and a reasonable size garden.
- None in this locality. Recent Parish Plan indicated that residents were strongly against further developments particularly as there is a lack of social amenities for all age groups.
- Land south of Welland Road (A4104) between Monsell lane and the farm drive opposite the Hill Centre. Large Flat space, good road access, public transport along the edge. This site could provide Upton's housing needs for years to come.
- It is a much better option for any housing needs to be placed outside the flood plain. The top of Tunnel Hill would be in a better position for the number of housing units proposed. Facilities are accessible during flooding which they are not this side of the river.
- In the 1990's when 109 houses were built on the Hill School site, and including land belonging to Hyde Farm owner, it was understood that development of houses in the future could be built on land on the other side of Welland Road opposite the Hill School site. Access from Welland Road would be considerably safer than Hyde Lane, and provide sufficient space for 50 houses on 1 site.
- obvious location would be around the Hill Centre where the existing housing estate was built in the 1980s. This is close to neighbourhood

facilities, all utility services would be available and would have adequate road and public transport links.

- Field in Holly Green opposite The Beeches
- Bluebell Farm, Earls Croome. Mixed use site for residential dwelling. Good access to A4104, bus route within 2 km of all amenities. Good access for motorway network. No difficulties passing through Upton eg emergency services.
- south side of the Welland road. For Housing.
- Developers should be required to produce energy efficient properties and eco-friendly ones. (Solar panels, insulation, etc.) They should be built for the people, not the profit of developers. The social housing must be mixed with others on each site (and of same standard) and not dumper on one site. This could be a great chance for 21st/22nd century communities.
- MHT01 could be used for a travellers site.
- Most of the proposed site should be on the west to give Upton shops more scope for customers.
- Holly Green and Ryall residents do not always shop in Upton. Pershore and Tewkesbury are as easy.
- Only if the 100 houses are split over all the sites.
- Placing pockets of new developments in rural areas would be impractical creating rural deprivation and isolation. Any social housing should be in pram pushing distance of amenities.
- Planners need to plan from the bottom up and not top down, talk to local people, locally and use existing data eg. Parish Plans.
- Ripple Parish Council do not believe that any of the three options proposed can be considered as viable areas for significant housing development. The results of our recently completed Parish Plan also show that our residents are strongly against any significant extension of housing in the area, that there is no demand for further social housing in the area, and that the lack of local amenity in terms of transport, shops, young children's facilities etc. mitigates against significant housing developments.
- Some sort of community centre would be useful. Everything is in Upton with restricted parking. Mixed housing with architectural flair, not as many as possible crammed in.
- There are many locations in the WR8 area with old farm buildings that could be redeveloped.
- Upton is a small rural village which would be devastated by too much housing being built and packed in.
- Land at Ryall Road, Holly Green that has not been identified but would be suitable for residential development. The site covers an area of 3.325ha and would offer an excellent opportunity to provide a modest extension to the settlement of Holly Green / Ryall.

## Précis of SAP Village Questionnaires PART 3

Village: UPTON UPON SEVERN & SURROUNDING VILLAGES	Part 3 Possible Policy Areas
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### Summary of responses:

SITE	AGREE COUNT	DISAGREE COUNT
Q. 7a	41	3
Q. 7b	41	1
Q. 7c	38	2
Q. 7d	40	2
Q. 7e	41	1
Q. 7f	37	5
Q. 7g	37	3
Q. 7h	43	0
Q. 7i	28	14
Q. 7j	21	15
<b>All responses</b>	<b>367</b>	<b>46</b>

### Summary of protection and provision of green space comments:

- All existing open space must be maintained as otherwise overcrowding could lead to all manner of social problems.
- But not to the ridiculous extent so often espoused by the Malvern Hills Conservators who appear wedded to the idea of keeping Malvern as it was in its Victorian heyday.
- If Ryall side of Upton is to be developed appropriately then green spaces for recreational purposes will be needed
- never ever build on the flood plain area.
- please support right to roam and upkeep of footpaths.
- Local diversity is very important in sustaining the texture of the landscape.
- Look after what we have got.
- Never allow building on any of the commons such as Green Woodpecker colony on Castlemorton.
- Once protected they should stay protected
- People who live in the country respect wildlife and like open space, building will infringe on wildlife habitats and devastate the rural community.
- MHHG01 at Ryall is valuable agricultural land which has several footpaths across it frequently used by local people and ramblers. There is a pond which is haven for several species of birds
- The Upper and Lower Hams of Upton need special recognition
- These rules have no flexibility and give disproportionate priority to wildlife when man's need is the more important issue.
- Upton has sufficient green space, but cannot afford to lose any. Notably the riverbanks- please do not concrete over in the name of flood

defence.

