



Upton Marina
East Waterside
Upton upon Severn
Worcestershire WR8 0PD
18 March 2016

Upton Rowing Club submission relating to revised Planning Application 15/00988/OUT

We wrote to the MHDC planning department with our comments on the above planning application in October 2015 (attached below). This letter highlighted a number of issues with the proposed development plans which were likely to severely impact on the club's ability to function from its boat house at the far end of the marina boat park.

We were pleased to see that one of the issues we raised – the proposed very bendy and near impossible access route to our boathouse - was addressed in the subsequent revised illustrative masterplan 5080/001 rev H submitted to MHDC Planning Dept in December 2015.

Unfortunately, and contrary to recent submissions to Upton Town Council, we have not had an opportunity to discuss any of these issues with Ting Dene, the Marina owner nor their agents, and many of our concerns about this proposed application remain.

These include:

1. Accessible space in front of the Upton Rowing Club boat house in the proposed scheme may be insufficient to withdraw and manoeuvre an 8+ rowing boat which is 18 metres long. The club owns and uses several of these boats to teach junior and adult rowers, and to train and compete at regional and national competitions. This requires a clear access area which is at least 20m in front of the boathouse. This is a fundamental issue to the proposed final development scheme. It is even more of an issue during the demolition and redevelopment phases, where extra ground is likely to be fenced off surrounding the building site.

At present we have no scale drawings or other information to assure us that the club will be able to continue to function. The revised illustrative masterplan is not a scale drawing and there is no information about areas likely to be fenced off during the redevelopment phase.
2. We are very concerned that the access to our boat house, particularly for transporting boats to and from the slipway, will be severely compromised during the demolition and redevelopment phases of the proposed scheme. It will not be safe or practical for us to carry our boats across a building site or over rough ground. Access routes for our large road trailer, and space to manoeuvre it, is also a major concern.
3. We remain concerned that our rowing club activity, particularly early weekend mornings, may be perceived to be a noise and/or visual nuisance to the residents of the proposed housing, and that they may take measures to curtail our activities.

Any of the issues above are quite likely to inhibit the safe operation of the rowing club, forcing us to stop operations. We have neither a viable alternative site nor the funds to relocate, so approval of the current proposed planning application risks shutting down this thriving and growing sports club. This would be a great loss of local sports and leisure facilities, and particularly would stop the teaching and coaching of children.



We continue to be willing to have an open dialogue with the developers and the planners to explore how these issues might be addressed.

Yours sincerely

Maurice Stanley

Captain, Upton Rowing Club.

Encl: Letter from Upton RC dated 5 Oct 2015



Upton Marina
East Waterside
Upton upon Severn
Worcestershire WR8 0PD
5 October 2015

Upton Rowing Club submission relating to Planning Application 15/00988/OUT

We are writing to express our concerns about one particular aspect of the above planning application. We have no objection to the proposed scheme in principle, but believe that without appropriate modification it could seriously prejudice our own ability to operate as a rowing club and even threaten our existence altogether. We realise that this is a peripheral matter in relation to the whole application, but hope you will understand that it is of fundamental importance to ourselves. We explain our position in more detail below.

Upton Rowing Club was founded some 20 years ago and for all of that time it has operated from within the marina. Our boathouse was erected in 1997 with the benefit of local authority funding in the form of a grant from Malvern Hills DC. The club has roughly equal numbers of male and female members, of all ages from early teens to 70+, and provides both competitive and recreational rowing in a wide range of boats. We currently have around 100 members and we believe we provide an important sporting facility for the local community and one which plays to Upton's strengths as a riverside town that seeks to promote recreation and tourism.

Our boathouse is presently located in a corner of the marina, as shown and numbered 8 in the Master Plan document submitted with the application. From there, the boats are carried some 150 metres through the present car park to the marina slipway where they are launched and then rowed on to the river. The plans propose no change to the location of the boathouse, which may appear at first sight to be unobjectionable, but we think that the other changes to the layout that are being proposed would seriously impede our operations in a number of ways, for example:

- The length of our boats – up to 18 metres for an eight – means that a large amount of open space in front of the boathouse is required. This is to allow boats to be carried out of the boathouse safely, turned round if necessary, prepared for use before being taken on the river, washed down afterwards, and so on. All this is possible while the area in front remains a car park, but the plans submitted appear to limit this space considerably.
- Whenever we transport our boats and other equipment to other locations, in order to compete at regattas for example, we need to load them on to a trailer – this again requires substantial space for loading and unloading, turning the trailer, etc.
- The present route through the car park to the slipway is unimpeded and straightforward, but the plans to build housing units in this space appear to involve a much more complicated route which may be difficult if not impossible to negotiate with long boats such as those we use, particularly when trees are added along the way as well.
- These concerns relate to the layout of the development in its finished state. However, we anticipate that even more severe problems would arise during the demolition and construction phases, which might be prolonged. The entire area between our boathouse and the slipway would become a construction site and this is bound to pose huge obstacles



which would make it very difficult or even impossible for us to continue our activities. Any such disruption would inevitably lead to a loss of membership and threaten the financial viability and existence of the club

Naturally, the issues we have listed above look at the plans primarily from our own point of view, because we believe that they would seriously prejudice our club's interests. But we also question whether they make sense for the scheme as a whole. We would be surprised if the future owners of the houses concerned would really want to have a rowing club immediately on their doorstep as envisaged here, although that is for others to decide. We suggest that a better solution for all concerned would be for the applicant to move our boathouse (and perhaps also our launching site) to a different location. Not only would this serve our own needs better, it could improve the scheme as a whole if a more valuable use could be made of our present site by devoting it to other purposes. We recognise that any such move is also likely to require planning consent and perhaps the approval of other bodies such as the Environment Agency; we would ask that these be sought and obtained before unconditional approval is given to the main proposals, with any move to be completed before work is started on the marina redevelopment.

In summary, therefore, we think that this part of the proposed scheme has not been sufficiently thought through. The applicant's original public consultation envisaged removing our boathouse entirely, with no indication of what was to happen to our club. These plans reverse that proposal by reinstating the building, but in our view with no regard for the practical consequences. As it happens, we received no notification of either set of proposals nor any invitation to discuss them, so we are surprised to see that our club is listed in this application as a consultee. Be that as it may, we remain very willing to enter into a constructive dialogue to explore an alternative solution. But until such a solution is found, we must regretfully record our objection to the present proposal.

Peter Barker

Upton Rowing Club

President, on behalf of management committee.