

Wychavon District Council



Eckington Neighbourhood Plan Decision Statement

Eckington Neighbourhood Plan

I confirm that the Eckington Neighbourhood Plan, as revised by the modifications set out in Table 1 below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2012, and can therefore proceed to Referendum, which will be held on Thursday 30 January 2020.

I also declare that I have no disclosable personal or disclosable prejudicial interest in respect of this decision.

Signed



Holly Jones
Director of Planning and Infrastructure, Wychavon District Council

Summary

Following an independent examination, Wychavon District Council now confirms that the Eckington Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on Thursday 30 January 2020.

Background

On 17 March 2015, Wychavon District Council designated the area comprising the Parish of Eckington as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

Extensive community consultation culminated in the draft Eckington Neighbourhood Plan consultation which took place in November to December 2018. The consultation responses fed into the final version of the Eckington Neighbourhood Plan which was submitted to Wychavon District Council in March 2019, along with the associated Eckington Village Design Statement, Basic Conditions Statement, Consultation Statement and Strategic Environmental Assessment Report.

The Eckington Neighbourhood Plan and associated documentation was then publicised and representations were invited. The publicity period ended on 29 April 2019.

Wychavon District Council appointed an independent Examiner, Ann Skippers of Ann Skippers Planning Ltd, to review whether the Plan should proceed to referendum in April 2019.

Having considered each of the recommendations made by the Examiner's Report and the reasons for them, in consultation with the Parish Council, Wychavon District Council has decided to make the modifications to the draft Eckington Neighbourhood Plan as detailed in Table 1 below in order to ensure the Plan meets the Basic Conditions as set out in the legislation.

Decisions and Reasons

Wychavon District Council has made the following modifications, as proposed by the examiner and agreed by the Parish Council, to ensure that the Eckington Neighbourhood Plan meets the Basic Conditions.

Table 1 – Schedule of Examiner’s Recommended Modifications and Wychavon District Council’s Response

Part of Document	Examiner’s Recommended Modification(s)	WDC Response
<p>Introduction, pages 2-6</p>	<ul style="list-style-type: none"> • Change the title / header of Map 1 on page 3 of the Plan to reflect the approved designated area. 	<p>Agreed, title of Map 1 amended accordingly.</p>
<p>The Neighbourhood Plan, page 11</p>	<ul style="list-style-type: none"> • Update references throughout the document to reflect the NPPF • Amend paragraph 3.4 on page 11 of the Plan to read: <i>”Once adopted, the Eckington Neighbourhood Plan will be the local layer of planning policy after the National Planning Policy Framework (NPPF) and the South Worcestershire Development Plan (SWDP). It will form part of the development plan at the local level alongside the adopted SWDP, the adopted Worcestershire Waste Core Strategy and the saved policies of the County of Hereford and Worcester Minerals Local Plan. The NPPF is the framework against which all new development and all new development plans in England, including Neighbourhood Plans, must comply while the SWDP is the planning policy document for the District produced by Wychavon District Council in partnership with Worcester City Council and Malvern Hills District Council. The SWDP is currently under review and the revised version is expected to be adopted in November 2021.”</i> 	<p>Agreed, references updated and paragraph 3.4 amended accordingly.</p>
<p>Vision and Objectives, pages 15-16</p>	<ul style="list-style-type: none"> • Ensure that any references to the Appendix are correct and consistent. 	<p>Agreed, references to the Appendix updated where appropriate.</p>
<p>Summary of Plan,</p>	<ul style="list-style-type: none"> • Delete this section, moving any relevant parts of this section to be retained to the section on the site allocations. 	<p>Agreed, section deleted and any relevant parts moved to</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
pages 17-20		the section on the site allocations.
Policy H1 Manageable Homes, pages 22-26	<ul style="list-style-type: none"> • Reword the Policy to read: <i>“The development of smaller dwellings, usually with 2 or 3 bedrooms, suitable for a variety of different groups in the community including older people and young families is supported. These may include bungalows or other forms of housing suitable to meet the specific needs of older people or people with disabilities. These are defined as ‘Manageable Homes’ in this Plan.</i> <p><i>All homes should be built to meet Lifetime Homes Standards.</i></p> <p><i>Conditions may be also be considered at the planning application stage that would prevent significant extensions in the future where that extension would invalidate the intent of this policy to provide smaller manageable properties.</i></p> <p><i>All dwellings specified in this plan as ‘Manageable’ must be compliant with this policy.”</i></p> <ul style="list-style-type: none"> • Consequential changes to the supporting text and the glossary definition will be needed. 	Agreed, Policy H1 reworded and consequential changes to the supporting text and the glossary made.
Policy H2 Retirement Homes, pages 26-28	<ul style="list-style-type: none"> • Reword the policy to read: <i>“Proposals for retirement housing which may include bungalows, will be supported where they meet all of the following criteria:</i> <p><i>a) usually have 2 or 3 bedrooms;</i></p>	Agreed, Policy H2 reworded and consequential changes to the supporting text and the glossary made.

