

7 October 2019

Honeybourne Parish 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 Honeybourne Parish Neighbourhood Plan (HPNP) for consideration by the Independent Examiner.

Policy H1 – with regard to criterion a), is phasing realistic or required given housebuilders could build out 50 units inside that time? Also there is concern over criterion j) requirement for 50% of the market homes to be made available to those with a strong local connection for at least 12 months before being released to the wider market. Is this viable? It could result in delays to the progression of the site whilst the developer waits for such sales to fund remainder of development? Reasoned Justification Paragraph 4 requires the applicant to submit a Local Marketing Plan; should this not form part of the policy to be effective?

Policy H2 – suggest inclusion of “approximately” at beginning of criterion b).

Policy H2 and H3 – as written, both policies support unrestricted residential development subject to the listed criteria, i.e. Policy H2 appears to support residential development of five or more dwellings where the mix of housing reflects the local needs, irrespective of location? Suggest inclusion of “within the defined Development Boundary for Honeybourne or on sites allocated for residential development”.

Policy H3 – first sentence in final paragraph of policy appears to contradict itself?

Policy H4 – criterion h) refers to ‘Worcestershire Landscape Guidelines’; it is suggested that a footnote be added to make it clear which documents and guidelines this is referring to. Suggested wording as follows: “follow the published Landscape Guidelines for the local Landscape Types as included in the Worcestershire Landscape Character Assessment and also guidelines outlined in Worcestershire County Council’s document ‘Trees and Woodland in Worcestershire: Biodiversity and Landscape Guidelines for their planting and management’”. Reasoned Justification Paragraph 4 should refer to Principal *Village* Farmlands and Village Claylands.

Policy H8 – Paragraph 6.43 should be reworded to say “Honeybourne falls under Landscape Types H15 Principal Village Farmlands and L16 Village Claylands, and the Ecological Zone E2 - Avon Vale Claylands within Worcestershire County Council’s document “Trees and Woodland in Worcestershire: Biodiversity and Landscape Guidelines for their planting and management”. Paragraph’s 6.44 to 6.49 identify some of the guidelines for both Landscape Types but it is not a

comprehensive list. Suggest that that guideline “Traditional orchards and hedgerow fruit trees should be conserved and restored” should also be included. Paragraph 6.48 should read “...traditional orchards” and not “standards”.

Policy H9 – suggest rewording to include “New developments must not cramp the root run of established trees (and development should be avoided within identified Root Protection Areas) or require lopping to a degree that would materially affect the future health of the tree.”