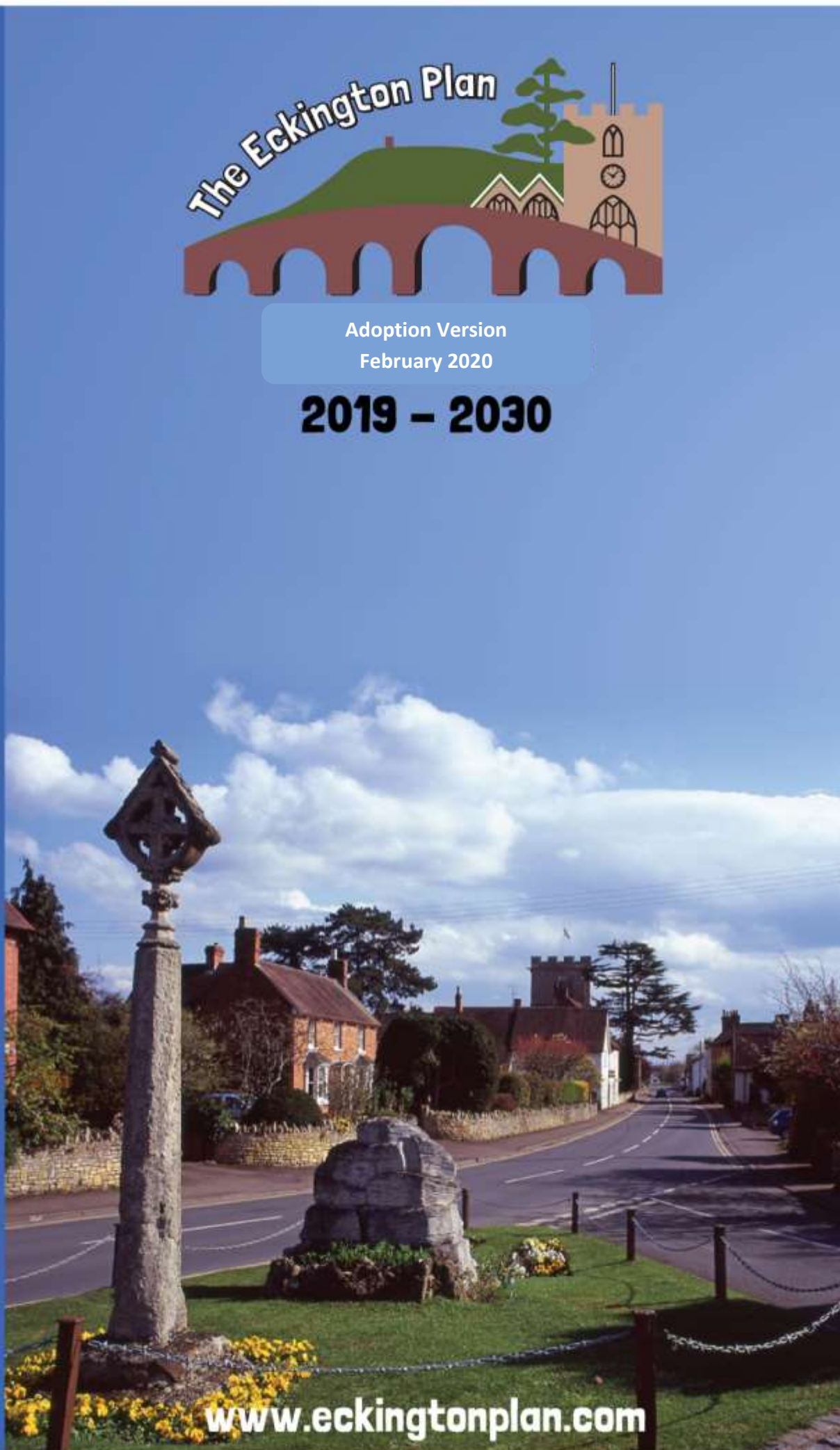


Eckington Neighbourhood Plan



Adoption Version
February 2020

2019 – 2030



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CONTENTS OF ECKINGTON NEIGHBOURHOOD PLAN

<i>Foreword</i>	<i>1</i>
<i>1. Introduction</i>	<i>2</i>
<i>2. About Eckington</i>	<i>7</i>
<i>3. The Neighbourhood Plan</i>	<i>11</i>
<i>4. Key Issues</i>	<i>12</i>
<i>5. Vision and Objectives</i>	<i>15</i>
<i>6. Introduction to Policies</i>	<i>17</i>
<i>7. Housing</i>	<i>18</i>
<i>8. Allocation of Sites</i>	<i>31</i>
<i>9. Community</i>	<i>43</i>
<i>10. Economy</i>	<i>47</i>
<i>11. Environment</i>	<i>48</i>
<i>12. Implementation</i>	<i>53</i>
<i>13. Glossary</i>	<i>54</i>
<i>14. Acknowledgements</i>	<i>58</i>
<i>15. Annexed Documents</i>	<i>59</i>
<i>Annex 1 – Village Design Statement</i>	<i>59</i>
<i>Annex 2 – Key Views</i>	<i>60</i>
<i>Annex 3 – Highways and Community Actions (2016)</i>	<i>65</i>
<i>16. APPENDICES</i>	<i>70</i>

MAPS

Map 1: Approved Area of Designation	3
Map 2: Sites Assessed	32
Map 3: Land Allocation – Main Sites	35
Map 4: Community Facilities – Jarvis Street/School Lane	45
Map 5: Area of Outstanding Natural Beauty	50

POLICIES

H1.	Manageable Homes	20
H2.	Retirement Homes	23
H3.	Windfall Sites	25
H4.	Design and Diversity of future developments	26
H5.	Quality of Design	28
H6.	Off-street parking	29
H7.	Protecting existing off-street parking	30
H8.	North: Roman Meadow 2/ Pershore Road	37
H9.	South: Jarvis Street (JS1) and Community Land (JSF)	41
C1.	Village Hall	46
EN1.	Key Views	60

Foreword

The rural village of Eckington was founded in the Anglo-Saxon period and through the centuries has gradually expanded to its current population of around 1300 people and 550 dwellings. Developments have been small scale, resulting in a diverse and charming built environment. The possibility in 2014 of a dramatically large-scale development was the catalyst for residents to become involved in the planning process through the production of a Neighbourhood Plan. It provided the opportunity for the community to help determine future development with an emphasis on the scale of development needed and the type of housing that the village requires. Furthermore, the ageing demographic and lack of movement out of the village was creating a situation where housing availability to young families would slowly decrease, ultimately threatening the social and economic vibrancy of the community. By producing the appropriate type of housing, the ability of the village to attract young families could be addressed, which in turn would benefit numbers of children in the village school, the social heart of the village.

This neighbourhood plan allocates land and supports the development of 44 homes, more than double the 20 homes allocated in the South Worcestershire Development Plan (SWDP). It is relatively unusual in that regard. Community support was overwhelming and based on two important foundations: (i) the strong desire to provide housing that would help maintain a thriving school at the social heart of the village; and (ii) that any development reflected the density and diversity of the village.

As a result of this plan, other community benefits were derived, amongst which is an opportunity for the school grounds to be expanded and elsewhere land to be provided for future village projects.

Furthermore, during the production of this Neighbourhood Plan, the Village Design Statement has been updated and formally adopted by Wychavon District Council. This is an important document in that it aids the design of any future development and forms part of the Neighbourhood Plan.



1. Introduction

THE DEVELOPMENT OF THE ECKINGTON NEIGHBOURHOOD PLAN

1.1 The Parish Council arranged a public meeting on the 12th August 2014 to discuss Neighbourhood Plans. It was attended by 80 residents and they voted overwhelmingly that the village would benefit from having a Neighbourhood Plan. In September 2014 the Parish Council endorsed the preparation of a Neighbourhood Plan and sought volunteers willing to serve on a Steering Group to manage the process.

1.2 In October 2014 the Steering Group was constituted and at their first meeting six sub-groups were formed with each one being assigned one of the following topics to investigate in detail.

- Built Environment
- Transport
- Economic Development
- The Community
- Population and Housing
- Natural Environment

1.3 On 3rd October, in order to officially start the process of producing a Neighbourhood Plan, an application was made to Wychavon District Council for the whole of the Parish of Eckington to be “Designated” as a neighbourhood planning area. (See Map 1)

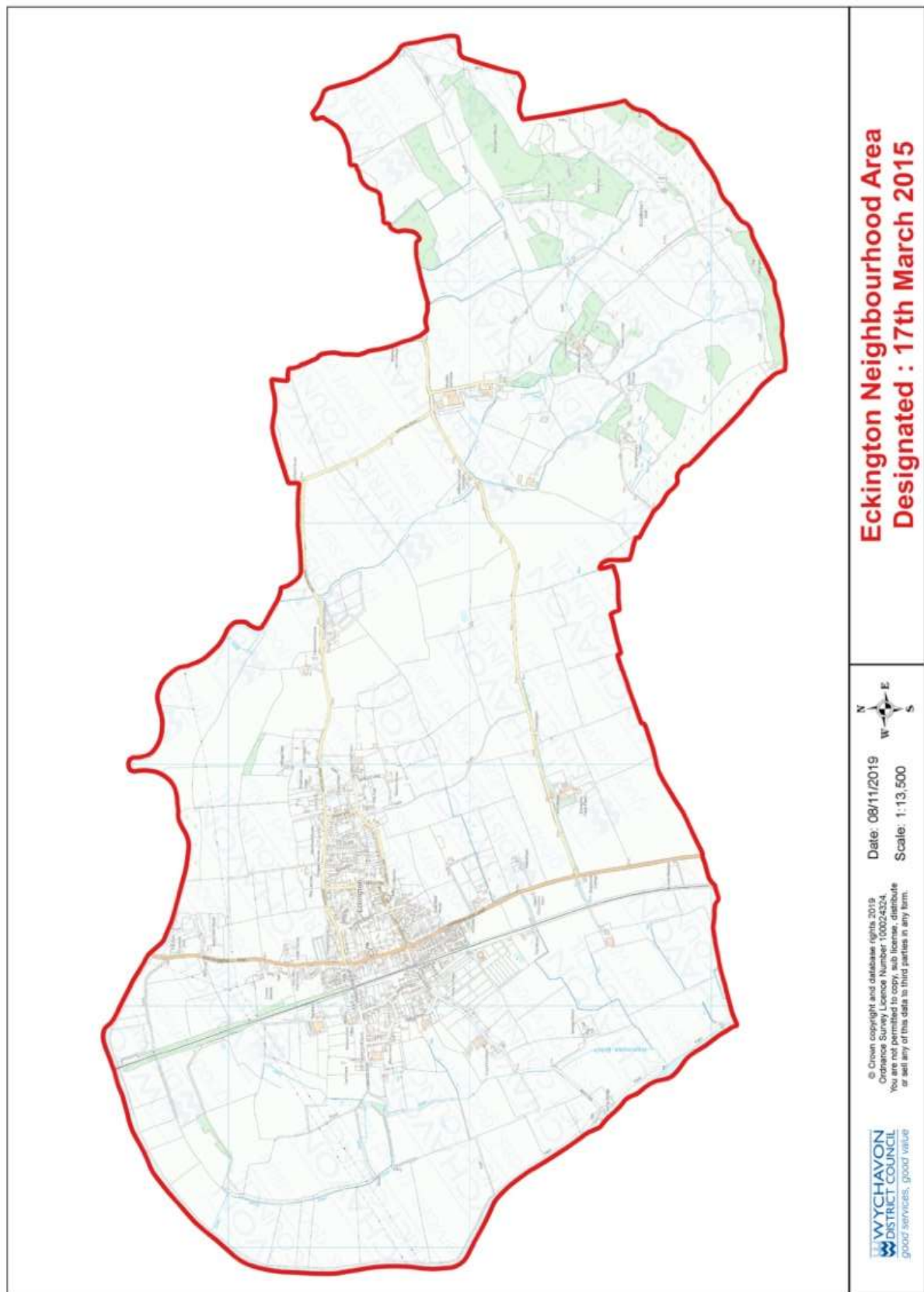
1.4 Whilst waiting for the “Designation” approval, the Steering Group produced a household questionnaire, which posed some 22 questions and which allowed the opportunity for respondents to expand on some of the answers. In January 2015, one questionnaire was delivered to each of the 554 households in the parish by a team of “Street Champions”. Once the questionnaires had been completed, respondents were able to return questionnaires to the village shop or via their street champion. This personalised approach helped ensure that 369 forms were completed, which equates to an outstanding 66.6% response.

1.5 The responses from the questionnaires were entered into a database by an independent survey agency prior to detailed analysis of the outcomes by the Steering Group.

1.6 The household questionnaire revealed that a small number of people were looking for affordable homes within the village. In response, a confidential “Housing Needs Survey” was conducted by the independent survey agency and passed on to Wychavon District Council.

1.7 On 18th March 2015, the Parish Council was officially informed that the Eckington Neighbourhood Plan Area had received formal Designation

Map 1: Approved Area of Designation



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1.8 Further information gathering surveys were undertaken by the Steering Group:

- A Business Survey was carried out to gauge the future business needs in the community, including those who are self-employed and working from home. During the process some 50 businesses were identified. The owners of approximately half of those businesses agreed to be interviewed on a one-to-one basis to help the Steering Group understand their problems and future needs.
- A questionnaire was circulated to the managers of village community facilities followed by discussions with members of the Steering Group.
- A questionnaire was circulated to the groups that used community facilities.
- A systematic 'Placecheck' survey was carried out, the results of which form the basis of the Village Design Statement, which is annexed to this Neighbourhood Plan. (see Annex 1)

1.9 With considerable information having now been gathered and in order to not only share this with the community but to confirm that the Steering Group had understood what residents were saying, a Public Consultation Event was held in the Village Hall on 16th May 2015. A total of 257 residents attended the event.

1.10 A report (Appendix 1) was produced following the consultation which summarised the evidence that had been gathered at that stage, accompanied by an overview report. (Appendix 2)

1.11 By combining the feedback from the Consultation Event with the Household Survey analysis, plus the data gathered by the working groups and the 'Placecheck' survey, the Steering Group were able to determine five key issues that would set the template for the Neighbourhood Plan. (See Chapter 4)

1.12 At the heart of residents' concerns was the wellbeing of the Eckington Church of England First School. A thriving school was felt to be essential in maintaining a vibrant community. Residents understood that to help achieve this, more housing would be needed and were supportive of small-scale phased developments over the period of the Neighbourhood Plan.

1.13 With a clear steer from the community having now been obtained, one of the main tasks facing the Steering Group was to identify plots of land outside, but adjacent to, the Village Development Boundary (VDB), that would be suitable for small scale development. The planning consultant was instructed to write to all landowners bordering the VDB asking if they were willing to put suitable plots of land forward. The Call for Sites was also advertised in the local press. The response to the 'Call for Sites' was positive and all proposed sites were then assessed for suitability for development by our independent planning consultant. This enabled members of the Steering Group to feedback the results to all landowners who took part. The most appropriate sites were taken forward as potential development sites.