Part of Document	Examiner's Recommended Modification(s)	WDC Response
	<p><i>b) provide accommodation suitable for wheelchair users;</i></p> <p><i>c) be built to Lifetime Homes Standards;</i></p> <p><i>d) provide appropriate landscaping to include outside amenity area/s;</i></p> <p><i>e) provide private garden areas suitable for gardening and growing activities that is wheelchair accessible.</i></p> <p><i>Retirement properties may only be occupied by those aged 65 or over, secured by condition in perpetuity and should be marketed for sale for the first six months to people who have a local connection to Eckington. After this period has lapsed the local connection criteria is deemed to be complied with in terms of market for sale.</i></p> <p><i>Conditions may be considered at the planning application stage that would prevent significant extensions in the future where that extension would invalidate the intent of this policy to provide smaller retirement properties. All dwellings specified in this plan as 'Retirement' must be compliant with this policy."</i></p> <ul style="list-style-type: none"> • Consequential changes to the supporting text and the glossary definition will be needed. 	
<p>Policy H3 Housing Design, pages 29-30</p>	<ul style="list-style-type: none"> • Delete Policy H3. • Consequential changes will be needed. 	<p>Agreed, Policy H3 deleted and consequential changes made.</p>
<p>Policy H4</p>	<ul style="list-style-type: none"> • Change "3 or more" to "5 or more". 	<p>Agreed, Policy H4 amended</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
<p>Windfall Sites, page 31</p>		<p>accordingly.</p>
<p>Policy H5 Scale of Future Development - Design and Diversity, pages 32-33</p>	<ul style="list-style-type: none"> • Change the title of the policy to <i>“Design and Diversity of Future Developments”</i> • Reword the policy to read: <i>“New residential or mixed use developments should ensure that schemes create interest and individually through variety of design and features and the creation of clusters of properties.”</i> • Consequential amendments will be required. 	<p>Agreed, policy title and wording updated accordingly and consequential changes made.</p>
<p>Policy H6 Control of Future Development, pages 33-34</p>	<ul style="list-style-type: none"> • Delete Policy H6 and its supporting text. • Consequential amendments will be necessary. 	<p>Agreed, Policy H6 deleted and consequential changes made.</p>
<p>Policy H7 Quality of Design, pages 34-35</p>	<ul style="list-style-type: none"> • Change the words <i>“...policies set out in this Plan.”</i> in the second sentence of the policy to <i>“...policies set out in the development plan.”</i> [please note that this modification is made to specifically include all plans which form part of the development plan - a term which has a specific meaning in planning]. • Delete the words <i>“...at Annex 1”</i> in the third sentence of the policy. • Change paragraph 8.27 on page 34 of the Plan to read: <i>“The VDS is an annex to the Neighbourhood Plan. Any new development must</i> 	<p>Agreed, wording updated accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
	<i>be designed taking this guidance into account.</i> "	
Policy H8 Off-Street Parking, pages 35-36	<ul style="list-style-type: none"> • Add the word “<i>residential</i>” after “...<i>new</i>...” and before “...<i>development</i>...” in the first sentence of the policy. • Delete “...<i>excluding garages</i>...” from the first sentence of the policy. • Delete the words “...<i>plus 1 car space per bedroom in excess of 5 bedrooms</i>” from criterion a) 	<p>Agreed, wording updated accordingly.</p>
Policy H9 Protecting Existing Off-Street Parking, page 37	<ul style="list-style-type: none"> • Reword Policy H9 to read: <i>“Householder development proposals which reduce the amount or availability of off-street parking provision within the site must demonstrate that the resultant property will provide satisfactory off-street car parking provision in accordance with the standards set out in the WCC Streetscape Design Guide 2018.”</i> 	<p>Agreed, policy reworded accordingly.</p>
Policy H10 Land Allocation - Sites Allocated for Development, pages 38-43	<ul style="list-style-type: none"> • Delete Policy H10. • Consequential amendments will be required. 	<p>Agreed, Policy H10 deleted and consequential changes made.</p>
Policy H11 North: Roman Meadow 2 / Persnore Road / Community Land	<ul style="list-style-type: none"> • Delete paragraph 9.23 on page 44 of the Plan. • Add the word “<i>approximately</i>” in the headings above paragraphs 9.24 and 9.28 before “...<i>17 dwellings</i>)” and “...<i>21 dwellings</i>)” respectively. 	<p>Agreed, wording and policy updated and consequential changes made accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
<p>(PRF2), pages 44-47</p>	<ul style="list-style-type: none"> • Remove the separate divisions of Pershore Road, PRF1 and PRF2 and identify the site as on entity to be known as Pershore Road. • Reword the policy to read: <p style="margin-left: 40px;"><i>“The land identified on Map 5 as Pershore Road is allocated for approximately 21 houses, community recreation land, an extension to the cemetery and additional car parking and open space subject to compliance with all of the following requirements:</i></p> <p style="margin-left: 40px;"><i>a) the location and siting of the various elements should be informed by a design-led approach;</i></p> <p style="margin-left: 40px;"><i>b) there is a mix of manageable homes and retirement homes;</i></p> <p style="margin-left: 40px;"><i>c) the community recreation land is gifted to Eckington Parish Council;</i></p> <p style="margin-left: 40px;"><i>d) suitable vehicular access is provided to the community recreation land;</i></p> <p style="margin-left: 40px;"><i>e) appropriate landscaping is provided to the northern boundary of the site;</i></p> <p style="margin-left: 40px;"><i>f) existing hedgerows along Pershore Road are retained except where it is necessary to remove the hedgerow to provide safe access; and</i></p> <p style="margin-left: 40px;"><i>g) account is taken of any Minerals Safeguarding Zone and any necessary action taken prior to the commencement of any development.”</i></p> • Delete the sentence that reads “See also Section 10.4” from page 46 of the Plan. • Consequential amendments will be needed. 	