- We live in a flood plain and in the last few years floods have become more numerous, especially in summer months.
- We pay community charge for the conservation of the Malvern Hills, its wildlife and green areas.
- What about the building of the Upton Surgery on a greenfield site - contrary to the District Plan and the giving of permission by the Inspectorate for the Marina Village.

**Summary of standards for open space and recreation comments:**

- Any development must ensure low density.
- Definitely we need large Green areas and not concrete jungles
- Developers do not "provide" space they take it away!
- Developers need more than just "clear guidance", they need planning regulations they must adhere to. Quality must be up to the highest spec.
- If the need for open space is well established in terms of health and exercise why obliterate what already exists?
- Open spaces for a range of recreational pursuits are vital. They need to be identified, protected and used accordingly. One of Upton's greatest open space assets are its river and floodplains.
- Upton is short of allotment space if the existing ones are returned to cemetery
- No more motorways bringing more crime to the areas.

**Summary of protecting building of local interest comments:**

- All the pubs if not listed already they are all nice old buildings. Cemetery Chapel and cottage, Court House, Court Street
- Any upgrading of local buildings should be in keeping with the character and heritage of the buildings.
- Information on plaques outside some of our buildings could help visitors understand and respect their heritage and their story.
- Not only protection, but careful refurbishment could increase the housing stock.
- This country's history makes it what it is in the eyes of the rest of the world. We need to preserve local heritage and use it to increase tourism and the associated income this generates.
- This is an historic town and surrounding areas and provides tourism. In years gone by: known for fishing , boating, cruises and local produce.
- Two semi-derelict properties in Oak Street, Upton-upon-severn, are in urgent need of renovation to provide good housing opportunities; a) The Royal Oak b) the property next to the Old Courtyard Cottage.
- We live in an historical area, new building should be in harmony.

**Summary of protection and promotion of shops and facilities comments:**

- Conserve old frontages. Recently Boots have succeeded in putting up a horrible blue fascia board. Why? There were several objections to it.
- Encourage small specialist shops, not 'national' retail outlets, which enhance the community 'feel' of the town, celebrate Upton's uniqueness.
- Some retail premises in Old Street, Upton, will never again be permanent shops, They should be allowed to revert to residential

properties, as has happened in the past. Our new custom of shopping in large 'super-markets' will not be reversed.

- Retail activity depends upon general economic health of wider region and local residents supporting their shops. Increased housing in Ryall for instance needs a general store and post office facilities, especially for the elderly cohort which dominate.
- No introduction, ever, of the big supermarkets & maintain what we have.
- Congestion drives away visitors.
- Out of town/edge of town retail development would erode the distinctive central area and facilities of Upton.
- These facilities are vital to our community and without them being local, one would have to travel 8 to 10 miles just to shop. Hospitals, dentists, doctors and schools would be further a field.
- These should be protected particularly for the post offices.
- Upton-upon-Severn has lost so many shops in the past twenty years. Local people need these not just for the tourist who visit 6 months of the year.
- Rent and rates need to be kept at realistic rates for businesses to survive all year.
- Upton-upon-Severn town shopping area is confined within its own natural boundaries. It does not lend itself to future development. The narrow roads are already congested with local traffic, heavy goods vehicles and large agricultural vehicles.
- Flexibility not rigidity
- a lot could be done with pedestrian facilities of the centre of Upton.
- Note that Upton is unusual in that it has a nice mix of residential and commercial properties along its main shopping street.

**Summary of a vibrant tourist economy comments:**

- There are already some good caravan sites in the area. Blackmore is the largest and several smaller ones nearer to Upton.
- Boyes meadow appears to have far more caravans on site since the screening trees were felled.
- Most caravan sites seem to be good and well positioned. Personal experience has shown there is a lack of information about B & B accommodation
- We do not need anymore caravan sites.
- Upton is well provided for in this respect, but these businesses like all others are affected by recession, flood damage and the like.
- Keep the TIC. Another empty frontage is the last thing we need. Parking for accommodation needs to be addressed - Especially when special events occur i.e. water/jazz/blues/folk festivals and also the many Three Counties shows.
- Upton-upon-Severn is already well provided for with hotels, bed and breakfast, caravan sites and public houses. Also there are plenty of cafes and restaurants.
- Very little intervention needed by local government. Market forces will do the rest.
- Don't build on land which is part of the natural environment i.e. Ripple in

a rural area; leave it alone.

- Absolutely- and to encourage visitors all year round- not just in the summer or for festivals.
- Some of the proposed flood protection plans will spoil Upton for visitors.
- The tourist based economy is important in South Worcestershire and it is important to retain and maintain the unique nature and character of the region to enable this cornerstone of the regions economy to be sustainable.
- It is imperative that any development is undertaken in a sympathetic manor to ensure that the very features that form the basis for this economy - such as the countryside and village life are not lost.