1.14 To further help community understanding and engagement in the Neighbourhood Plan process, a senior planning officer from Wychavon District Council addressed a public meeting in the Village Hall on the 8th February 2016.

1.15 With the outcome of the call for sites and the community's requirements clarified, the Steering Group were in the position to develop and present their proposals at a second Public Consultation Event which was held on Friday 26th and Saturday 27th February 2016. A total of 273 residents attended the event over the two days.

1.16. These proposals from the Steering Group recommended the most appropriate sites for development based on providing land both for housing and to address the most important community needs. The positive support and generosity of the landowners involved was critical to these proposals.

1.17 The Consultation resulted in a clear mandate from residents. The Steering Group then continued talks with landowners, entering into legal agreements where necessary, in order to enable the objectives of the Neighbourhood Plan to be realised. Work also began on determining the detailed policies that would be needed to write the Draft Neighbourhood Plan.

1.18 This detailed work on how best to implement the mandate from residents took approximately 18 months. On September 22nd & 23rd 2017, a third consultation was held. This enabled the Steering Group to update the community on the outcomes and final proposals, explain what the next steps were and provide residents with an opportunity to give feedback. Ninety-five residents attended the consultation, of whom 80% supported the proposals that were presented to them. Of the remaining 20%, the majority had concerns with specific elements rather than the whole, and these concerns were all considered before finalising the plan.

THE VILLAGE DESIGN STATEMENT

1.19 Whilst, for the Steering Group, the Neighbourhood Plan has been the main objective, the opportunity was taken to revise the original 2008 Village Design Statement (VDS). A revised and updated version of the VDS was submitted to the Parish Council for their approval in January 2016 and then presented to Wychavon District Council for formal re-adoption as a local information source, which they duly did in February 2016. Following an invitation to the residents of Eckington for comment on the VDS, amendments were made to the document. It was then re-adopted by the Parish Council and submitted to Wychavon District Council in January 2017. The VDS is annexed to the Neighbourhood Plan (see Annex 1) and as such becomes a material planning consideration.

HOW THE NEIGHBOURHOOD PLAN CONTRIBUTES TO A SUSTAINABLE FUTURE

1.20 The high level of response and engagement of the community in both the household survey and various consultation events have provided a sound basis for this plan. Eckington is a small, welcoming and friendly community with a diverse and enjoyable mix of building styles integrated with the countryside between the River Avon and Bredon Hill.

1.21 Sustaining the social and economic fabric of the community as well as the diversity of our buildings and how they relate to the countryside has been a top priority in the preparation of this plan. This plan makes a significant contribution to ensuring this

sustainability by allocating land for housing with the aim of bringing in more young families to help keep the school strong – the school being a vital source of both social and economic activity in the village.

1.22 The plan also provides for the building of housing that allows our ageing population to stay within the village as the style of housing they require changes – downsizing to free up larger family homes for younger families to access.

1.23 The plan incorporates policies and design statements that ensure a diverse building mix that will suit the village and avoid the more urban “estate feel” that could otherwise result.

HIGHWAYS AND TRANSPORT

1.24 Several issues relating to highway and transport emerged during the information gathering stage of the Neighbourhood Plan. Such matters are not relevant to this planning document, however, because of their importance the decision was taken to include “Community Actions” in an appendix to this document. This ensures that the concerns of the residents are registered and that the issues are progressed. (See Appendix 4b)

SUPPORTING PLAN DOCUMENTS

1.25 This plan is supported by more detailed information according to the following convention:

- Annex – material that is an important and integral part of a specific plan policy.
- Appendix – material that supports or expands on a point in the plan.



2. About Eckington

LOCATION

2.1 The parish of Eckington lies in the south-east of the county of Worcestershire and is within the District of Wychavon. It is bounded by the River Avon on its northern and western sides and rises to 950 feet (290 metres) at the summit of Bredon Hill in the south-east. The whole of the parish has been determined as the Designated Neighbourhood Plan Area and measures some 2168 acres (877 hectares).

2.2 The closest towns to Eckington are Pershore (4 miles), Tewkesbury (7 miles), and Evesham (10 miles) with the nearest cities being Worcester (12 miles), Cheltenham (14 miles) and Gloucester (17 miles).

BRIEF HISTORY

2.3 Archaeological finds indicate that Eckington has been an important crossing place of the River Avon far back into antiquity. Signs of early habitation of Eckington including the Neolithic period are for example the Iron Age camp on Bredon Hill, a Roman Villa, plus evidence of the Saxons and Normans. The first documentary evidence of Eckington is in the Saxon period, in a charter of King Edgar in AD972. It records land at Eckington belonging to Pershore Abbey. Indeed, the name "Eckington" is derived from the Saxon name "Eccyngtune", believed to mean an enclosed settlement of a Saxon chieftain and his family.

2.4 The church is the earliest surviving building in the village today. Parts date from the late 12th century in the heart of the early medieval village and it was probably built by Westminster Abbey. Although there are no other surviving buildings in the village from such an early date, there remain several 16th and 17th century timber framed cottages within the village, many of which continue to be thatched. There are also a number of timber framed cottages which have been disguised by having brick facades. Despite being close to the quarries of Bredon Hill, there are relatively few buildings constructed from the local stone, unlike most of the other villages circling the hill. In the last 150 years, with improved transportation and manufacturing, bricks and tiles have been the predominant building materials in the village. The construction industry is now promoting the use of other materials such as timber and zinc and these are beginning to appear in the most recently constructed dwellings.

2.5 On the lower slopes of Bredon Hill stands Woollas Hall, the ancestral home of the Hanfords and which was built in 1611 to replace an earlier building. Although the Hall lies in isolation today, in medieval times there was a settlement surrounding it,



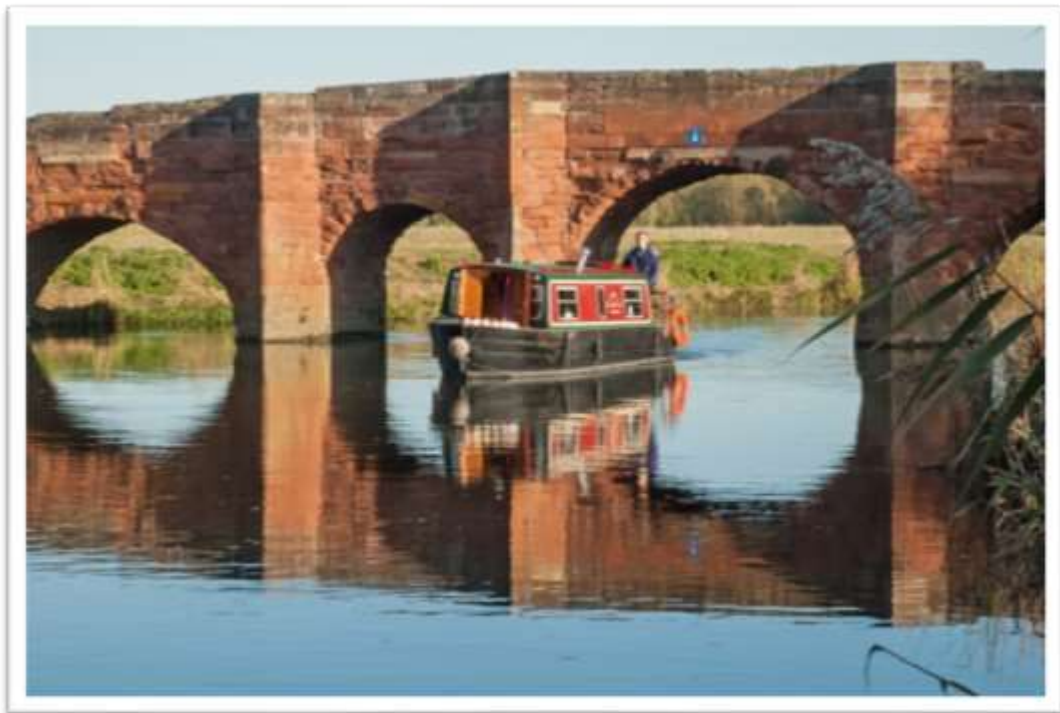


the earthworks of which are still visible today. The Woollas Hall estate land covered the eastern half of the parish, thereby encompassing the Bredon Hill element of the parish.

2.6 The construction of the Birmingham and Gloucester railway took place in 1840 and passed through the village in a north-south direction and in doing so split the village into two halves, referred to as upper and lower

ends. The provision of a station and goods yard afforded the opportunity for market gardeners to sell their produce to major towns and cities. This led to the creation of a large number of orchards around the central area of the village. However, with the closure of the station in 1965, coupled with the general decline in local fruit production, the orchards either fell into disuse or were grubbed up. As a consequence, there are very few orchards now remaining in the parish.

2.7 It is not only orchards that have been lost to the community, however, as recent changes in agricultural practice have taken place, local dairy farms disappeared too. There were four dairy farms operating in Eckington in the 1950s but one by one they were closed down with the final one ceasing in 2004.



2.8 Apart from the church, the parish contains two other important ancient monuments. At a crossroad in the centre of the village stands the tall and slender stone Cross. It has a Saxon base and lower column with a Victorian top section added to celebrate Queen Victoria's Diamond Jubilee. Then there is the much - photographed Eckington Bridge, which is constructed from sandstone, has six arches and was built in 1728. Remarkably, it continues to serve today, having no restrictive weight limit and carrying 4000 vehicles per day.



2.9 The village contains three other community buildings apart from the church. Perhaps the most vital is the Eckington Church of England First School which was built in 1869 and continues to play an important part in the community. On the opposite side of the road to the school is the Village Memorial Hall. It was built in 1928 as a tribute to those servicemen of Eckington who lost their lives in the First World War and is an important venue for village activities.

Last but not least is the Recreation

Centre, where not only is there a small community building but a large open space, which hosts cricket, football, allotments, pétanque, a small woodland and a delightful children's play area.

2.10 The settlement area of the parish of Eckington has around 494 dwellings within the development boundary and a further 60 dwellings scattered across the remainder of the parish. The 2011 census revealed that the population of Eckington at that time was 1217 but the figure is a little higher now as a result of the Hanford Drive development which contains an additional 26 dwellings.

2.11 During the 1950s and 1960s two large local authority developments were built at the upper end of the village, and as a result there was a 44% increase in population. Since then further small private developments and infilling has taken place and the population has grown to twice that of 1951.

2.12 These developments, integrated with the older buildings, have helped create a diverse mix which defines the village character and is one that residents wish to see continue.

2.13 Whilst the village has steadily increased in size, small businesses have closed. This trend is not limited to Eckington of course, with rural communities across the country experiencing similar circumstances.

However, in the last fifty years several shops have closed, as have a garage and two pubs. Fortunately, a grocery store still remains as do two public houses and two hairdressers.



2.14 With reduced village services comes a need for residents to have to travel to nearby towns, so transport is an important issue. Most journeys made by residents are made by car, which is synonymous with rural living. But for the elderly who do not, or cannot, drive the bus is a crucial lifeline. Following the withdrawal of several bus services in 2018 there is now a very limited service to Pershore and Worcester. The

Friday bus to Cheltenham continues to run, but local bus services are constantly under review and the trend is not for an improved bus service.

2.15 The nearest train stations are at Pershore (4 miles distant) to travel in an east-west direction, or Ashchurch (7 miles distant) to travel in a north-south direction. For motorists travelling further afield, the M5 can be accessed at Junction 9, Ashchurch (8 miles distant) to travel south and east, and at Junction 7, Worcester (12 miles distant) to travel north.

2.16 As part of the South Worcestershire Development Plan process, villages were assessed for both their facilities and the public transport services. Eckington is classed as a Category 2 village



3. The Neighbourhood Plan

3.1 The Eckington Neighbourhood Plan has been commissioned by Eckington Parish Council and produced with the assistance of local planning consultants Foxley Tagg Planning Ltd and Wychavon District Council.

3.2 A Neighbourhood Plan is a new type of planning document and this plan will set out the direction for development in Eckington until 2030. It has been produced as part of the Government's new approach to planning, which is aimed at giving local people a greater say in how their town or village develops. This is particularly important for Eckington as the parish is a desirable location for new residential development and as such has come under pressure and is likely to come under further pressure in the future, for new development. To this end, it is considered crucial that the community have greater control over new development in the parish.

3.3 The Neighbourhood Planning process enables local people to take better control over the futures of their communities and as such a Neighbourhood Plan was considered appropriate for Eckington.

3.4 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 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 expected to be adopted in November 2021.

3.5 The South Worcestershire Development Plan sets out planning policy for Wychavon District Council, Malvern Hills District Council and Worcester City Council, and is a strategic plan which is designed to shape the future of development in the region and as such is fairly light-touch in terms of development management policies against which local planning applications are judged. As such, Neighbourhood Plans are considered a useful tool to give additional control against inappropriate development, and more importantly to give that control to local communities.

3.6 This plan has been community-led and it promotes the wishes and needs of the community and will result in a more sustainable and healthier community.

4. Key Issues

The following five key issues were identified as a result of detailed analysis and evaluation of all the evidence gathered. These issues were presented to the Community during the February 2016 Consultation event.

1. We need to continue to attract more young families into our community.

Young families drive and refresh the social and economic life of the village and they wish to see:

- A vibrant and fully supported school.
- A welcoming and active community.
- The beautiful rural countryside setting.

Evidence Highlights

50% of young families gave the school as a reason for coming to the village.

Economic Development report (Appendix 4c) and the Business Survey highlighted the importance of the school to the parish economy.

The May 2015 Public Consultation confirmed the school was seen as vital to the economic health of the village. This was overwhelmingly supported.

A friendly community was a major attraction of the village and relationships formed at the school gate are a big part of that.

One of the top reasons for people coming to the village is the countryside setting.



2. We need to address the needs of an ageing population – particularly housing.

The village has an increasingly ageing population:

- There is a shortage of “Downsize Homes/ Manageable Homes” for those residents who wish to stay in the village.

Evidence Highlights

93% of respondents to the household survey want to stay in the village long term.

86% of all exit poll respondents agreed that more downsize homes were needed and a further 7% “mostly agreed” (See Appendix 5; Stage 1 Consultation Report).

85% of homes have bedrooms that are excess to requirements.

Currently 27% of the village population is over 65 years of age, but by 2030 it is forecast that this will rise to 35%.

95% of respondents supported the provision of retirement homes.

(Appendix 11 - Stage 2 Consultation Report).

3. We need to conserve and protect our important community assets.

Our community facilities are an essential part of the village:

- The Church, Village Hall, Recreation Centre, Scout Hut, Pubs, Shops and Businesses are all important in contributing to the quality of life in the village.
- The village school is vital in its role in bringing youth and vitality into the village.

Evidence Highlights

A significant percentage of household survey respondents said they liked living in Eckington because there were good facilities and services.

50% of young families gave the school as a reason for coming to the village.

The May 2015 Public Consultation confirmed the school was seen as vital to the economic health of the village. This was overwhelmingly supported.

The household survey demonstrated high levels of usage of community facilities.

