

## Eckington Submitted Neighbourhood Plan Consultation

### RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Eckington Parish Council has submitted its Neighbourhood Plan to Wychavon District Council. In accordance with Regulation 16, Wychavon District Council would like to invite comments from individuals and organisations on the submitted Neighbourhood Plan.

**This consultation runs from Friday 15 March to 5pm Monday 29 April 2019.**

All comments will be made publicly available and identifiable by name and organisation (where applicable). The personal information you provide on this form will be held and processed in accordance with the requirements of Data Protection Legislation. More information on how we will hold your data can be found at: <https://www.wychavon.gov.uk/privacy-policy>

Please fill in your details in the boxes below:

Full Name: Mr W Bolsover

Organisation (if applicable):

Address (including postcode):

[REDACTED]

Telephone number: [REDACTED]

Email address: [REDACTED]

Please state which part of the Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

**Policy H1- Manageable Homes**

Please use the space below to make comments on this part of the Neighbourhood Plan.

I fully support this policy as it is based on a the detailed survey and consultation work undertaken by the Neighbourhood Plan Group that is described out in the introduction to the Plan. This is a positive and creative response to the demographic issues affecting the village.

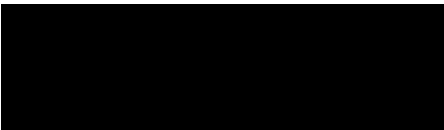
Paragraph 61 of the NPPF states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Policy SWDP14 of the South Worcestershire Development Plan (SWDP) requires that the mix of housing on sites will be informed by local data such as Neighbourhood Plans.

Therefore, as required by Section 4B of the Town and Country Planning Act 1990, this policy complies with the relevant basic conditions. In particular it has had regard to national planning policy and guidance and it is in general conformity with the SWDP.

Please use a separate form for each representation.

Please state whether you would like to be notified of the Council's decision on the Neighbourhood Plan proposal:



Please email this form to [policy.plans@wychavon.gov.uk](mailto:policy.plans@wychavon.gov.uk) or post it to Planning Policy, Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT.

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Email address: [REDACTED]

Please state which part of the Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

**Policy H2- Retirement Homes**

Please use the space below to make comments on this part of the Neighbourhood Plan.

I fully support this policy as it is based on the detailed survey and consultation work undertaken by the Neighbourhood Plan Group that is described in the introduction to the plan. As with Policy H1, this policy is a positive and creative response to the demographic issues affecting the village, especially with regard to the ageing population.

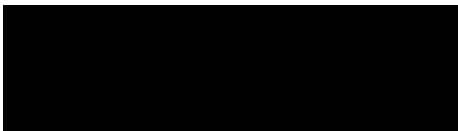
Paragraph 61 of the NPPF states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Policy SWDP14 of the South Worcestershire Development Plan (SWDP) requires that the mix of housing on sites will be informed by local data such as Neighbourhood Plans.

Therefore, as required by Section 4B of the Town and Country Planning Act 1990, this policy complies with the relevant basic conditions. In particular it has had regard to national planning policy and guidance and it is in general conformity with the SWDP.

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**Policy H10-Sites Allocated for Development**

Please use the space below to make comments on this part of the Neighbourhood Plan.

I am the owner of sites PRF1, PRF2, Pershore Road, and Roman Meadow 2. I can confirm that the sites are available for the allocated purpose. The sites are also deliverable. I have already entered into a Transfer Agreement with the Parish council for the community land. I have also entered into a conditional contract with a bespoke housing developer for the development land at Pershore Road and Roman Meadow 2 based on the policy requirements of this submission neighbourhood plan.

As can be seen from the introduction to policy H10, the Neighbourhood Planning Group has undertaken a rigorous site selection process that has included a consideration of alternatives. Paragraph 69 of the NPPF states that Neighbourhood Planning Groups should also consider opportunities for allocating small and medium-sized sites consistent with paragraph 68a. Both RM2 and JSF1 will be under 1ha in size and, in providing just over 50% of the housing requirement, well in excess of the 10% set out in policy 68a. Even if Roman Meadow 2 is taken out of consideration (as it is allocated in the SWDP), it is still the case that the well over 10% of the housing requirement will be from a site which is smaller than 1ha (the 6 dwellings on JSF1 equate to 28%).

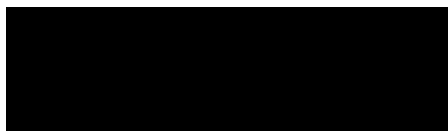
SWDP Policy 2 sets out the overarching development strategy for the whole of south Worcestershire. This includes a settlement hierarchy, which, within the rural areas, defines villages as either category 1,2 or 3 depending on the range of services they possess. In addition policy SWDP2(H) is supportive of development proposals that are promoted through neighbourhood planning mechanisms where such proposals do not compromise the delivery of the SWDP's strategic policies.

Eckington is a Category 2 village and, under SWDP Policy SWDP60/15, 20 dwellings are allocated to the village on site Roman Meadow 2. The Neighbourhood plan proposes allocating 24 more dwellings than SWDP60/15. Such a modest number will accord with the strategic policies of the SWDP. The SWDP has allocated much higher housing numbers to other Category 2 villages, for example, 60 to Bretforton, 119 to Drakes Broughton and 120 to Fernhill Heath - all villages of similar size and/or having the same level of services as Eckington. The extra 24 dwellings also represents only 4% of the total number of dwellings allocated to Wychavon Category 2 villages.

Therefore, as required by Section 4B of the Town and Country Planning Act 1990, this policy complies with the relevant basic conditions. In particular it has had regard to national planning policy and guidance and it is in general conformity with the SWDP

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**Policy H11- North: Roman Meadow 2, Pershore Road, Community Land**

Please use the space below to make comments on this part of the Neighbourhood Plan.

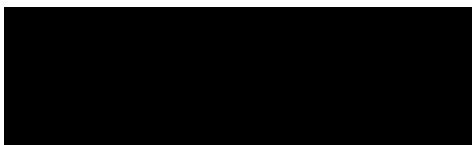
I am the owner of sites PRF1, PRF2, Pershore Road, and Roman Meadow 2. I can confirm that the sites are available for the allocated purpose. The sites are also deliverable. I have already entered into a Transfer Agreement with the Parish council for the community land. I have also entered into a conditional contract with a bespoke housing developer for the development land at Pershore Road and Roman Meadow 2 based on the policy requirements of H11 in this submission neighbourhood plan.

Paragraph 61 of the NPPF requires that the housing needs of different groups in the community should be assessed and reflected in planning policies. SWDP 14 requires that housing developments should contain a mix of size and types of housing which will be informed by local data such as Neighbourhood Plans. SWDP15 sets out that the number, size, type, tenure, and distribution of affordable housing to be provided will be dependent on, inter alia, recognised local need, specific site and location factors

Policy H11 allocates 8 affordable dwellings, 6 Manageable dwellings, 5 Retirement dwellings, and 19 unrestricted market dwellings for specifically targeted at families. This reflects the detailed survey work undertaken by the Neighbourhood Plan Group and therefore meets the basic conditions tests. And, as set out above, I can also confirm that it is deliverable as the conditional contract signed by the developer is based on delivering this policy.

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