### **Summary of protection and promotion of rural employment sites**

#### **comments:**

- MHHG01 could offer up poor quality agricultural land that would better suit light industrial uses some of which are already in existence on land that was used by Stallards the coal merchants.
- Reducing travel to work will be a significant consideration in the medium term.
- A small town thriving to survive.
- Existing areas are adequate for this locality.
- I agree we need the existing industry for jobs for local people. This is very important, what we already have needs to be looked after already, people are being put on short time, use it or loose it (don't expand).
- Provided they are in a suitable location.
- Maybe industry in remote rural locations would be better served closer to urban centres thus reducing commuting.
- Only insofar as they are appropriate to any agricultural tourist based economy.
- Local jobs are important for local rural communities, to reduce the need for commuting to Worcester or other nearby towns/cities in the region.
- We also need meeting room/conference space. There is nowhere for business meetings apart from the lounge at the White Lion
- These employment areas must be away and separated from residential areas; particularly in rural settings.
- Where possible, industrial sites should remain industrialised with any development reflecting the changing industrial base of the area, allowing flexibility, but continuity of employment opportunity.

### **Summary of marinas, moorings and boating facilities comments:**

- Free pontoons bring boat owners - particularly narrow boats, lets have more of these upstream from the bridge, a lot won't pay to go in the marina.
- Plan more moorings along the river itself. Further marina expansion would be to the detriment of the town and its environment and sustainability. Building chalets has nothing to do with boating and should not be allowed.
- We as volunteers work in the Heritage Centre and people frequently ask if there are river trips available, rowing boats etc.
- Could Upton Marina offer boats for hourly/daily hire?
- We have sufficient in Upton already, without an extended basin.

- The marina extension now given planning approval would deal with this aspect, controversial as it is.
- Again only insofar as they are sympathetic to and complementary to the local environment, eg. not like the proposed Upton Marina which has been given the go ahead.
- Upton Marina is a good location but the additional facility development seems to have ground to a halt.
- This does not mean building holiday chalets.
- This should be part of the Tourist Centre facility considerations
- I believe this has been done but improvements could be looked into.
- Use of the river and the marina needs to be encouraged in Upton.
- The marina extension will benefit Upton in various ways.
- The importance of river or boat based employment in the region is small when compared with the local boat building that existed in the 1970s. It is not an area that local planning should have exclusivity but rather an area where professional bodies such as the British Waterways authority should have a strong voice.

**Summary of education, health and leisure comments:**

- The bund is going to take a large lump off the playing fields.
- Keep what we have and support it.
- The Hill Centre should be promoted - hedges cut, litter picked up (re-decoration is going to take place). Excellent centre for young and old alike
- If Ryall is to provide some additional housing as part of the regional strategy, then leisure facilities need addressing. At the moment the only recreational amenity designated is a tiny plot of terraced land overlooking the river, devoid of amenity other than a bench.
- Remember, extra housing means extra school age children. Hanley Castle school cannot expand. Transport to schools is already an issue. Cycle routes would aid sustainable transport.
- These are very well catered for at present with Hanley Castle School and Upton Primary School about to be up-graded.
- Support for community centres such as Hill Centre and Upton Sports Club pavilion is needed.
- Upton is well blessed with such facilities and a school whose future (and the playground) seems to be assured.
- This is very important, particularly in relation to schools. There should be sufficient spaces for all children in Upton to attend the local primary school and then Hanley Castle. No children should be forced to go to another school eg. in Malvern.
- With the new clinic and extra school facilities should be large enough for the future.
- The Hill and District Community Association is committed to providing facilities both indoor and outdoor for the promotion of leisure, health and community well-being.

**Summary of creation of vibrant City & Town centre comments:**

- We like our town quiet at night.
- Many stated that they did not want a night-time economy and 24 hour living.
- Upton is frequently praised for the wide variety of mostly privately owned shops.
- Great pubs in Upton, but not all customers are responsible and the centre needs extra policing at the weekends.
- Town centres are very important, because of civic pride, heritage, tourist attraction, venues for range of community activities and entertainments eg. Jazz
- Young people (Under 18) are congregating in town as they have nowhere to go. The Youth Club on Wednesdays is a great success and it would be good to see this extended.
- Congestion in Upton High Street should be looked into especially where yellow lines are in place and not adhered to. Coaches have the main parking facilities by Countrywide and garage.
- Even towns need to rest and recharge. We can all enjoy a vibrant nightlife without taking to an all night extreme.
- An apparent change in social housing policy has led to a vast and sudden increase in anti-social behaviour in Upton; any Friday night there are a minimum of a dozen but up to 40 youths. There is underage drinking and lots of intimidating behaviour- this is not good for the town as a tourist destination and damages trade for our pubs and restaurants.
- Having it 'open' 24 hrs per day will affect (adversely) the quality of life for these residents.