4. We need to protect and enhance our rural perspective.

Eckington has a great combination of space, building diversity and direct access to open countryside:

- Maintain our green spaces within the village.
- Protect Eckington from sprawl
- Maintain our distinctive “village feel” in all future developments.

Evidence Highlights

A significant number of respondents to the household survey said they chose and liked living in Eckington because it was a beautiful village with easy access to the surrounding countryside.

The need to protect and enhance our rural perspective was one of the strong messages from the household survey.

86% of household survey respondents said that small developments of about 5 houses were acceptable. This was further defined as 4-6 houses per site at the consultation event.

There was overwhelming support for housing density levels appropriate to a village.

5. We need to deal with traffic issues.

Safety of the population is the main driver in addressing the following issues:

- Speeding traffic through the village and the presence of commercial traffic in side streets.
- Lack of parking makes access to homes, facilities and events difficult at certain times. In particular, lack of parking and traffic density in streets around the school at peak times creates hazard and constrains development of the school.
- Flooding at the bridge periodically results in the enforced use of a substandard diversion route, greater journey times and inconvenience.

Evidence Highlights

The top four issues, when asked “What do you least like about living in Eckington?” were all traffic related (Appendix 9 – Parish Survey Evidence Report i.e. Household Survey).

The evidence highlighted in this chapter is extracted from the Appendices listed at the end of the plan in Section 16.

5. Vision and Objectives



5.1 Both our vision for the parish in 2030 and the objectives, which our policies aim to deliver, are derived from the extensive evidence gathered and in particular the parish consultations described earlier.

OUR VISION FOR ECKINGTON PARISH

"To create a planning framework that will assist this small, welcoming and friendly community to accommodate the needs of its ageing population and to attract young families, helping to maintain a strong and vibrant school. "

OBJECTIVES

5.2 This vision is underpinned by the following set of 8 objectives that form a set of guiding principles for our policies and how we develop the use of land within the parish. These objectives address the five key issues described in chapter 4.

Objective 1

All new development to prioritise 'manageable' housing that will allow our ageing community to downsize their homes without leaving the village, freeing up underutilised family homes for younger families to come in.

Objective 2

All development to reflect and preserve the diversity of Eckington's built environment as well as be consistent with our current average housing density (13.8 dwellings per hectare, gross *) and open access to the countryside.

Objective 3

Attract young families to the village by ensuring:

- Our school remains full, effective and vibrant.

- We preserve the attractiveness of the village and direct access to the countryside.
- We maintain a vibrant and inclusive community social scene.

Objective 4

Conserve and protect our historical heritage in buildings and monuments.

Objective 5

Ensure our community facilities are protected and developed and are easily accessible to both young and old with provision for additional services that recognise the needs of both.

Objective 6

Support and encourage the development and growth of our diverse range of small businesses.

Objective 7

Maintain our 'village feel' particularly in terms of green spaces within the village and protecting the village from sprawl.

Objective 8

Highways and Transport:

- Address the issue of inadequate provision of parking within the village.
- Minimise on-street parking caused by any new development sites.

A detailed matrix of how each objective addresses the five strategic issues is summarised in Appendix 6.

This set of objectives was presented at the February 2016 Consultation event and endorsed by an overwhelming majority (93%) of the approximately 250 who voted.

* Gross Density has been used throughout this plan as the most practical approach when analysing an existing settlement.



6. Introduction to Policies



The following chapters set out the policies to support and deliver the plan. They will be used to help determine planning applications during the plan period.

The policies are grouped under the following headings:

- Housing (Chapter 7)
- Allocation of Sites (Chapter 8)
- Community (Chapter 9)
- Environment (Chapter 11)

The chapters are structured in the same way with:

- General introduction to the chapter.
- Background to each policy.
- The policy wording set out in a blue box. Each policy has a reference number (e.g. H1).
- Policy justification.
- Objectives that the policy helps to deliver.
- Points of Evidence tables, which provide the sources and location of reference documents that relate to the policy text. References to the table are included within the text as (i) bracketed Roman numerals.

7. Housing

INTRODUCTION

7.1 This plan sets out a series of policies related to land allocation that aim to support the delivery of the objectives summarised in the previous chapter. However, the Eckington Neighbourhood Plan is an enabling document and it relies on landowners, developers, community groups and planners to facilitate projects that, when implemented in accordance with these policies, will deliver significant benefits to the community. An underlying objective is to promote development that will ultimately help sustain the throughput of children at the village school.

7.2 The overwhelming majority of residents in Eckington recognise and support the need for more development in the village over the period 2019-2030. The Eckington Neighbourhood Plan allocates a total of 44 dwellings, with 27 dwellings built on sites outside, but adjacent to the development boundary. The remaining 17 dwellings are allocated on the land at the rear of Roman Meadow (RM2) (see Map 3). This is a significant increase on the South Worcestershire Development Plan (SWDP) allocation of 20 for Eckington as a whole (SWDP policy 60/15 – outline planning permission was actually granted for 25).

7.3 The community overwhelmingly supported the need for this limited scale of development (93% in favour) aimed at keeping the school strong and also agreed the emphasis on maximising the number of 'Manageable' or downsize homes (96% in favour), Affordable Housing (defined as per normal planning practice) and "Retirement" homes (see below for definition to be used in this plan). Therefore, of the overall 44 dwellings proposed, there would be 8 Affordable Homes, 10 Manageable and 5 Retirement market homes, with the remaining 21 dwellings being market housing. A total of 23 of the 44 dwellings (52%) are targeted at meeting specific community needs, though the provision of Affordable dwellings is below the proportion targeted in the SWDP. Appendix 8 addresses the basis for this level of Affordable Dwellings in more detail.

7.4 The Parish Household Survey revealed that many of the residents in Eckington have been here for many years, enjoy living in the village and have no wish to move away. With children having left home many elderly residents occupy large houses which are underused, require upkeep and with some having large gardens which residents find more difficult to maintain. Such residents may wish to downsize, but if they wish to remain in Eckington (as most do, see data below) there is little opportunity, as suitable properties are not available.

7.5 The character of the village is important to many residents and there was large support for a lower density of housing that provides a village feel rather than the density levels prescribed in the SWDP which would create a more urban environment.

7.6 Second only to speeding traffic, on-street parking in the narrow streets around the village was the issue that residents raised the most concerns about. Whilst difficult to resolve in existing cases, it is possible to take measures with future development to minimise on-street parking.

THE PROVISION OF MANAGEABLE HOUSING

7.7 In communities across the country, the average age of residents is rising. National and local policies recognise this and support the provision of housing for the elderly. However, the parish of Eckington has a population whose average age is greater than the national average and also that of the District of Wychavon ⁽ⁱ⁾. The intent of this policy is to reinforce and add additional detail to SWDP Policies 14 and 20, which reflects the need for housing to accommodate the requirements of older residents, while delivering the housing needed by younger families – exactly the focus of this plan ⁽ⁱⁱ⁾.

7.8 The Parish Household Survey and the following Consultation Events also revealed that more downsize properties are required in the village, therefore this plan proposes that within any new development there should be a preponderance of more manageable homes. The provision of these more manageable homes will allow those in larger properties to move to more manageable properties and at the same time free up larger homes. Such an outcome would provide two important benefits. Firstly it would provide the opportunity for elderly residents to downsize whilst remaining in the village, and secondly, it would provide the opportunity for younger families to move in (to the “freed-up” larger homes or directly into the 2 or 3 bedroom manageable homes), with the expectation that the school will benefit from more pupils.

7.9 These downsize homes are referred to as “Manageable Homes” within this Plan and are defined as follows:

- They provide more manageable living accommodation for older, though still active, village residents.
- With 2 or 3 bedrooms, they are equally suitable for younger families and those wishing to downsize.
- They are not of necessity small homes. They will have 2 or 3 bedrooms, to allow for family visits and hobbies. Not 4 or 5 bedrooms.
- Accessibility will be a key element – wheelchair access will be built in and essential rooms will be on the ground floor. The community showed strong support for making the majority bungalows, which are in short supply in the village. These homes embody the concept of a “Lifetime Home”.
- They are set in a rural village context and with a density aligned to the village.
- They are market homes.

This definition has been formed to correspond to the wishes of the community and in particular those residents who wish to remain in the village by downsizing.

7.10 The Parish Household Survey showed that 93% want to stay in the village for the long term ⁽ⁱⁱⁱ⁾. At the May 2015 consultation event, 86% of all exit poll respondents agreed that more downsize homes were needed and a further 7% mostly agreed ^(iv). At the February 2016 consultation event, 96% agreed with the proposal to maximise supply of Manageable Homes ^(v) based on the initial outline shown in Appendix 12.

7.11 The definition of Manageable Homes recognises the guidance of NPPF 61 and captures the essential requirements while avoiding being unnecessarily prescriptive.

7.12 Manageable Homes are being built with both the older population (for downsizing) and younger families in mind (smaller adaptable homes).

7.13 To ensure these properties remain “manageable” and suitable for downsizing and for younger families, consideration should be given to specific controls at planning to prevent future significant extensions or enlargements where this would undermine the intent of the policy – for instance by converting to a 4 or 5 bedroom property. These conditions could for example remove a limited scope of Permitted Development rights (PDR) to ensure oversight. It is recognised that any removal of PDR requires a strong justification, and this is provided and explained in Appendix 10. It is fundamental to this plan that Manageable Homes remain Manageable Homes.

POLICY H1 – Manageable Homes

- a) 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.
- b) All homes should be built to meet Lifetime Homes Standards.
- c) Conditions may 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.
- d) All dwellings specified in this plan as ‘Manageable’ must be compliant with this policy.

Justification: To ensure the delivery of more manageable properties that are attractive to the older village residents, both the active and those who may have disabilities. Such properties will also be suitable for young families. This policy will help free up under-utilised family homes and attract incoming younger families and hence support the school and the social and economic fabric of the community. It is particularly important to provide this type of housing given the ageing demographic and very high desire to stay in the community.

National and Local policies support the aims of this policy. NPPF Paragraph 61 states that strategic policies should seek to meet the needs of older people. This is reinforced in The Strategic Housing Market Assessment (SHMA) 2012 - Wychavon Overview document (page 40). SWDP Policy 14 reflects the importance of housing mix to meet

needs of the community. The provision of Manageable Homes makes an important contribution to delivery of SWDP 14 by supporting the provision of 2 or 3 bedroom homes including bungalows, providing for the freeing up of larger family homes and ensuring accessibility needs of the elderly are addressed. The small but important number of these homes ensures the overall housing mix is balanced to the community requirements.

Accessibility is a key element of Manageable Homes and Lifetime Homes specification is built into Policy H1. This is more appropriate than Building Regulation requirement M4 -2 which is more prescriptive and does not cover some important elements of accessibility ^(vi)

For this policy to be effective, it is important that conditions are applied at the planning stage to ensure that these properties retain the essential characteristics of a Manageable Home. One option might be the removal of PDR. This requires a strong justification, and this is provided and explained in Appendix 10. It is fundamental to this plan that Manageable Homes remain Manageable Homes.

This Policy helps to deliver Objectives 1 and 3

POINTS OF EVIDENCE

(i) We have an ageing population as compared to Wychavon and Nationally.

SOURCES OF EVIDENCE	LOCATION
Parish Survey Evidence report 03/2015	Appendix 9
Housing & Population Report	Appendix 4 (e)
ONS National Census 2011	www.ons.gov.uk/census/2011census

(ii) National and local policy supports providing this type of housing

SOURCES OF EVIDENCE	LOCATION
NPPF 2019	Paragraph 61
SWDP Policy 14 and 20	
The Strategic Housing Market Assessment (SHMA) 2012 - Wychavon Overview	

(iii) We have an overwhelming desire to stay in the village long term

SOURCES OF EVIDENCE	LOCATION
Parish Survey Evidence report 03/2015	Appendix 9

(iv) People want more Manageable properties	
SOURCES OF EVIDENCE	LOCATION
Stage 1 Consultation Report 07/2015	Appendix 5
Built Environment Evidence Report 05/2015	Appendix 4a

(v) Maximise supply of Manageable Homes	
SOURCES OF EVIDENCE	LOCATION
Stage 2 Consultation report 02/2016	Appendix 11

(vi) Basis for using Lifetime Homes Specification	
SOURCES OF EVIDENCE	LOCATION
www.lifetimehomes.org.uk/pages/lifetime-homes-and-part-m.html	

THE PROVISION OF RETIREMENT HOMES

7.14 As has already been established in 7.7 (i), there are a large number of elderly residents in the community, some of whom would prefer to live in a property more suited to their needs within the village (ii). They have concerns about issues such as house maintenance, large heating costs, upkeep of gardens and security. By providing retirement homes, these issues will largely be overcome, whilst providing the opportunity for the elderly to remain in the village. This in turn would mean that larger homes would then be available for younger families.

7.15 Retirement housing in appropriate locations and built to modern specifications should be considered as a means of enabling a growing number of older people to lead an independent life for longer and to continue to be actively involved in the community. Retirement Homes as defined in this plan are also market homes and differ from Manageable Homes in that:

- The intent of this plan is that they are all single storey bungalows with 2 or 3 bedrooms
- The plots may be smaller
- They can only be occupied by over 65s

POLICY H2 – Retirement Homes

- a) Proposals for retirement housing which may include bungalows, will be supported where they meet all of the following criteria:
 - i) usually have 2 or 3 bedrooms;
 - ii) provide accommodation suitable for wheelchair users;
 - iii) be built to Lifetime Homes Standards;
 - iv) provide appropriate landscaping to include outside amenity area/s;
 - v) provide private garden areas suitable for gardening and growing activities that is wheelchair accessible.
- b) 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.
- c) 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.

Justification: This policy provides the type of housing required by a growing number of residents securing 95% community support (iii) and ensures that any new Retirement Homes are built to standards that meet the needs of older residents who require a low level of care.

National and Local policies (iv) support the provision of such properties as outlined above for Manageable Homes.

For this policy to be effective, it is important that conditions are applied at the planning stage to ensure that these properties retain the essential characteristics of a Retirement Home. One option might be the removal of PDR. This requires a strong justification and this is provided and explained in Appendix 10. It is fundamental to this plan that Retirement Homes remain Retirement Homes.

This Policy helps to deliver Objective 1.

POINTS OF EVIDENCE

(i) We have an ageing population as compared to Wychavon and Nationally.

SOURCES OF EVIDENCE	LOCATION
Parish Survey Evidence report 03/2015	Appendix 9
Housing & Population Report	Appendix 4e
ONS National Census 2011	www.ons.gov.uk/census/2011census

(ii) We have an overwhelming desire to stay in the village long term

SOURCES OF EVIDENCE	LOCATION
Parish Survey Evidence report 03/2015	Appendix 9

(iii) People want Properties suitable for Retirement

SOURCES OF EVIDENCE	LOCATION
Stage 2 Consultation report 02/2016	Appendix 11

(iv) National and local policy supports providing this type of housing.

SOURCES OF EVIDENCE	LOCATION
NPPF 2019	Paragraph 61
The Strategic Housing Market Assessment (SHMA) 2012 - Wychavon Overview	
SWDP Policy 14 and 20	

WINDFALL SITES

7.16 Such sites may arise in Eckington from time to time and fall within the development boundary.

7.17 Should any such sites become available for development in Eckington and it is proposed that there will be five dwellings or more on that site, then Policy H3 will apply.

