

INDEPENDENT EXAMINATION OF THE HONEYBOURNE NEIGHBOURHOOD DEVELOPMENT PLAN

INDEPENDENT EXAMINER:
Christopher Collison BA(Hons) MBA MRTPI MIED MCFI IHBC

By email to John Stedman Clerk of Honeybourne Parish Council and Andrew Ford,
Senior Planning Officer, Wychavon District Council
(Copy to Reiss Sadler, Planning Officer, Wychavon District Council)

Dated 14 November 2019

Dear John and Andrew

Honeybourne Neighbourhood Development Plan Independent Examination – Examiner Letter seeking clarification of matters

Further to my initial letter of 29 October 2019 I am writing to seek clarification of the following matters:

1. Policy H1

The comments of the Parish Council on the representations of other parties include “*The indicative number of 50 dwellings is considered accurate as it reflects the need to deliver on-site green infrastructure, acoustic buffering for the railway line, SuDS, an easement and suitably reflects its edge of settlement location. The proposed figure is based on 50% of the site being developable after the on-site requirements have been dealt with, and assumes 30 dwellings per hectare which is appropriate for a rural location.*” The NPPF states plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. The NPPF states this will be tested robustly at examination. Could you please direct me to existing evidence that supports the assumption that 50% of the allocation site will be developable after on-site requirements have been dealt with.

2. Policy H7

a). The Planning Practice Guidance states “*A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.*” (Planning Practice Guidance Paragraph: 019 Reference ID: 37-019-20140306 Revision 06 03 2014). Could you please advise me of any contact with landowners about proposals to designate their land as Local Green Space?

b). A representation has stated proposed Local Green Spaces 7 Fields around the Church, and 8 Gate Inn Field, are extensive tracts of land. The Green Space Background Paper (July 2019) states LGS 7 has a site area of 280.8 square metres which would appear to be an error. Could you please confirm the site area of LGS7?

3. Policy H14

Policy H14 seeks to safeguard existing rural employment sites used for B1, B2, B8, tourism, leisure and/or recreation related purposes for employment generating uses. Strategic Policy SWDP12 safeguards existing employment sites in rural areas that are currently or were last used for B1, B2, B8, tourism, leisure and/or recreation-related purposes for employment-generating uses. In this respect how does Policy H14 provide a distinct local approach to that set out in strategic policy SWDP12?

Policy H14 seeks to safeguard specific named sites. Are the named sites defined on any existing maps and have such maps been subject to consultation?

In commenting on the representations of other parties the Parish Council describe the All Things Wild site as follows "*the majority of the site is greenfield land, retaining a 'largely rural character'*". Is it intended Policy H14 should apply to the entire All Things Wild site?

Policy H14 seeks to introduce two criteria (b and c) additional to the criterion included in strategic policy SWDP12. Could you please direct me to the existing justification for these additional criteria?

Does the final sentence of Policy H14 relate to the third paragraph of the policy only?

The third paragraph of Policy H14 includes the term "*improve*". Strategic Policy SWDP12 refers to "*expansion*" and "*intensification*" of existing employment sites. There is advantage in use of consistent terminology in different parts of the Development Plan. Is it intended the third paragraph of Policy H14 should refer to intensification of use of existing employment sites?

I request any response is agreed as a joint response of the Parish and District Councils. This request for clarification and any response should be published on the District Council website.

In order to maintain the momentum of the Independent Examination I would be grateful if any reply could be sent to me by 12.00 Noon on Thursday 21 November 2019.

I should be grateful if the District Council and the Parish Council could acknowledge receipt of this email.

Best regards

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