

29 April 2019

## Eckington Neighbourhood Plan Regulation 16 Consultation Wychavon District Council Officer Comments

These officer comments are made on behalf of Wychavon District Council (WDC), as the Local Planning Authority, on the Regulation 16 Eckington Neighbourhood Plan (HNP) for consideration by the Independent Examiner.

Foreword – insert reference to Plan Period.

Map 1 – text should be updated to read “Eckington Neighbourhood Area Designated 18<sup>th</sup> March 2015”.

Para 2.2 – lists Cheltenham as a city but it is a town.

Para 2.15 – could make reference to Worcestershire Parkway which is currently under construction and due to open late 2019.

Para 3.4 – “golden thread” reference not carried forward to NPPF (February 2019).

Points of Evidence to several policies, including H1 and H2 – reference to NPPF (July 2018) should be updated to NPPF (February 2019).

Policy H1 – criterion a) is a statement rather than policy so should be removed.

Policy H2 – criterion a) is a statement rather than policy so should be removed.

Policy H5 – this is too restrictive on the requirement for sites of more than 6 dwellings to be sub-divided into clusters. Suggest amendment to policy to support design of such schemes which provide significant variation in design and visual interest, which is the ultimate purpose of the policy.

Policy H6 – ‘exception sites’ not the same as ‘exceptions’. The use of ‘exception sites’ could be confused with ‘Rural Exceptions Sites’ so suggest amendment to policy to read “... unless they are supported by SWDP2 C and its associated footnote 3”.

Policy H8 – parking standards detailed are over and above those sought by Worcestershire County Council as the Local Highway Authority in the 2018 Streetscape Design Guide. As this is a ‘county matter’, the Neighbourhood Plan is unable to stipulate different standards to those in the 2018 Streetscape Design Guide.

Policy H9 – as written the policy does not specify that applications which will reduce the level of off-street parking will not be supported, it simply supports applications which will not. Suggest amendment to wording to ensure policy is applied as envisaged.

Policy H11 – concerns over the proposed Pershore Road allocation with regard to landscape impact. Depending on the height of the dwellings, they may be visible from on this elevated land when viewed from lower ground and the B4080 to the north (when approaching Eckington Bridge). Consideration should be given to this in the design of any dwellings and the provision of tree planting to provide softening of built form as necessary within area PRF1.