7.18 As stated in 7.7 and 7.8, there is a need for more Manageable Homes in the community, and Windfall Sites will be expected to address this by including such homes in any development.

POLICY H3 – Windfall Sites

Windfall developments of 5 or more dwellings must include at least 1 Manageable Home as defined in Policy H1.

Justification: As per the justification for Policy H1, this policy seeks to support the provision of accommodation suitable for older people, of which the village is in need. As such this is in conformity with SWDP 20.

Windfall sites are integral to the growth and diversity of Eckington. Increasing the housing stock further, over and above the number of homes allocated within this plan, will provide additional opportunities for downsizing and new families to move into the village. It is essential, however, that such sites are built to a quality and density in keeping with the local vernacular.

See also the justification and evidence for Policy H1 which apply here.

This Policy helps to deliver Objectives 1 and 2

POINTS OF EVIDENCE

FOR POINTS OF EVIDENCE SEE POLICY H1 EVIDENCE TABLE



DESIGN AND DIVERSITY OF FUTURE DEVELOPMENTS

7.19 The majority of those attending the Public Consultation Events were supportive of small-scale developments of between 4 and 6 dwellings in preference to larger developments of 20 dwellings or more ⁽ⁱ⁾. This would help preserve the diversity of the village which is regarded as one of its most treasured assets. Amongst some of the reasons expressed were that smaller developments were less intrusive, had a village feel and that it was easier for those who live there to become integrated into the village.

7.20 However, the Steering Group proposed an alternative scenario at the September 2017 Consultation Event (see 8.22), because of significant additional benefits to the village. This involves a larger development of 21 homes on Pershore Road and 17 on RM2. Based on the feedback at the Consultation Event these two specific developments will be supported, provided both developments recognise the underlying need to create diversity and are based on clusters of approximately 6 homes.

7.21 Where a site is allocated for more than 6 dwellings, then that site will be subdivided into identifiable clusters of no more than about 6 dwellings, to ensure diversity through significant variation in design and visual impact, creating a unique feel for each cluster.

POLICY H4 – Design and Diversity of Future Developments

New residential or mixed use developments should ensure that schemes create interest and individuality through variety of design and features and the creation of clusters of properties.

Justification: The village is characterised by small scale developments and individual dwellings. Indeed, the Eckington VDS notes that *“the character of the village is that of an historic rural settlement comprising a series of houses, cottages, farms and outbuildings set within an earlier framework of plots and roads”*. As such large estates and developments characterised by a ‘standard’ or ‘off the shelf’ design are not considered to be in keeping with the local vernacular ⁽ⁱ⁾. By ensuring new developments of more than 6 dwellings are subdivided into smaller clusters it is considered that the village can retain its vernacular, preserve the character that makes the village so attractive and distinctive and keep the ‘village feel’⁽ⁱⁱⁱ⁾.

This policy is compliant with SWDP 21 which states that *“the distinct identity and character of settlements should be safeguarded, which can only be the case if new developments are modest in size”* ⁽ⁱⁱⁱ⁾.

This Policy helps to deliver Objectives 2 and 7

POINTS OF EVIDENCE

(i) High level of community support.

SOURCES OF EVIDENCE	LOCATION
Stage 2 Consultation Report 02/2016	Appendix 11
Stage 3 Consultation report 09/2017	Appendix 7

(ii) Preserve the character of the village of which the principal feature is the diversity of the built environment.

SOURCES OF EVIDENCE	LOCATION
Parish Survey Evidence report 03/2015	Appendix 9
Stage 1 Consultation Report 07/2015	Appendix 5
Built Environment report 05/2015	Appendix 4a
The Eckington Village Design Statement	Annex 1

(iii) Local Policy.

SOURCES OF EVIDENCE	LOCATION
SWDP 21	

VILLAGE DESIGN STATEMENT (VDS)

7.22 Eckington's Village Design Statement defines the character of the village⁽ⁱ⁾ and its landscape setting. It enables residents, architects, builders and developers to have an overall view of the village in its present form and provides planning guidance for the future.

7.23 The Village Design Statement was approved by Eckington Parish Council in January 2016 and formally adopted by Wychavon District Council as a Local Information Source in February 2016. Following a consultation period in 2016, each and every public comment regarding the VDS was considered and amendments made where appropriate. The VDS amendments were approved by Eckington Parish Council in January 2017.

7.24 The VDS is an annex to the Neighbourhood Plan. Any new development must be designed taking this guidance into account.

POLICY H5 – Quality of Design

Proposals for new housing or extending or altering existing dwellings should be of a high-quality design to reflect the local character and reinforce local distinctiveness. Proposals must demonstrate how they meet the policies set out in the Development Plan. All relevant planning applications will be required to demonstrate how they have taken account of the guidance set out within the Eckington Village Design Statement and the latest Conservation Area Appraisals. This should not preclude innovative or contemporary design where it can be shown to support and contribute to the unique local distinctiveness of the village and surrounding countryside. Standardised design solutions are unlikely to be acceptable.

Justification: The VDS provides guidance to residents and developers, when designing new build, extensions or alterations to property, in order to ensure that any building works are in keeping with the character of the village and sympathetic to its built and historic environment. This policy is aligned with and adds village specific context and guidance to SWDP 21.

This Policy helps to deliver Objectives 2, 3, 4 and 7

POINTS OF EVIDENCE

(i) Defines and protects the essential character of the village.	
SOURCES OF EVIDENCE	LOCATION
Village Design Statement	Annex 1
Parish Survey Evidence report 03/2015	Appendix 9
Built Environment report 05/2015	Appendix 4a

NEW DEVELOPMENT RESIDENTIAL PARKING PROVISION

7.25 The ability to travel into or out of the village by public transport is severely limited. As a result, car ownership in the village is significantly higher than both Wychavon and England ⁽ⁱ⁾. For a village of about 500 homes like Eckington, this equates to about 100 cars more than an “average Wychavon village” or about 300 cars more than an “average English village” of the same size. This explains the high level of on-street parking, which in turn causes severe congestion throughout the village, a cause of serious concern for residents ⁽ⁱⁱ⁾.

7.26 Visitor parking also adds to the congestion problem and support will be given to the implementation of the Streetscape Design Guide, which requires 1 off street parking space for every 5 bedrooms in a development.

7.27 On occasions, emergency vehicles have not been able to pass cars parked on village side roads. To reduce the likelihood of such incidents occurring in the future on new development sites, and to address the severe parking issue within the village, the minimum number of parking spaces required within the curtilage of new dwellings has been increased by one space for one, three and five bedroom homes from those prescribed in the Worcestershire County Council – Streetscape Design Guide published in 2018. Paragraph 110 of the NPPF supports the facilitation of safe pedestrian and cycle movements and efficient delivery of goods and supplies which are undermined by our high car ownership unless provision is made for sufficient off-road parking.

POLICY H6 – Off-Street Parking

The minimum requirement for off-street parking on any new residential development shall be as follows:

a) DWELLING HOUSES

Residential 1 and 2 bedroom dwellings – 2 car spaces per dwelling.

Residential 3 and 4 bedroom dwellings – 3 car spaces per dwelling.

Residential 5 + bedroom dwellings – 4 car spaces per dwelling.

b) FLATS/MAISONETTES WITH COMMUNAL PARKING

1 bedroom - 1 car space.

2 bedroom - 2 car spaces.

Justification: To limit the possibility of on-street parking on new development sites thus allowing free movement of traffic. Windfall sites in particular may exacerbate the traffic flow problem by extra vehicles being parked on our narrow village streets, resulting in adverse environmental impacts associated with slow and stationary traffic. This policy is aligned with the principles supported in NPPF (paragraph 110), LTP4 and SWDP (Policy SWDP 21).

This Policy helps to deliver Objective 8.

POINTS OF EVIDENCE

(i) Car ownership is high.

SOURCES OF EVIDENCE	LOCATION
Housing and Population Report	Appendix 4e page 30

(ii) Significant congestion and safety concerns.

SOURCES OF EVIDENCE	LOCATION
Transport Evidence Report	Appendix 4b
Parish Survey Evidence report 03/2015	Appendix 9

ALTERATIONS TO EXISTING DWELLINGS – PARKING PROVISIONS

7.28 There have been instances in Eckington where existing properties have had extensions and alterations carried out within the curtilage of the property with the resultant removal of off-street parking, thereby increasing the amount of on-street parking. Such action will only add to the congestion problems alluded to in 7.25 and therefore should be discouraged.

POLICY H7 – Protecting existing off-street parking

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.

Justification: To help reduce the levels of on-street parking. Additional on-street parking may exacerbate the traffic flow problem on our narrow village streets, resulting in adverse environmental impacts associated with slow and stationary traffic. This policy is aligned with the principles supported in NPPF (Paragraphs 102 e, 105 and 106), LTP4 and SWDP (Policy SWDP 21).

This Policy helps to deliver Objective 8

POINTS OF EVIDENCE

FOR POINTS OF EVIDENCE SEE POLICY H6 EVIDENCE TABLE.



Current inadequate off-street parking causing parking issues in Boon Street and Hanford Drive

8. Allocation of Sites

INTRODUCTION

8.1 From the outset it has been made clear to the community of Eckington that the Neighbourhood Plan is not a means to prevent further development taking place. There is agreement that if the school, local businesses and community events are to continue to thrive then it will require more young families to settle here and that in turn means more housing. However, that being the case, rather than large development sites, the community's desire is for small sites to be developed which will maintain the feel of a village rather than that of an urban environment.

8.2 For the school to remain buoyant, it has been calculated, using demographic data that a total of about 20 new homes should be built during the period of this Neighbourhood Plan, over and above those planned for RM2. Outline planning permission has already been granted for 25 homes on RM2. It should be noted that these figures do not include windfall sites, which are by their nature unpredictable, but it is entirely likely that a few of these sites will arise and if so they will be additional.

8.3 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.

8.4 As such as part of the plan-making process it was considered crucial to find plots of land that the community may find suitable for new development. This was initiated via a "Call for Sites" process undertaken by a planning consultancy to ensure impartiality.

8.5 There was an encouraging response from landowners, following which the consultant carried out a preliminary assessment of all the sites offered to determine their potential suitability for development.

8.6 With this information it was then possible to determine where the houses the village required could be built, allowing the community to consider those options along with any possible long-term community benefits that could arise, for instance the provision of land for community use. The full process is summarised below:

SITE IDENTIFICATION PROCESS

Call for Sites

8.7 A call for sites exercise was undertaken in Summer 2015 to assist the Neighbourhood Plan Steering Group identify potential locations for development within or close to the village.

A total of 9 sites were put forward for consideration in and around the village.

Site Assessment

8.8 Each site was formally assessed by a planning consultant and an 'Eckington Call for Sites - Site Assessment Report' produced (Appendix 14). This report considered the suitability of each site, including policy restrictions, physical constraints, potential impacts, and overall suitability.

8.9 Using these assessments, the steering group were able to understand the potential effects of each development site, consider how many dwellings might be appropriate on each site and to eliminate sites that were inappropriate, or which would have significant adverse impacts.

Map 2: Sites Assessed



8.10 The site to the north of the village, the Old Telephone Exchange (ECK08) was not taken to consultation as it was not considered sustainable or well-related to the built form of the village.

8.11 The two sites on the western side of the railway line, Land at Beaconsfield Farm (ECK-01) and Court Gate Nursery (ECK-07) were considered less appropriate due to access issues, in particular the fact that there is only a single bridge over the railway line.

8.12 Hacketts Lane (ECK-03) was deemed too restricted in terms of its shape, while the prominent location, spanning the southern boundary of Hacketts Lane was considered inappropriate in landscape terms. Lastly the site was considered to be problematic in terms of access and knock on traffic issues.

8.13 The Days Farm site (ECK-04) was considered too small to be a main identified site for housing with the existence of a barn on the site meaning the site was considered

too restricted. The site is considered appropriate for development but was not considered appropriate for identification within the NP.

8.14 The two parcels at Tewkesbury Road (ECK-06a and ECK-06b) were considered to represent a considerable incursion into the open countryside, however they were deemed to be sustainable and reasonably well-related to the settlement.

8.15 New Road (now called 'Persore Road'; ECK-02) was considered broadly appropriate with acknowledgement that part of the site represented an extension to the built form, however it was considered that a sensitive, low density and well-designed scheme could be appropriate.

8.16 Jarvis Street (ECK-05) was acknowledged to have significant constraints, such as its proximity to heritage assets and the narrow access through Jarvis Street. The Steering Group however considered that a small number of dwellings as well as land for a new sports field provision (primarily for the school) would be appropriate, provided the impact upon heritage asset could be mitigated. The Jarvis Street site (ECK-05) was extended by agreement with the land owner to allow for the new sports field provision. It was considered that the impact upon the heritage asset would be considered during the Strategic Environmental Assessment process and at a subsequent planning application, and thereby the risk to adverse effects on the heritage assets could be mitigated.

Consultation

8.17 For the purposes of consultation New Road (ECK-02) was split into two sites and New Road 1 and New Road 2 were consulted on alongside Tewkesbury Road and Jarvis Street as the four potential 'main' locations for housing sites to be identified within the Eckington Neighbourhood Plan.

8.18 The four main sites all received overwhelming (over 94%) support from the community at consultation as potential appropriate locations for modest housing growth.

Site Selection

8.19 The Tewkesbury Road site was later withdrawn from consideration by the landowner and as a consequence the three remaining, very well-supported sites were chosen as the sites on which the Eckington Neighbourhood Plan would look to deliver the housing identified within the plan.

8.20 Jarvis Street was deemed to be an appropriate location for 6 dwellings alongside a proposed sports field provision, primarily for Eckington's Church of England First School. It was considered that the dwellings could be located away from the heritage assets on Jarvis Street in order to minimise any potential adverse impacts. The site is sustainable as a location, well-related to the existing built form of the settlement and does not represent a significant incursion into the open countryside. The provision of land that would benefit the school, as well as associated linkages was considered to be a significant benefit of the site and received huge community support.