Part of Document	Examiner's Recommended Modification(s)	WDC Response
<p>Policy H12 South: Jarvis Street (JS1) and Community Land (JSF), pages 47-49</p>	<ul style="list-style-type: none"> • Reword the policy to read: <i>“The land identified on Map 5 as JS1 and JSF is allocated for approximately six dwellings of which at least four should be manageable homes built in accordance with Policy H1 and two should be market dwellings together with an area of land know as JSF to be gifted to Eckington Parish Council for use as a playing field and a car park of approximately 16 spaces and drop off area for the school with access provided to JSF as part of the overall scheme. Indicative locations for the car park and drop-off zone are indicated on Map 5.”</i> • Delete the sentence the reads “See also Section 10.5 to 10.7” from page 48 of the Plan. • Indicate the car park and drop-off zone on Map 5 or on a separate map clearly marked indicative. • Consequential amendments will be needed including the deletion of JSH and JSG from Map 7. 	<p>Agreed, wording, policy and map updated and consequential changes made accordingly.</p>
<p>Policy C1 New Community Facilities, pages 50-51</p>	<ul style="list-style-type: none"> • Delete Policy C1 and its associated text. • Delete Map 6. • Move paragraphs 10.4 - 10.7 to site alongside Policies H11 and H12 as appropriate to ensuring that any amendments as a result of modifications to these two policies have been carried out. 	<p>Agreed, policy and map deleted and paragraphs 10.4 - 10.7 moved accordingly.</p>
<p>Policy C2</p>	<ul style="list-style-type: none"> • Delete Policy C2. 	<p>Agreed, Policy C2 and Map 7</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
<p>Community Facilities - South: Jarvis Street / School Lane Area, pages 52-54</p>	<ul style="list-style-type: none"> • Delete Map 7. 	<p>deleted.</p>
<p>Policy C3 Village Hall, page 55</p>	<ul style="list-style-type: none"> • Reword the policy to read: <ul style="list-style-type: none"> <i>“a) The site of the Village Hall will be retained for community uses. Proposals for additional community facilities to enhance or replace the existing Village Hall, or other community uses will be supported.</i> <i>b) Should the Village Hall be relocated, in line with SWDPR Policy 37, development of the existing site for housing or school or school related development or other community uses will be supported in principle.”</i> 	<p>Agreed, policy reworded accordingly.</p>
<p>Policy EN1 Key Landscapes, pages 60-61</p>	<ul style="list-style-type: none"> • Change the title of the policy to “Key Views” • Reword the policy to read: <ul style="list-style-type: none"> <i>“The key views identified in Annex 2 and listed below shall be conserved. Proposals that would have a significant detrimental impact on a key view by way of scale, massing, height, use of materials or lighting will not be supported. The key views are:</i> <i>[retain existing list]”</i> • Consequential amendments may be needed including to titles, maps 	<p>Agreed, policy updated and consequential amendments made accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
	and annex.	
Glossary, pages 63-66	<ul style="list-style-type: none"> • Remove or update references to the NPPF on page 64 of the Plan. • Delete the last sentence of the definition of "Windfall Sites" on page 66 of the Plan. 	Agreed, glossary updated accordingly.
Annexed Documents and Appendices, pages 68-73	<ul style="list-style-type: none"> • Move Appendix 3, the community actions, to become Annex 3 of the Plan. • Correct Appendix 8 to Appendix 6. 	Agreed, Annexed Documents and Appendices updated accordingly.