**Summary of land for gypsies and travellers comments:**

- They must only be small and they must pay for them. Council tax etc on the same scale as the rest of us
- Some evidence also shows that travellers may want permanent sites for caravans, but not permanent homes on those sites.
- Pressure should be brought to bear to keep the sites clean and tidy.
- To avoid misunderstanding, prejudice and alienation sites do need to be identified but with widest possible consultation involving all sections of society. Nimbyism is always prevalent and land allocation will always be resisted.
- Small regulated sites will reduce the need for illegal settlements
- Fear of crime
- Let market forces do their jobs. Where travellers bring genuine transient benefit, then the community will make sites available.
- Make these sites very small (one or two caravans)
- As long as the sites and the conduct of the gypsies and travellers are compatible with and comply to the standards observed by the settled community.
- Small sites only
- Full provision should be made, in accordance with regional guidance and the needs assessment survey,
- Consultation with the Gypsy and Travelling community should be



undertaken.

- Make sure they follow planning regulations
- I do not accept there is a need.
- There have been few, if any, travellers coming to Upton.
- Stringent rules as to the use of any sites for this purpose if rules relating to density, noise, impact on the area, need to be stipulated and enforced.
- What evidence is available to the public
- Supervised sites would be better than camping by the roadside
- Unsure.
- If it is difficult to identify sites for housing development in the region, how can land for gypsies and travellers be allocated?

**Summary of local infrastructure comments:**

- Bus service is much improved, but a service from Upton to Pershore direct would be a further improvement. At the moment one has to go into Worcester, change and come back to Pershore.
- Parking is more than adequate in Upton- if irresponsible parking ceased. Please enforce the regulations. We have no traffic wardens or (Most of the time) police.
- If more affordable houses are built bus services will need to be increased. Also there are no shops in Holly Green/Ryall.
- Given more housing, then drainage and sewage/pumping facilities need to be upgraded Roads need pavements and cycle tracks
- Cycle routes. This is not 'converting' pavements as on the Hanley Road but providing an extra 2ft eachway on roads to allow cyclists to travel safely. We need to encourage children to cycle but not with the current traffic situation.
- To stop congestion of traffic in High Street, Upton. Parking and deliveries restricted to one side of street.
- They are well provided for.
- Nothing. Leave it as it is.
- Traffic flow/management through Upton. Hanley Road, Upton needs flood protection.
- Bus shelters with telemetry technology so the time of arrival of the next bus can be seen
- The flooding of roads, especially Hanley Road is a major issue.
- Bus connection to Pershore and Evesham
- There is an endemic problem with illegal parking in Upton.
- Local policing is only part-time - To see local Police on beat walking not in car. Community Police need to be able to issue parking tickets.
- A bypass for Upton town centre.
- Consideration of financial focus on majority not minority social and demography.

### **Summary of other comments:**

- In favour of flood defences but not a wall on the river front. UK rising barriers or similar would be much better, as they disappear into the ground, and only rise with the flood water. Visitors like to sit and watch the river, they will not enjoy sitting looking at a wall.
- The bund/wall is a really bad idea. It will not solve the problem of floodwater in town cellars; that is to do with the water table; it will not stop backwater; it will be expensive, unsightly and unnecessary. Let flood water do what it always has done. It would help if more areas between Upton and Hanley Castle were allowed to flood by removing the existing bund. This would take the pressure off the town.
- Undoubtedly, Upton will have to take its share for new housing developments, will the local Primary School be able to accommodate more pupils? 2. The Original length of time given to the Sand and Gravel Quarry in Ryall, seems quietly to have been extended. Not only that, but gravel is now brought from elsewhere to be processed in Ryall. This was not in the original planning and would now mean the unsightly plant will be there indefinitely. The footpath through the area reveals a mess and danger to wildlife.
- Advertising the SWJCS and SAP in local newspapers and the posters on a parish notice board are not enough to really mobilise local opinion.
- Firstly deal with flood issues, not wait until we have another flood like 2007. Secondly, upgrading of the local sewage system.
- Infrastructure needs another Severn crossing and improved rail and bus services to mitigate the adverse impact of the private car.
- We use Upton's pavements at our peril.
- Too much infilling.
- Potential impact of the mooted waterfront redevelopment and the second Marina are obviously key.
- Ditches and Drainage
- Something needs to be done on the Upton A38 junction bottle neck and accidents.
- Don't take the lazy option of building on greenfields. Re-develop existing built-on land to provide this housing.
- Question sustainability scorings and identified services for Holly Green/Ryall credentials. Housing targets for Upton not justified. Development of site poses difficulties with national policy PPS1(13) and PPS3(37).