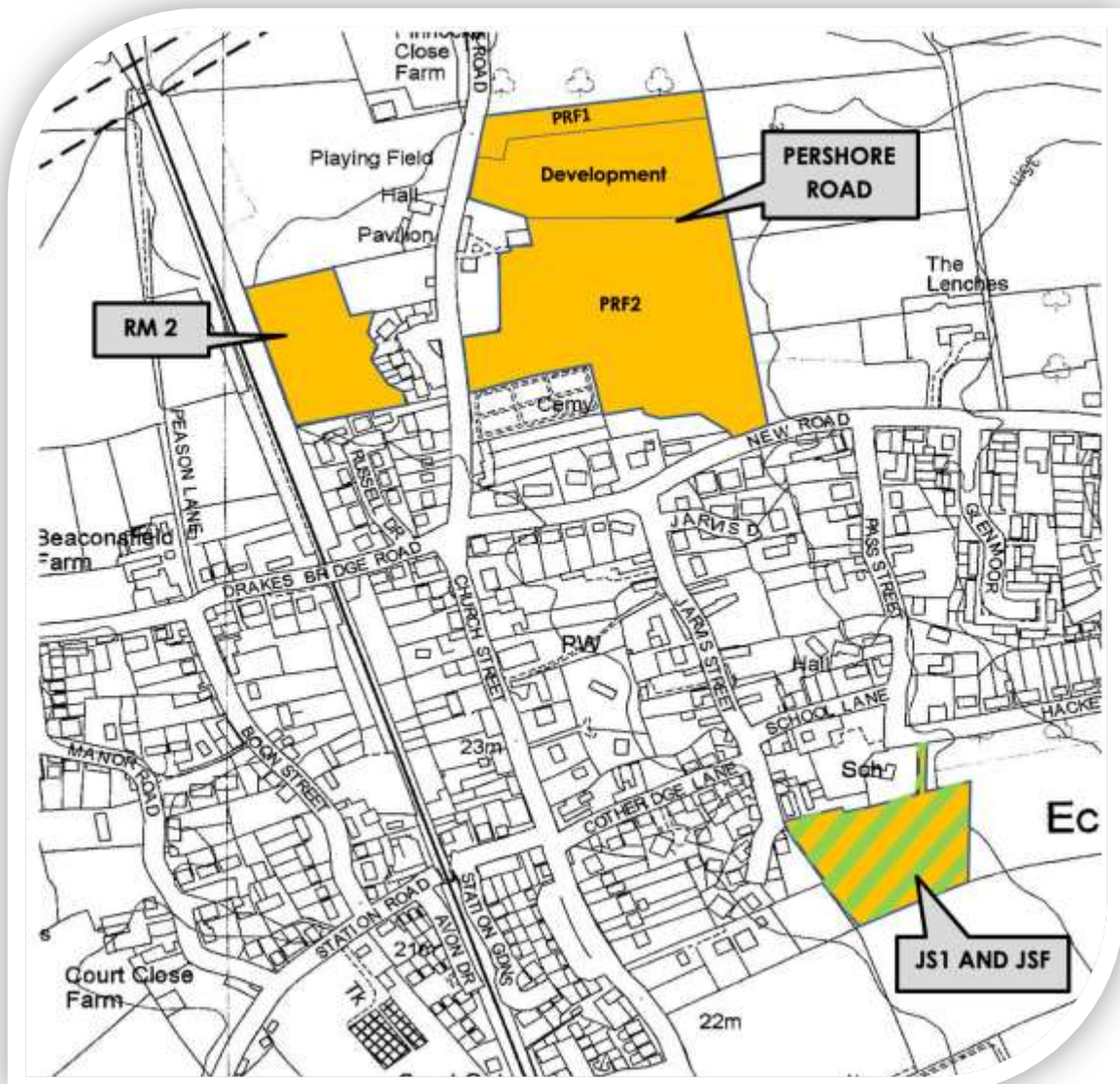
8.21 New Road 1 and 2 (ECK-02) were identified for 21 dwellings as well as community land, car park and the expansion of the exiting cemetery, with the overall site being called 'Persnore Road'. Persnore Road was considered sustainable, well-related to the settlement, having no adverse impacts upon historic environment and capable of delivering a medium-sized site of the type of dwellings that the Neighbourhood Plan wished to deliver. With both the RM2 site and the Persnore Road site (see Map 3) belonging to the same landowner it was decided to recommend that the RM2 site be brought into the scope of the plan as this will deliver significant benefits. These include the ability to improve the housing mix and integrate the different types of home across both sites, reduce the disruption caused to the village by staggered developments and enable the infrastructure for both sites to be completed in an efficient and cost-effective manner. This was endorsed by villagers at the September 2017 consultation event. (Appendix 7 - Stage 3 Consultation Report)

8.22 Indeed, in order to ensure good connectivity between the community land and the rest of the village it was considered that the new housing would be best located to the north of the site. The effect is that a community recreation area is created within the expanded village envelope, well-connected to all parts of the village for both pedestrian and vehicular access. This site also received huge community support. The Persnore Road site should be considered in conjunction with the revised scheme for Roman Meadows 2.



Map 3: Land Allocation – Main Sites

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KEY:

NORTH

- Pershore Road – Proposed site for approx.21 homes, Community Land (PRF2) and Landscaping Strip (PRF1)
- RM2 – Proposed site for approx.17 homes

SOUTH

- JS1 – Proposed development of up to 6 homes
- JSF – Proposed Community owned playing field
- *Note: The boundary between JS1 and JSF within the combined plot shown is still to be determined*

THE PROPOSED DEVELOPMENT SITES

NORTH: ROMAN MEADOW 2 and PERSHORE ROAD

Roman Meadow 2 (approximately 17 dwellings)

8.23 This particular site lies inside the village development boundary and has already officially been identified for future housing. Its location is to the west of Roman Meadow and is referred to as Roman Meadow 2 (RM2) via SWDP 60/15. The site is allocated for 20 homes but following a successful outline planning application the number increased to 25. If developed at this level the density of building on that site would be 32 dwellings per hectare (dph), exceeding the density level of 15dph that the residents of Eckington are seeking.

8.24 It is now proposed that the site will contain 8 Affordable Homes (See Appendix 8), 4 Manageable Homes and 5 Retirement Homes, thus providing a housing density more aligned to the village.

8.25 There is an overwhelming desire from residents that there should be a provision of Manageable Homes amongst the proposed new build. Therefore 6 Manageable Homes are to be provided as part of this planning application (4 on RM2 and 2 on Pershore Road), with three of the dwellings proposed solely for occupants over 65 years of age. The dwellings shall be constructed in accordance with Policy H1.

8.26 The proposal that there should be the opportunity for elderly residents to remain within the village rather than move away when the time came for a low level of care has received significant support at consultation. Therefore, 5 Retirement Homes are to be provided in this planning application and they shall be built in accordance with Policy H2.

Pershore Road (approximately 21 dwellings)

8.27 This site has been made available specifically for the provision of 19 Market Residential Homes and 2 Manageable Homes.

8.28 It is important that the 19 market homes are of sufficient size to attract families to address the primary objective of the plan of maintaining the strength of the school. An appropriate mix of dwellings will also ensure the density and design aspirations of this plan are met and that the development has a 'village feel'. For these reasons it is envisaged that the 19 market dwellings will be predominantly aimed at attracting families with children of school age'.

8.29 Community Implications – The Cemetery and Recreation Centre are adjacent to the Pershore Road at the north end of the village. The Recreation Centre provides football, cricket and pétanque facilities as well as allotments, a well-equipped children's play area and the buildings that support Scouts, Guides and Under 5 groups. It is an important village facility and at peak times sees lots of car and foot traffic. The footway that provides access to the Recreation Centre from the village is narrow in places and parking is a problem at peak times. This plan provides for:

- A footway to allow access between the recreation ground and Roman Meadows 2. This creates a safer pedestrian route from the village to the Recreation Centre.
- Land with appropriate landscaping to create a buffer (PRF1) north of the proposed Pershore Road development; there will be no public access to this area as it is intended to mitigate any visual impact on approach to the village.
- Provision of land to create an extension to the cemetery on Pershore Road (on PRF2).
- Additional Green Space (and potential additional playing fields) for use by the Recreation Centre (on PRF2).
- Provision of land for an overflow car park for the Recreation Centre (on PRF2).
- Provision of land for a potential future Community Building (on PRF2).

POLICY H8 – NORTH: Roman Meadow 2/ Pershore Road

- a) The land identified on Map 3 as Roman Meadows 2 is allocated for approximately 17 houses subject to compliance with all of the following requirements:
 - i. the location and siting of the various elements should be informed by a design-led approach;
 - ii. there is a mix of affordable homes, manageable homes and retirement homes;
 - iii. a footway is provided to allow access between the recreation ground and Roman Meadows 2.
- b) The land identified on Map 3 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. the location and siting of the various elements should be informed by a design-led approach;
 - ii. there is a mix of manageable homes and retirement homes;
 - iii. the community recreation land is gifted to Eckington Parish Council;
 - iv. suitable vehicular access is provided to the community recreation land;
 - v. appropriate landscaping strip is provided to the northern boundary of the site;
 - vi. existing hedgerows along Pershore Road are retained except where it is necessary to remove the hedgerow to provide safe access and
 - vii. account is taken of any Minerals Safeguarding Zone and any necessary action taken prior to the commencement of any development.

Justification: Additional housing is required to help attract inward migration to the village to help to maintain a balanced community where families with school aged children will add to the dynamic of the village community and the continued success of the school and other village facilities.

Overwhelming community support for the number and type of homes proposed in this plan⁽ⁱ⁾. As well as open market family homes, this site provides the opportunity to provide Affordable Housing⁽ⁱⁱ⁾, Manageable Housing and Retirement Homes. To facilitate the downsizing process and release of larger homes for younger families, it is fundamental that local residents and those with a local connection should receive priority on Manageable and Retirement as well as Affordable Homes. Consideration of how to achieve this should be a priority at the planning stage. Three of the manageable homes are proposed solely for occupants over 65 years of age to facilitate the downsizing process.

The proposed number, mix and tenure of homes is deliverable and appropriate as per SWDP 14, and responds to current and future community needs as envisaged in NPPF paragraph 84⁽ⁱⁱⁱ⁾.

PRF2 - Community facilities^(iv): The current community facilities in Eckington are well used, but in some cases are under pressure. As an example, the phenomenal growth of junior football in the village has meant that there are insufficient pitches available at the recreation centre, forcing the club to rent additional facilities in Pershore. On-road car parking on club days has also become a safety issue. The provision of additional green space and overflow parking space on this site will enable the village to solve this problem and provide further opportunities for expansion and enhancement and will contribute to the general well-being of residents in the village. Moreover, this green space is more central and safely accessible to the village than the existing Recreation Centre. This site is deliverable and sustainable.

The landowner is supportive of and committed to delivery of the stated housing and community facilities in this plan. This policy supports the delivery of Objectives 1, 3, 5 and 7.

POINTS OF EVIDENCE

(i) Community support for number and mix of homes	
SOURCES OF EVIDENCE	LOCATION
Stage 2 Consultation report 02/2016	Appendix 11
Stage 3 Consultation Report 09/2017	Appendix 7

(ii) Basis for number of Affordable Homes.	
SOURCES OF EVIDENCE	LOCATION
Housing Needs Survey Rep (Data Orchard)	Appendix 13
Affordable Housing Briefing Paper	Appendix 8

(iii) National Policy support for the provision of housing that meets the needs of the community	
SOURCES OF EVIDENCE	LOCATION
The Strategic Housing Market Assessment (SHMA) 2012 - Wychavon Overview	
SWDP Policy 14 and 20	
NPPF 2019	Paragraph 84

(iv) Specific opportunities provided by this site	
SOURCES OF EVIDENCE	LOCATION
Stage 1 Consultation Report 07/2015	Appendix 5
Stage 2 Consultation report 02/2016	Appendix 11
Stage 3 Consultation Report 09/2017	Appendix 7
Parish Survey Evidence report 03/2015	Appendix 9

SOUTH: JARVIS STREET/THE SCHOOL AREA

Jarvis Street (JS1: approximately 6 dwellings)

8.30 Four Manageable Homes will be provided on this site as well as two regular market homes.

8.31 This particular site has a significant bearing on the future development of the school. The schools play space is insufficient and does not facilitate a growing school in the 21st century. A new playing field will help enable the school to redefine its outdoor space. The proposed development will provide the opportunity for the school to gain a much-needed playing field – helping to future proof the school by enabling expansion on the existing site as well as enabling provision of a car park and potentially a drop-off point. A further benefit will be the use of the car park by users of the Village Hall and the community out of school hours.

8.32 The new parking provision and potential drop off zone will relieve the congestion which is difficult during morning and afternoon drop off and pick up. This will also create an environmental improvement too. The primary location for the car park and drop off zone are indicated on Map 4 subject to final community support and planning processes. A fall-back option would be to use part of JS1 and JSF and the policy provides for this fall-back option.

8.33 Sustaining the school and therefore the economic and social fabric of the village is one of the main drivers of this plan. The village residents consider this to be of the utmost importance. this plan encompasses:

- A new community owned playing field (JSF) linked to the school and dedicated to school use during school hours. This will also enable the School to expand on the existing play area. This will require a link between the school and the playing field. The exact boundary between JS1 and JSF will be agreed between the Parish Council and the Landowner once the school has finalised its exact requirements.
- A new community car park (about 16 spaces) located at the school, but also serving the community and particularly the Village Hall.
- A drop-off zone on School Lane (subject to review)

8.34 With the agreement and support of the landowner, the site outlined on Map 3 includes additional land over and above that assessed in the original call for sites (Appendix 14), this being to accommodate the playing field referred to above. The community consultations were all based on the combined plot which will include the housing development (JS1) and playing field (JSF) site as seen in Maps 3 and 4.

POLICY H9 – SOUTH: Jarvis Street (JS1) and Community Land (JSF)

The land identified on Map 3 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 known 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 4.

Justification: Additional housing is required to assist in maintaining the number of children attending the village school which will contribute towards the economic and social sustainability of the village.

Overwhelming community support for the number and type of homes proposed in this plan⁽ⁱ⁾. This site delivers 4 Manageable Homes as well as 2 open market homes. To facilitate the downsizing process and release of larger homes for younger families, it is fundamental that local residents and those with a local connection should receive priority on Manageable Homes. Consideration of how to achieve this should be a priority at the planning stage

The proposed number, mix and tenure of homes is deliverable and appropriate as per SWDP 14, and responds to current and future community needs as envisaged in NPFF paragraph 84⁽ⁱⁱ⁾.

Community Land⁽ⁱⁱⁱ⁾: This policy enables the provision of and access to additional playing fields for the school, which is constrained on outside playing space. In turn this enables the school to expand onto the existing playing field and helps 'future proof' school facilities. The ongoing health of the village school is viewed by the community as one of the single most important foundations of the social fabric of Eckington. Key local businesses (e.g. village shop) view the health and vitality of the school as vital to their sustainability. This is deliverable and the location provides the sole viable location for the School to expand its outside space.

The landowner is supportive of and committed to delivery of the stated housing and playing field provision in this plan.

This Policy helps to deliver Objectives 1, 3, 5 and 7.

POINTS OF EVIDENCE

(i) Community support for number and mix of homes	
SOURCES OF EVIDENCE	LOCATION
Stage 2 Consultation report 02/2016	Appendix 11
Stage 3 Consultation Report 09/2017	Appendix 7

(ii) National Policy support for the provision of housing that meets the needs of the community

SOURCES OF EVIDENCE	LOCATION
The Strategic Housing Market Assessment (SHMA) 2012 - Wychavon Overview	
SWDP Policy 14 and 20	
NPPF 2019	Paragraph 84

(iii) Specific opportunities provided by this site

SOURCES OF EVIDENCE	LOCATION
Stage 1 Consultation Report 07/2015	Appendix 5
Stage 2 Consultation Report 02/2016	Appendix 11
Stage 3 Consultation Report 09/2017	Appendix 7



9. Community

INTRODUCTION

9.1 Eckington is home to a number of community facilities, including Holy Trinity Church, a First School, two pubs, two hairdressers, the village shop and the recreation centre. All are highly valued and well used by the community.

