



19 July 2018

Good Afternoon

Public Consultation on the amended Parking Policy of the Made Horninglow and Eton Neighbourhood plan

I am writing to advise you that the Horninglow and Eton amended Parking Policy of the Neighbourhood Plan has been published for consultation by Horninglow and Eton Parish Council. The Draft Policy Plan has been prepared by the parish council with consultation with the steering committee.

Below is the proposed amended policy:-

All new developments, including extensions that create additional bed spaces, and change of use to Use Classes C3 (dwellings) C4 (small houses in multiple Occupation) and large Houses in Multiple Occupation (sui generis) Horninglow and Eton parish must provide off street parking provision in accordance with the following schedule:-

- A minimum of 2 parking spaces where 1 or 2 bed spaces are created
- Provision for 1 additional parking space per additional bed space for each residential unit
- For one bedroomed affordable housing a parking standard of 1.5 parking space per dwelling shall apply

These parking standards will not apply to residential care homes and similar facilities such as supported accommodation. However, such developments will be required to provide adequate car parking spaces for visitors and staff as well as sufficient provision for residents as appropriate.

A lower provision than that set out above will only be acceptable if it can be demonstrated satisfactorily to the planning authority that any on street parking likely to occur as a result of the development will not create or exacerbate on street parking problems for local residents or businesses, or prejudice highway (including pedestrian) safety through increasing the likelihood of dangerous parking.

For information, Houses of Multiple Occupation (HMO's) with between 3 and 6 persons are in Use Class C4. Changes to be the General Permitted Development Order introduced in 2015 mean that change of use from C3 (dwellings) to C4 (and vice versa) do not require planning permission (unless 2 or more separate dwelling houses are created where there was only 1 before) HMOs with 7 or more persons, however, remain 'sui generis' in a class of their own – and all changes to that use require planning permission.

HORNINGLOW AND ETON PARISH COUNCIL

The consultation period runs for 6 weeks from Monday 23rd July 2018 to 3rd September 2018

Comments by email or in writing are welcomed. Please submit all comments to clerk@horninglowandeton.co.uk or Clerk, Horninglow and Eton parish council, 30 Forest Edge Way, Burton on Trent, DE13 0PQ

Following the consultation process on the Draft amended policy, the policy will be amended and submitted to East Staffordshire Borough Council. East Staffordshire Borough Council will then re-consult, before the policy is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the policy will be subjected to a local Referendum, and then Made by the Borough Council and used to determine planning applications in the Parish.

If you require any further information please contact the writer.

Regards

A handwritten signature in black ink, appearing to read 'K Lear', is positioned above the typed name.

Mrs K Lear, Clerk/Responsible Financial Officer,
On behalf of Horninglow & Eton Parish Council