

23 APR 2019

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**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:

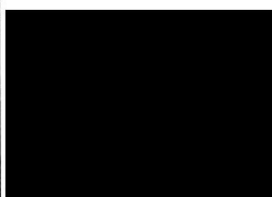
<https://www.wychavon.gov.uk/privacy-policy>

Please fill in your details in the boxes below:

Full Name: Kevin Taylor

Organisation (if applicable):

Address (including postcode):



Telephone number:



Email address:

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):

This representation could apply to the whole plan, but specifically it applies to the Housing Needs Survey, Reg 14 comments, para 8.3, para 9.3, Policy H1,2,3,6,7,10,11

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

I live in Bredon the village next door to Eckington. I have a young family and would love to move to Eckington, so my children could attend the school there. I was heavily involved in the Bredon Neighbourhood plan and having read the Eckington Plan I believe there are some areas which need to be updated/redrafted if it's going to be a success, based on our collective experience in Bredon. I hope the examiner find these comments useful to ensure the plans success, based on the comments we received on our plan.

There are some fundamental issues with the plan that was picked up in the reg 14 consultation but have not been addressed that would prevent my family and I moving to Eckington.

1300 people live in Eckington, yet apart from the 2015 parish survey the response rates have been very low, not enough has been done to engage residents or anyone else, especially in later consultations.

July 2015 Housing needs survey = 4 years out of date. Evidence relied upon is now out of date and therefore unreliable and needs revalidating. It also did not consider the housing needs required which this plan will be covering 2019 – 2030. Only 21 respondents which gives a response rate of 1.6% cannot be relied upon. Such Low response rates the same as with the consultation 2 and 3 skew the results and have led to the bias now introduced for such large developments.

9.3 – “One of the driving motivations behind the production of a neighbourhood plan was to give the community as big a say as possible as to where new development should be located, rather than being driven by landowners and developers.” Unfortunately, this is exactly what's happened in this plan. With outline planning permission already granted for Roman Meadow 2, the developer/landowner is in control of where the developments are located. SWDP objective 1 A – “Economic Success that is shared by all.” – currently this plan contradicts this objective as it benefits one single landowner in the village. The SG are seeking to limit sustainable development by teaming up with the developer/landowner who has got in there first with his proposals and SG are now forced to back it so as to limit development elsewhere.

There is no evidence of anyone who actually wants to downsize to these large estates on the edge of the village. In fact, the comments back in the reg 14 consultation clearly show many residents do not want to “downsize” to an ostracised estate outside the village. There are no actual numbers for the amount of housing to be “freed up” by those downsizing and no evidence to back up this claim. Spurious claims and assertions should be rejected by the examiner with no supporting evidence. In the reg 14 draft plan there was an assertion that those wishing to downsize could not afford the repair and upkeep of these family homes. It is quite wrong, as pointed out by others, that the neighbourhood plan believes it is appropriate to pass these costs onto young families, like me.



An independent Equality impact assessment needs to be performed (Looe Neighbourhood plan) because of the possible discriminatory nature with the plan favouring those over 65. Statement of Community Involvement from Wychavon district council adopted in February 2018 clearly articulated plans cannot discriminate and also must "Advance equality of opportunity". It would appear to me the plan in its current state fails this test.

The Neighbourhood plan must promote sustainable development (reiterated in NPPF, SWDP and this neighbourhood plan), yet this plan is not sustainable as it does provide the types of housing required to support the community in the future. Instead it focuses on the current aging population, prioritising their needs over everyone else. By doing this there is a very real danger young families, like me, will not be attracted into the village and key objectives such as maintaining the school will be impossible. I would ask the examiner to realign the plan to ensure it is sustainable rather than the current death spiral proposed of an aging population attracting the oldest demographic.

Lack of evidence to support policy H6 means policy cannot be adopted. It is disproportional and lacks sufficient flexibility to allow sustainable development. It also contradicts National Policy. There appear to have been numerous objections to this that the Steering Group have ignored.

"8.1 A further 17 dwellings are allocated on the land at the rear of Roman Meadow (RM2), ....provides an overall density that is much closer to 15 dwellings per hectare and is therefore more in keeping with the current village density and with the wishes of the community." This contradicts policy H3?!

The Plan does not "meet the basic conditions" to be voted on by the local community – This draft neighbourhood plan falls foul of the key principle: "consultation responses must inform the draft neighbourhood plan.." (Independent examiner Nigel McGurk, in which he concluded that Sandon and Burston Parish Council's proposed neighbourhood plan could not proceed to referendum) The SG have ignored comments back from not only the Comprehensive 2015 survey but also the most recent reg 14 consultation. There is danger that because the plan has taken so long to develop there is a feeling within the SG to get it over the line they can ignore comments. This is similar to Bredon and was strongly condemned by the independent examination and resulted in the plan needing significant updates and amendments.

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:

Yes

☐

No

☐

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.