9.2 The parish survey identified the top five reasons for moving to Eckington as:

- Liked the countryside.
- Liked the look of the village.
- Community 'feel'- friendly village.
- Had a village school.
- Good facilities and services.

9.3 In order to sustain these characteristics the village needs to improve its community facilities as identified in the consultation process.

9.4 In parallel, the in-depth engagement of the community in identifying how to protect and develop the village character and key facilities showed a need to:

- Improve road safety around the School and The Recreation Centre.
- Provide the school with land to expand.
- Create open spaces.
- Improve car parking.
- Provide land for future community facilities e.g. potentially relocating the Village Hall in the future.

NORTH: Community Land (PRF2)

9.5 The Cemetery and Recreation Centre are adjacent to the Pershore Road at the north end of the village. The Recreation Centre provides football, cricket and pétanque facilities as well as allotments, a well-equipped children's play area and the buildings that support Scouts, Guides and Under 5 groups. It is an important village facility and at peak times sees lots of car and foot traffic. The footway that provides access to the Recreation Centre from the village is narrow in places and parking is a problem at peak times. This plan provides for:

- A footway to allow access between the recreation ground and Roman Meadows 2. This creates a safer pedestrian route from the village to the Recreation Centre.
- Landscaping strip to create a 'green buffer' north of the proposed development (PRF1).
- Provision of land to create an extension to the cemetery on Pershore Road (on PRF2).

- Additional Green Space (and potential additional playing fields) for use by the Recreation Centre (on PRF2).
- Provision of land for an overflow car park for the Recreation Centre (on PRF2).
- Provision of land for a potential future Community Building (on PRF2).

Community Facilities – PRF2

Policy H8 defines policy relating to the development of the facilities listed in 9.5

SOUTH: JARVIS STREET/SCHOOL LANE AREA

9.6 The schools play space is insufficient and does not facilitate a growing school in the 21st century. The new playing field will help enable the school to redefine its outdoor space and provide opportunities for expanding the school facilities, thereby future proofing the school.

9.7 The new parking provision and potential drop off zone will relieve the congestion which is difficult during morning and afternoon drop off and pick up. This will also create an environmental improvement too.

9.8 Sustaining the school and therefore the economic and social fabric of the village is one of the main drivers of this plan. The village residents consider this to be of the utmost importance.

This plan encompasses:

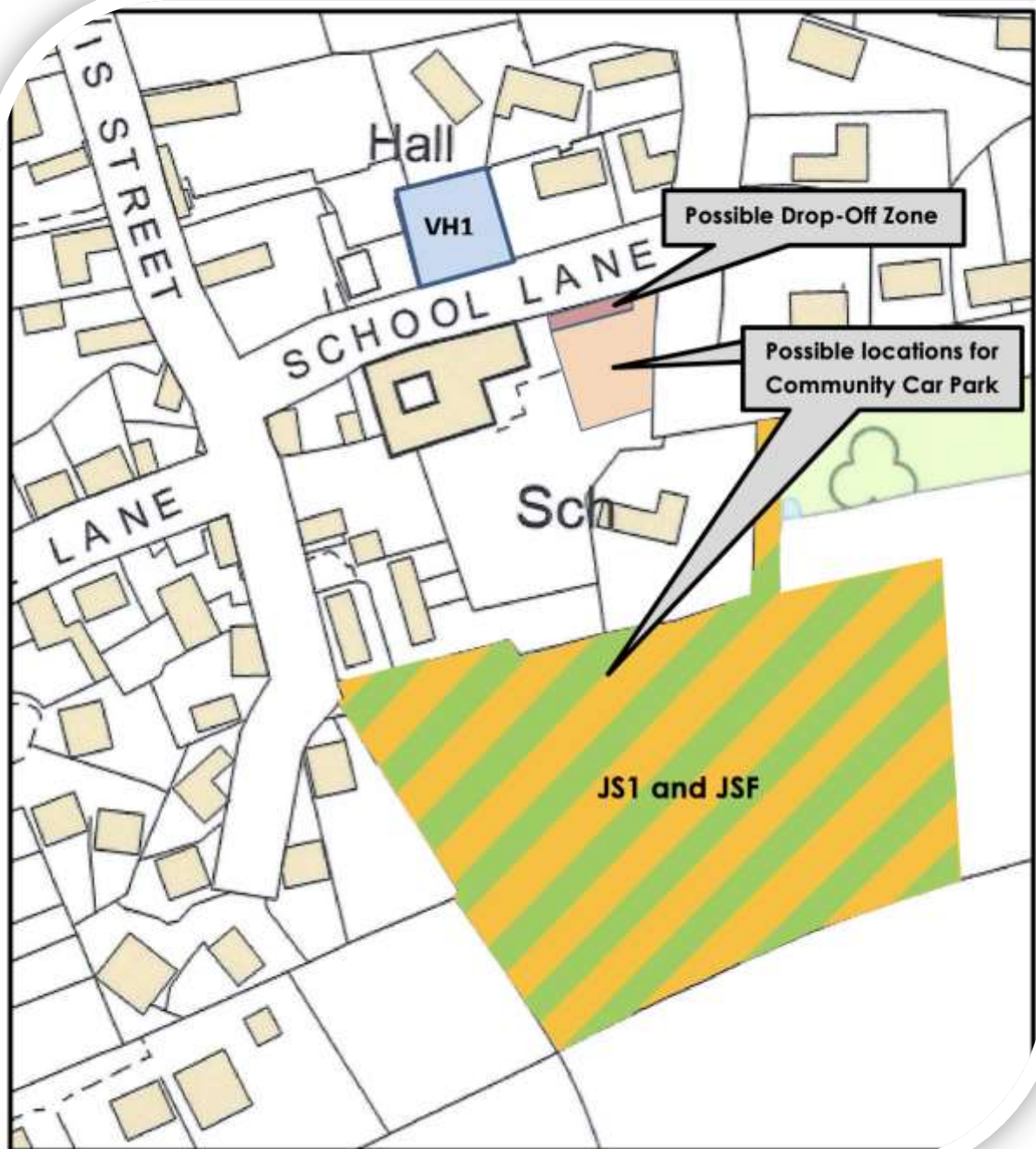
- A new community owned playing field (JSF) dedicated to school use during school hours. This will also enable the School to expand on the existing play area. This will require a link between the school and the playing field. The exact boundary between JS1 and JSF will be agreed between the Parish Council and the Landowner once the school has finalised its exact requirements.
- A new community car park (about 16 spaces) located at the school, but also serving the community and particularly the Village Hall.
- A drop-off zone on School Lane (subject to review)

Community Facilities – SOUTH: Jarvis Street/School Lane Area

Policy H9 defines policy relating to the development of the facilities listed above.



Map 4: Community Facilities – Jarvis Street/School Lane



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KEY:

- VH1 – Village Hall
- JS1 – Proposed development of up to 6 homes
- JSF – Proposed Community owned playing field
- *Note: The boundary between JS1 and JSF within the combined plot is still to be determined*
- The location of the Drop-off Zone and Community Parking has yet to be determined and will be decided following community discussion and the planning process

VILLAGE HALL

9.9 The Village Hall is an important community asset located in the heart of the village, close to key facilities and opposite the village school. It hosts a variety of community events and this facility is vital to the social health and active, inclusive and engaging nature of the community.

9.10 Should the community decide to create a new Village Hall or similar community facility in a new location within the village, the current site would be potentially important to the school. Housing use would only be considered if a new village hall or community facility was provided elsewhere in the village.

POLICY C1 – Village Hall

- 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.
- b) Should the Village Hall be relocated, in line with SWDP Policy 37, development of the existing site for housing or school or school related development or other community uses will be supported in principle.

Justification: The Village Hall provides facilities that underpin a strong and vibrant community within the village. It is centrally located and directly over the road from the School providing the opportunity to leverage both facilities for community events. Consequently, it is important that the site is retained for community uses unless enhanced provision is created elsewhere in the community. This policy is aligned with SWDP 37.

This policy supports the delivery of Objectives 3, 4 and 5.

POINTS OF EVIDENCE

<i>An important community asset</i>	
SOURCES OF EVIDENCE	LOCATION
Parish Survey Evidence report 03/2015	Appendix 9
Stage 1 Consultation Report 07/2015	Appendix 5



10. Economy

10.1 A Business Survey carried out as part of the Neighbourhood Plan process revealed that there were some 50 small businesses within the parish. They ranged from the self-employed working at home to a wholesale nursery growing high quality instant hedging and screening plants employing 17 people, most of whom are from the village.

10.2 Traditionally the residents of Eckington earned their living from the land, either from farming or market gardening. However, with changes to agricultural practices people now have to look elsewhere to make a living. The survey shows a diverse range of businesses being carried out within the village such as furniture making, taxi services, archaeological aerial photography, child minding, various tradesmen, wedding and conference centres, Bed and Breakfast accommodation, hairdressers and two public houses and a shop.

10.3 The Household Survey indicated that there was strong support for land-based commerce (e.g. equine, farming and horticulture) as well as leisure and tourism. Large commercial facilities were not favoured. The demand for the provision of small commercial units was limited and therefore there is no specific allocation of land.

10.4 However, support and encouragement for a diverse range of small businesses within the village is an objective of this plan. Considerations such as ensuring the scale of business is appropriate to the village location and managing the impact on village amenity, particularly with regard to traffic movement and parking were deemed important. The guidance and framework for applications for small business premises are adequately provided by current national and local policy.



11. Environment

INTRODUCTION

11.1 The parish of Eckington extends from the River Avon on the northern and western sides to the summit of Bredon Hill to the south-east. In area it measures some 876 hectares of which 830 hectares (95%) is open countryside.

11.2 The Worcestershire Character Assessment for the parish of Eckington determines four landscape categories that happen to run from west to east across the parish.

- Riverside Meadows (River Avon Flood Meadows)
- Principal Village Farmlands (Eckington settlement and surrounding farmland)
- Wooded Hills and Farmland (Lower slopes of Bredon Hill)
- Principal Wooded Hills (Higher slopes of Bredon Hill)

11.3 The field patterns that exist today in the western half of the parish were established by the Inclosure Award of 1813. The majority of fields have their boundaries defined by hawthorn hedges and ditches, the remainder with walls and fences.

11.4 The attractiveness of the landscape of Bredon Hill and the countryside around the village has long appealed to authors, poets and artists alike. Popular local authors John Moore and Fred Archer wrote many books about the area, whilst A.E. Houseman produced his well-known poem 'Bredon Hill' and Sir Arthur Quiller-Couch produced 'Upon Eckington Bridge'. Artists such as David Bates, A.R. Quinton and local painter Henry Key all captured views of the countryside as it was a hundred or so years ago.

THE LANDSCAPE

11.5 Much of the land surrounding the village settlement is made up of arable or grazing land and whilst visually pleasant has not warranted any type of legislative protection. However, the section of Bredon Hill that lies within the parish of Eckington also lies within the Cotswolds Area of Outstanding Natural Beauty (AONB)- see map 5 - the largest of the forty AONB's in England and Wales. It is also internationally recognised as one of the most beautiful areas of the United Kingdom. Furthermore, the International Union for Conservation and Nature (IUCN) has awarded the Cotswold AONB 'Protected Landscape' status for its high scenic quality.

11.6 With a network of well used public footpaths throughout the parish, including an Avon Valley Recreational Route and a section of the Wychavon Way, walkers can admire the wonderful views of both the Malvern Hills and Bredon Hill. Also visible in a number of places are the remains of the wonderfully sculpted medieval ridges and furrows, reminders of an ancient field system.

THE NATURAL ENVIRONMENT

11.7 Bredon Hill valued for its scenic qualities and it is also rich in wildlife, containing sites of both national and international importance:

- Bredon Hill Special Area of Conservation (SAC) - The European Union's highest wildlife designation.
- National Nature Reserve (NNR) – Important Ecosystem Site.
- Site of Special Scientific Interest (SSSI) – Wildlife and natural features.
- It is home to a number of the Priority Species and Habitats identified by the UK Biodiversity Action Plan (UK BAP).

11.8 The limestone escarpment directly below the summit of Bredon Hill contains trees that are more than 300 years old and which are home to some 230 species of invertebrates, including the extremely rare Violet Click Beetle. There is also an abundance of plant life that thrives on the calcareous soils, such as herbs, orchids and less common thistles.

11.9 A second SSSI site lies within the parish alongside the railway line to the north side of the village settlement. The site is important in the study of the British Quaternary Period, as it has yielded the most extensive molluscan fauna of any Severn/Avon river site.

11.10 The 4 mile stretch of River Avon, which bounds the north and west of the parish, has fringe vegetation which provides an important environment for reed and sedge warblers and which affords cover for water birds such as moorhens and mallards to nest. There are also several small ponds scattered throughout the village, many of which are home to the Great Crested Newt, a protected species.

11.11 The parish of Eckington does not contain any large areas of woodland other than on Bredon Hill. There are some small pockets of trees scattered around the remainder of the parish, but none cover a significant area. Fortunately, there are some trees that have been identified as being of an asset to the community and they have been given Tree Preservation Orders to protect them, including two aged mulberry trees.

11.12 There were once many orchards, there are now only seven remaining, none of which are run commercially, and all are in need of much maintenance. These abandoned orchards are a reminder of a once flourishing industry in Eckington, when produce was loaded onto trains at the station and transported to towns and cities all over Britain. In 1995, two small developments in the village were named 'The Pippins' and 'Ninesquares' to reflect our fruit growing past.

11.13 The natural environment also makes a significant contribution to the character of the Eckington Conservation Area designated in 1975, which essentially covers most of the settlement area.

11.14 The most obvious features are gardens, numerous large mature trees, and the grass banks and verges in many of the side streets. The historic core of Eckington has seen much development resulting in many of its gardens and orchards infilled with new

housing. The banks, verges, trees and gardens and remaining orchards are notable features in the old village core, and their retention is essential to the preservation of the character of the conservation area.

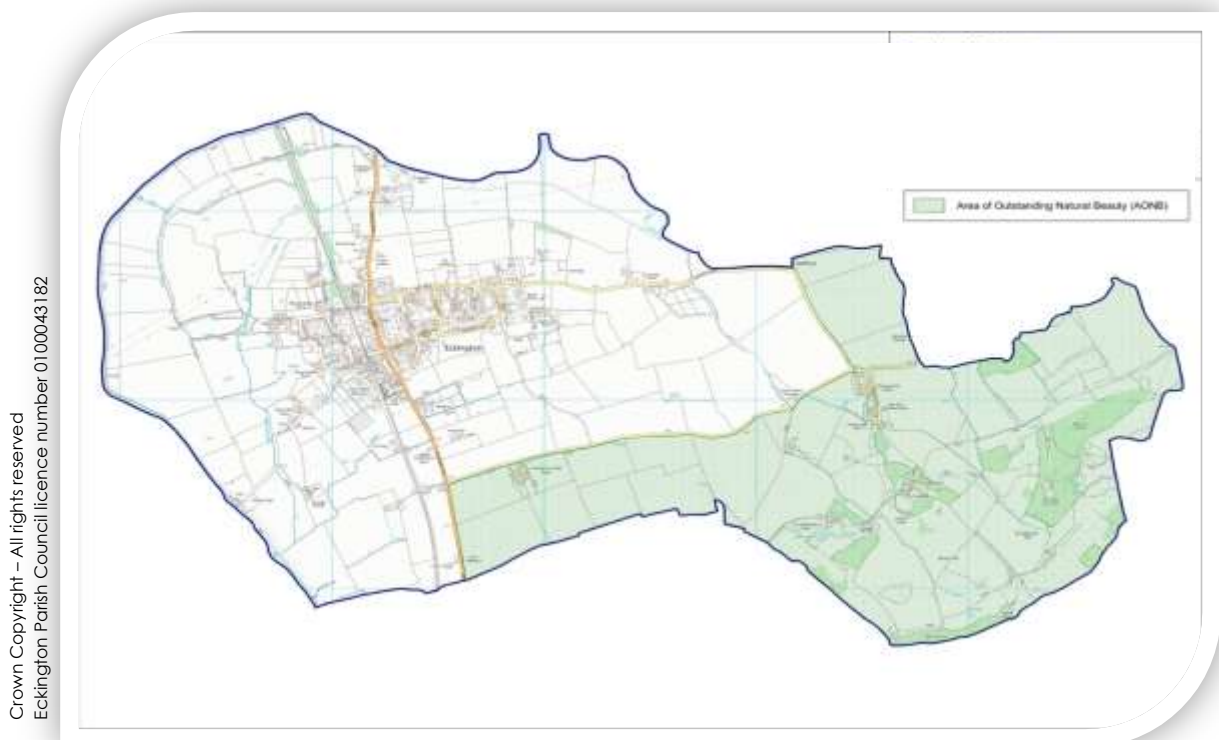
THE HISTORIC ENVIRONMENT

11.15 A large part of the historic landscape of Eckington is to be found on Bredon Hill. On the lower slopes there are the earthworks of a Deserted Medieval Village that once surrounded Woollas Hall. Higher up the hill are the remains of the 13th century St. Catherines Chapel and Well, and an ancient hollow way leading to the Well Gate, a boundary reference described in a Saxon charter.

11.16 Amongst the grazing lands in the west and central areas of the parish there remain several good examples of the medieval ridge and furrow field system. Several Iron Age and Romano-British sites have been identified by crop marks throughout the parish plus pottery sherds from these periods can be found on the surface of freshly ploughed fields.

11.17 There are many sites of historical and archaeological interest identified across the parish of Eckington. The Worcestershire Historic Environment Records have been accessed to ensure that proposed development sites do not affect important sites, whilst also recognising the likelihood of archaeological investigation taking place as part of the planning procedure.

Map 5: Area of Outstanding Natural Beauty



KEY VIEWS

11.18 Within the village settlement area a sense of openness is readily appreciated from glimpses between buildings and over boundary walls and fences. These scarce views provide important visual links with the countryside and are a reminder of the rural settlement origins of the village. The largely unspoilt countryside is given as the main reason people were attracted to the village ⁽ⁱⁱ⁾. The preservation of these key views is essential to the character and heritage of the village.

11.19 This policy aims to prevent development that by means of its scale, massing, height, or use of materials would undermine the visual integrity of a number of defined Key Views that contribute to defining the character of the Parish of Eckington.

11.20 The selection of Key Views ⁽ⁱⁱⁱ⁾ has been informed by the 'Placecheck Survey Report' contained in the Eckington Village Design Statement (see Annex 1) and 'The Eckington Conservation Area Appraisal and Management Plan 2010'.

11.21 The policy does not rule out any form of development, but requires that its location, scale and design have given full consideration to the nature of Key Views; and that the development will not obstruct or punctuate Key Views in a way that would undermine the contribution they make to define the character of the parish of Eckington.

11.22 This policy refines Policy SWDP 25 (Landscape Character) by identifying at a local level key landscape attributes that form an essential part of the character of the parish. It conforms with the purpose of NPPF paragraph 170, by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils⁽ⁱⁱⁱ⁾.

POLICY EN1 Key Views

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:

- 1) Mill Lane, near to Holly Cottage
- 2) Manor Road, near to Jake House
- 3) Manor Road, south side of Brook House
- 4) Hammock Road, opposite Nonsuch and Campion
- 5) Drakes Bridge Road, west of Cyclone Court
- 6) Jarvis Street
- 7) Hacketts Lane
- 8) Nafford Road, east of Days Farm

Justification: Whilst not precluding any future development, this policy ensures that such developments are sympathetic to the character of the village. The land around Eckington is characterised in the “*Worcestershire County Council Landscape Character Assessment*” as being “*Principle Village Farmlands*” which are defined as having “*an open rolling landscape characterised by a nucleated pattern of expanded rural villages, surrounded by large arable fields, often subdivided into a series of smaller plots.*” The protection of these key views is essential to retain the rural characteristics of Eckington and contributes to preserving our natural environment.

This Policy helps to deliver Objectives 2, 3 and 7.

POINTS OF EVIDENCE

(i) Importance of Key Views

SOURCES OF EVIDENCE	LOCATION
Parish Survey Evidence report 03/2015	Appendix 9

(ii) Criteria to identify Key Views

SOURCES OF EVIDENCE	LOCATION
Village Design Statement	Annex 1

(iii) National and Local Policies

SOURCES OF EVIDENCE	LOCATION
National and Local Policies	SWDP 25; NPPF Paragraph 170



12. Implementation

This plan sets out a series of policies related to land allocation that aim to support the delivery of our 8 objectives, which were shaped and overwhelmingly supported by the parish community.

However, the Eckington Neighbourhood Plan is an enabling document and it relies on landowners and community groups working with local planners to drive implementation so that we see the significant benefits to the community.

The Eckington Neighbourhood Plan Steering Group cannot drive implementation. In fact, it will be dissolved following ratification and adoption of this plan. However, Eckington Parish Council (EPC) will take ownership, track and monitor the implementation and adherence to the plan on behalf of the community on an ongoing basis. As a part of this ongoing process, EPC will also hold a more formal review of progress every 4 years on the anniversary of the adoption of the Eckington Neighbourhood Plan



13. Glossary

Affordable Housing

Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Area of Outstanding Natural Beauty (AONB)

A nationally designated area under the Countryside and Rights of Way Act 2000 in respect of which relevant authorities "shall have regard to the purpose of conserving and enhancing the natural beauty of the area".

Category 2 Village

Settlement Hierarchy: In the SWDP, settlements are categorised as part of a hierarchy based on the services and facilities available to that settlement. The hierarchy is: **Category 1** - towns and villages with a good range of services and facilities, as well as some access to public transport.

Category 2 - villages that have a more limited level of services. **Category 3** - locations where only limited development to address local housing need is acceptable. **Other settlements** - these have few facilities and services and are felt to be unsustainable locations for any growth and development in the SWDP.

Conservation Area

An area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is statutory recognition of the value of a group of buildings and their surroundings and of the need to protect not just individual buildings, but the character of the area as a whole.

Development Boundary

In simple terms, a 'development boundary' is designed to restrict the growth or urban development and protect the open countryside from inappropriate development.

Eckington Neighbourhood Plan (ENP)

Initiated in 2014 the ENP was adopted in February 2020 and is a legal planning

document alongside the South Worcestershire Development Plan. It was a community led project, designed to control future development of the village whilst taking into account the associated social, economic and environmental issues relating to it.

Gross Density and Net Density

Housing density can be measured either in terms of a site's gross area or its net area. The term "gross site area" is defined as the total land area as part of the development. The term "net site area" is defined as the land that is available for development. It is also referred to as the area of developable land.

A net site density measure is a more refined estimate than a gross site density measure and includes only those areas which will be developed for housing and directly associated uses.

This will include:

- Access roads within the site.
- Private garden space.
- Car parking areas.
- Incidental open space and landscaping.
- Children's play areas where these are to be provided.

It excludes:

- Major and local distributor roads.
- Primary schools, churches, local shopping etc.
- Open spaces serving a wider area (e.g. Public Open Spaces).
- Significant landscape buffer strips.

Household Survey February 2015

A questionnaire distributed to all 554 dwellings in the parish of Eckington of which 369 responded.

Housing Needs Assessment

An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

Landscape Character Assessment

Worcestershire County Council Landscape Character Assessment Supplementary Guide 2012

Lifetime Homes Standard

The Lifetime Homes Standard is a series of sixteen design criteria intended to make homes more easily adaptable for lifetime use at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

Local Distinctiveness:

The particular and usually positive features of a locality that contribute to its special character and sense of place. Distinguishes one local area from another.

Manageable Homes:

These downsize homes are referred to as "Manageable Homes" within this plan and are defined as follows:

- They provide more manageable living accommodation for older, though still active, village residents
- They are not of necessity small homes. They will have 2 or 3 bedrooms, to allow for family visits and hobbies. Not 4 or 5 bedrooms.
- Accessibility will be a key element – wheelchair access will be built in and essential rooms will be on the ground floor. The majority will be bungalows which are in short supply in the village. These homes embody the concept of a "Lifetime Home".
- They are set in a rural village context and with a density aligned to the village.
- They are market homes

It is recognised that this definition does not match the typical planning definition of a downsized property but instead focuses on the aspirations of this community who want to remain in the village in a more manageable home.

LTP 4 – Worcestershire Local Transport Plan

The Worcestershire Local Transport Plan focuses on attracting and supporting economic investment and growth, by delivering transport infrastructure and services to tackle congestion and improve

quality of life. Worcestershire's new Local Transport Plan (LTP4) was fully adopted on 9 November 2017.

Permitted Development Rights

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

The Revised National Planning Policy Framework (the Framework)

This was adopted in February 2019 and replaces previous national planning guidance, formerly enshrined in a series of planning policy statements and guidance notes. The Framework sets out much of the Government's planning policies for England and how these are expected to be applied. The government expects it to provide a framework within which local people and their accountable councils produce their own local and neighbourhood plans. The Framework constitutes policy for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

The Revised National Planning Policy Framework Para 84

"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist".

The Revised National Planning Policy Framework Para 172

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads

and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation of wildlife and cultural heritage are important considerations in these areas, and should be given great weight in National Parks and the Broads."

Neighbourhood Plan or Neighbourhood Development Plan

These were introduced by the Localism Act 2011 and can be prepared by a Parish or Town Council or Neighbourhood Forum to establish general planning policies or allocate land for development in a particular neighbourhood. Subject to conformity with the strategic policies in the local plan, an independent examination and support in a community referendum, Neighbourhood Plans will become part of the development plan and represent the third tier of planning policy for decision making on planning related matters.

Over-running of carriageway

Where a metalled carriageway is narrow and wide vehicles have to pass one another, then the adjacent grass verge becomes affected by wheel damage. Over time, ruts in the verge appear and there is often a drop-off of several centimetres between the edge of the carriageway and the verge. Such an occurrence is a hazard to motorists.

Placecheck

A walkabout survey of a place and its community to understand in detail what is there now and how improvements may be made in the future (See Appendix 2 of the Village Design Statement).

Retirement Homes

Retirement Homes as defined in this plan are also market homes and differ from Manageable Homes in that:

- The intent of the plan is that they are all single storey bungalows with 2 or 3 bedrooms
- The plots may be smaller
- They can only be occupied by over 65s

The Safer Roads Partnership

Full title is 'Safer Roads Partnership in Warwickshire and West Mercia'. The two main bodies are Warwickshire Police and West Mercia Police Forces in partnership with several councils including

Worcestershire County Council, plus Fire and Rescue Services, Highways England and Her Majesty's Court's Service.

Sites of Special Scientific Interest (SSSI)

Sites or areas designated as being of national importance because of their wildlife, plants or flowering species and / or their unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.

Steering Group

A collective body of volunteers that have managed the process of producing a Neighbourhood Plan for Eckington. It was made up of three representatives of the Parish Council and individuals who wished to be involved.

Strategic Housing Market Assessment (SHMA)

Housing markets are dynamic and complex. Because of this, strategic housing market assessments will not provide definitive estimates of housing need, demand and market conditions. However, they can provide valuable insights into how housing markets operate both now and in the future. They should provide a fit for purpose basis upon which to develop planning and housing policies by considering the characteristics of the housing market, how key factors work together and the probable scale of change in future housing need and demand.

Wychavon produced an Overview in 2012 and is expected to produce a revised version during 2019.

Street Champions

Volunteers that had responsibility for distributing and collecting the Household Questionnaires.

Streetscape Design Guide

Produced by Worcestershire County Council in June 2018 to ensure new development is intuitive in its approach, providing easy and safe access between highways, car parking areas and dwellings for everyone, including those with visual and mobility impairment.

Also it ensures that new developments are designed to provide a safe, secure and sustainable environment, including

embracing sustainable green infrastructure throughout the design process, recognising the central role that such infrastructure plays in delivering liveable, attractive communities;

South Worcestershire Development Plan (SWDP)

The SWDP is a planning framework that aims to ensure development has a positive impact on the environment. It has been jointly prepared by the three authorities of Malvern Hills, Wychavon and Worcester City and was adopted in February 2016. It forms the heart of the new Local Development Framework. It considers the long-term vision and objectives for South Worcestershire and contains the policies for delivering these objectives in a planned and cohesive manner.

There is a review of the SWDP currently in progress which will extend the plan period to 2041. It is expected to come into force in 2020.

Village Design Statement (VDS)

VDS is a term of English rural planning practice. A VDS is a document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area.

Windfall Sites

The National Planning Policy Framework (NPPF) page 73, defines windfall sites as: *"Sites not specifically identified in the development plan."*

14. Acknowledgements

This pre-submission version of the Neighbourhood Plan was prepared by the Eckington Neighbourhood Plan Steering Group.

Current Members of the Steering Group are as follows: Cilla Cameron (former Parish Councillor), Colin Chapman (Chairman from November 2015), Jenny Doyle, George Glaze (Parish Councillor), Phillip King, Graham Jones, Ian Pickford (Chairman until November 2015), Nils Wilkes (former Parish Councillor). **Others who have served:** David Bainbridge, Liam Ireland, Tim Knight, Peter Townley & Sue Williamson

There were a number of working groups set up in the initial stages, essentially to gather information but where necessary to also produce Evidence Based Reports.

Built Environment: Colin Chapman, George Glaze, John Holder, Phillip King, Ian Pickford, John Powles, Jon Smith, Pierre du Toit, Peter Townley

The Community: Jenny Doyle, Kiele Doyle, Jack Knight, James Knight, Tim Knight, Doug Langdon, Alec Simpson, Andrew Wagstaff and Simon Wagstaff

Economic Development: John Broughton, Colin Chapman, Tony Cocks, Maggie Forest, Alison Huband, Liam Ireland, Karen Sagar, Michael Warren and Sue Williamson.

Transport: Ana Brady, Andrew Brady, George Glaze, Peter Jones and Nils Wilkes.

Population and Housing – Statistic Analysis: Peter Townley

Natural Environment: Jenny Doyle, Pamela Holder, John Holder, Paul Saunders, Becki Pruden. Additional advice from Kate Collingwood

The Communications Group: Colin Chapman, Graham Jones and Ian Pickford

Centre of Village Working Group: Jenny Doyle, Alan Exell, Phillip King, Tim Knight, Tony Smith, Jude Stracey, David Walton

The Steering Group are particularly grateful for the advice and support provided by Andrew Ford and Reiss Sadler (planning officers at Wychavon District Council)

Consultants: Sally Tagg and Andrew Jones (Foxley Tagg Planning Limited, Cheltenham)

Analysis of Household questionnaire: Data Orchard, Staunton-on-Wye, Hereford

Housing Needs Survey Report: Data Orchard, Staunton-on-Wye, Hereford

Photographs were taken by David Bainbridge and Peter Townley

Printing: Geoff Mabbott (mcl, Pershore)

Proof Readers: Susan Payne and Mike Nuttall

Web Site and art work: Paul Haidon

The Steering Group are also most grateful for the help they received from the many volunteers who either acted as stewards at the public consultation events or as street champions for the household survey.

15. Annexed Documents

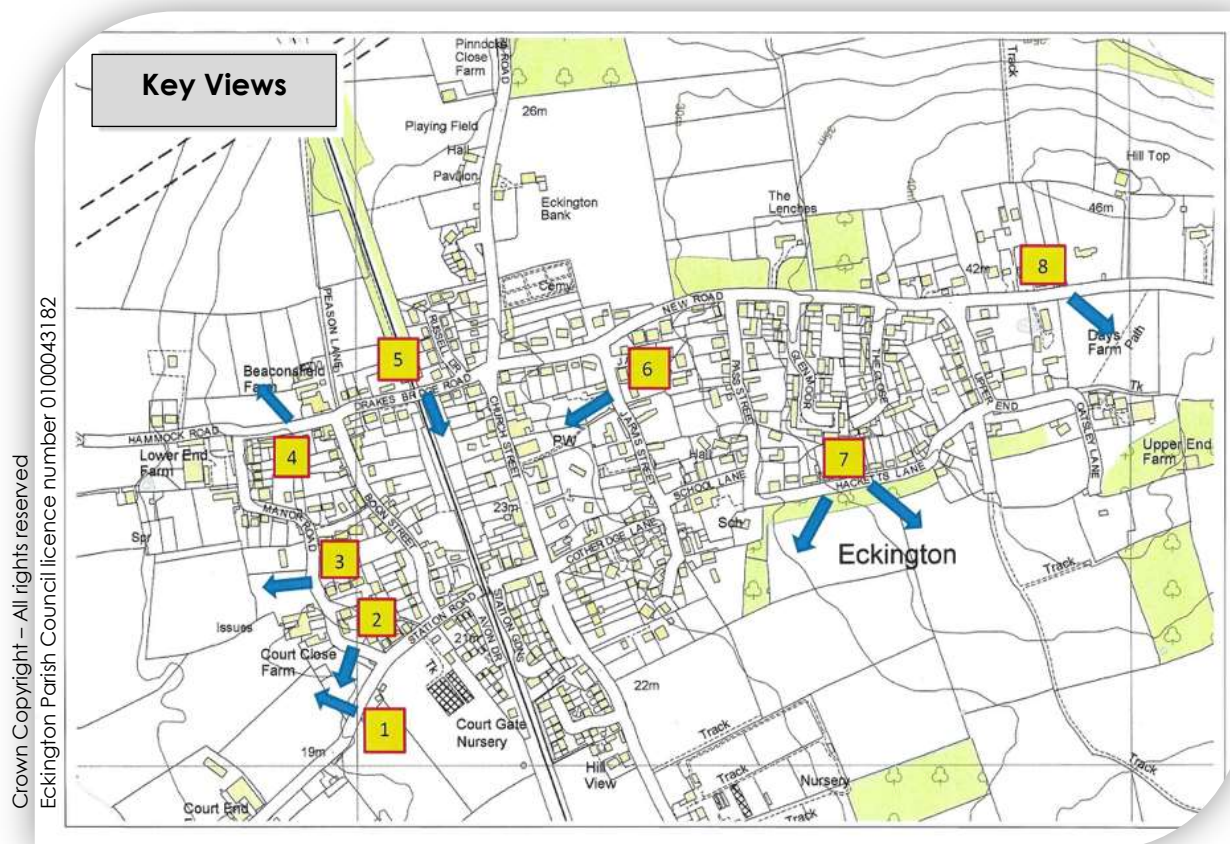
- 1) Village Design Statement
- 2) Key Views
- 3) Highways and Transport – Community Actions

Annex 1 – Village Design Statement

The Village Design Statement was formally adopted by Wychavon District Council in February 2016 as a Local Information Source. As a result of public consultation a few amendments were made in December 2016 and re-submitted to WDC in January 2017. As the amendments were not majorly significant the VDS did not need to be formally re-adopted.

To be found at www.bit.ly/Eckington-VDS

Annex 2 – Key Views



Key View 1

Location	MILL LANE, NEAR TO HOLLY COTTAGE
Direction of view	West North West
Description of view	Views across pasture land with trees and hedges in the middle ground and Strensham Escarpment and Malvern Hills in the background
Importance	This view is noted in the Eckington Conservation Assessment 2010





Key View 2

Location	MANOR ROAD, NEAR TO JAKE HOUSE
Direction of view	South South West
Description of view	Views across pasture land with trees and hedges in the background.
Importance	Rare breed sheep graze here and chickens roam. Highly valued by children and parents. This view is noted in the Eckington Conservation Assessment 2010.



Key View 3

Location	MANOR ROAD, SOUTH SIDE OF BROOK HOUSE
Direction of view	West
Description of view	Views across pasture land with trees and hedges in the middle ground and Strensham Church on an escarpment in the background.
Importance	This is the only open space with a view in Manor Road, as houses are tight to the highway along most of its length. As such the view provides a visual connection to the surrounding countryside. This view is noted in the Eckington Conservation Assessment 2010



Key View 4

Location	HAMMOCK ROAD, OPPOSITE NONSUCH AND CAMPION
Direction of view	North West
Description of view	Views across pasture land with trees and hedges in the background and the Malvern Hills in the distance.
Importance	This is the only open space in Hammock Road and provides a wonderful view across the Avon and Severn valleys to the Malvern Hills beyond. This view is noted in the Eckington Conservation Assessment 2010



Key View 5

Location	DRAKES BRIDGE ROAD, WEST OF CYCLONE COURT
Direction of view	South South East
Description of view	A large open space in a residential area providing a view of maturing trees and grassland.
Importance	This is the only open space in Drakes Bridge Road amidst a residential area. This view is noted in the Eckington Conservation Assessment 2010 as containing significant trees and tree groups.



Key View 6

Location	JARVIS STREET
Direction of view	South and South East
Description of view	In the foreground there is an old orchard, with a view through to the village Church Tower
Importance	There is very little open space remaining within the village and this offers trees in an old orchard and a more unusual view of the church. This view is noted in the Eckington Conservation Assessment 2010 as containing significant trees and tree groups.



Key View 7

Location	HACKETTS LANE
Direction of view	South West round to the South East
Description of view	In the foreground there is an old orchard, hedges and trees in the middle ground and the AONB of Bredon Hill in the background
Importance	A century ago orchards were very important to the economy of the village, now there are only a handful left as a reminder of a previous era. There is also Ridge and Furrow present in the orchard. Bredon Hill with its AONB is part of the parish of Eckington and forms a scenic backdrop. Public Footpath EK-508 crosses this view.



Key View 8

Location	NAFFORD ROAD, EAST OF DAYS FARM
Direction of view	South East
Description of view	Across pasture land to Bredon Hill
Importance	Public Footpath EK-502 crosses this view.



Annex 3 – Highways and Community Actions (2016)

Only one of the Neighbourhood Plan objectives is linked to Highways and Transport.

- Objective 8
 - Address speeding traffic through village
 - Address inadequate parking in the village
 - Minimise on-street parking
 - Reduce disruption caused by flooding
 - Address Public Transport needs

INTRODUCTION

One of the questions posed in the Household Survey of February 2015 was “*What do people most dislike about Eckington?*” Each respondent was allowed to choose up to three items.

Twenty different “dislikes” were identified, the top four were all highways and transport related issues:

- Speeding Traffic through the village (1st)
- Parking Issues on side streets (2nd)
- Flooding of the B4080 at Eckington Bridge (3rd)
- Public Transport Services (4th)

The following highways and transport issues were also identified

- The presence of large lorries on side roads (7th)
- Poor condition of pavements (9th)
- Poor condition of roads within the parish (16th)

It was realised that although these issues are important to residents of Eckington, most are topics that cannot be addressed by Neighbourhood Plan Policies. Therefore, the decision was taken to include “Community Actions” in the document in order to formally register resident’s concerns and to ensure that the issues are progressed.

1. SPEEDING TRAFFIC

1.1 For many years speeding traffic has been an issue in the village. Numerous speed checks have been carried out, but prosecutions have been few. The most recent official survey, carried out between the 21st and 29th November 2014, recorded an average speed of 27.7 mph for vehicles travelling along Church Street, with an 85th percentile of 32.2mph. Based on those results, The Safer Roads Partnership informed Eckington Parish Council that as there was not a speeding problem in Eckington, no more speed enforcement checks would be carried out as a matter of course.

1.2 Despite the reassurances from “Safer Roads Partnership”, the Household Survey showed that residents were still concerned about speeding traffic. The Parish Council

approached the "Safer Roads Partnership" for advice and as a result a "Community Speed Watch" group was set up in Eckington, run by local volunteers.

Community Action No. 1

To continue to operate the "Community Speed Watch" provided there is deemed to be a need and provided there is sufficient number of volunteers to operate the speed checks.

ACTION FOR: Eckington Parish Council

Justification: To respond to residents' concerns about traffic speeding through the village.

This Community Action meets with Objective 8.

2. PARKING ISSUES ON SIDE STREETS

2.1 A number of streets were identified in the March 2015 survey where parked vehicles were causing problems.

- Boon Street
- Hanford Drive
- Jarvis Street
- Station Road (East)
- Junction of Tewkesbury Road and Station Road (East)
- Parking in the vicinity of the School (Jarvis Street, Cotheridge Lane and Pass Street) at the beginning and end of the school day.
- On Pershore Road alongside the Recreation Centre at weekends when Junior Football takes place

2.2 Some of the parking issues are caused by residents having no off-street parking available to them. Should the opportunity arise to provide more off-street parking through new development or extensions of buildings within the Development Boundary then this is to be encouraged. Where a road is privately owned such as Hanford Drive, there is little action that can be taken other than ensuring future developments have appropriate levels of off-road parking.

Community Action No. 2

To continue to identify means of reducing on-street parking and support the provision of off-street parking within the Eckington Development Boundary.

ACTION FOR: Eckington Parish Council

Justification: To address the concerns of the community with regard to on-street parking.

Community Action meets with Objective 8

3. FLOODING OF THE B4080 AT ECKINGTON BRIDGE

3.1 For time immemorial, the road either side of Eckington Bridge has been subjected to flooding due to the River Avon bursting its banks. Once the floodwater reaches the carriageway surface the Highway Authority close the road and traffic is diverted along a minor road of narrow width that runs through Great Comberton. When this happens it results in some 4000 motorists a day having to drive at least an extra 1.6 miles to reach their destination. In the winter of 2013/14, there were some 26 days of road closures in a two-month period and caused much inconvenience to motorists and financial losses to businesses in the village.

Community Action No. 3

Investigate options to reduce the number of closures on the B4080 at Eckington Bridge and seek positive action from the authorities who have responsibilities in this matter.

ACTION FOR: Eckington Parish Council

Justification: To reduce the number of Road Closures due to flooding at Eckington Bridge.

This Community Action meets with Objective 8.

4. PUBLIC TRANSPORT

4.1 Most comments regarding the existing bus services in March 2015 were the lack of buses serving towns and villages to the south of Eckington. Also, there were comments about the reduced bus services to Pershore and Worcester. Since March 2015 the bus services to Pershore and Worcester have been further reduced and those that remain have longer journey times due to being routed around the Combertons. Furthermore, passengers are unhappy at having to spend two hours in Pershore before they can get a bus back to Eckington.

4.2 With a growing elderly population in the village and an increase in the number of people unable to drive there will be more need for frequent and reliable bus services to enable users to get to local towns for shopping, medical appointments, visiting friends and relatives and entertainment.

4.3 The local Transport Group is in discussions with Worcestershire County Council and Bus Operators to find more acceptable solutions in order to provide better services.

Community Action No. 4

Continue to press for a better bus service that will reduce journey times and provide the option to spend less time in Pershore or Worcester before getting a return bus to Eckington.

Pursue opportunities to provide more bus services that operate to the south of Eckington

Justification: To improve the existing poor bus services that serve the village of Eckington.

This Community Action meets with Objective 8.

5. THE PRESENCE OF LARGE LORRIES ON SIDE ROADS

5.1 The presence of heavy goods vehicles is a concern for residents living alongside the narrow streets in the village. Boon Street in particular is subject to regular articulated delivery vehicles that serve a hedge nursery. This is a street that has on-street parking issues and drivers of delivery lorries frequently have to find the owners of parked cars in order that they are moved to allow the lorry to pass.

Community Action No. 5

Ensure that any future Planning Applications consider the impact of increased heavy goods vehicle movements within the village and make comment accordingly.

ACTION FOR: Eckington Parish Council

Justification: To limit the impact of heavy goods vehicles using the narrow side roads throughout the village.

This Community action meets with Objective 8.

6. POOR CONDITION OF PAVEMENTS

6.1 Since the Household Survey of February 2015 there have been a number of pavement improvement schemes carried out by the Highway Authority due to pressure by the Parish Council:

- Tewkesbury Road
- Station Road (East)
- The Close
- New Road (From Pershore Road to Upper End)

6.2 The Parish Council have also been informed (November 2016) that the pavements in Glenmoor are to be resurfaced, probably in the financial year April 2017 – March 2018.

Community Action No. 6

To continue to monitor the condition of pavements throughout the village to ensure they are safe for public use and press the Highway Authority to carry out remedial works where deemed necessary.

ACTION FOR: Eckington Parish Council

Justification: To ensure that all pavements in the village are safe for pedestrians

This Community Action meets with Objective 8

7. POOR CONDITION OF ROADS WITHIN THE PARISH

7.1 Respondents to the Household Survey of February 2015 indicated that there were roads within the parish that they thought were in poor condition but did not specify which they were.

7.2 The fact is that all our parish roads are systematically inspected by the Highway Authority, once a year in the case of minor roads and more frequently if they are classified roads. Any defects are duly recorded and programmed for repair. The overall condition of the carriageway surface is also recorded and if it does not meet the appropriate criteria it is placed in a programme of works and awaits funding.

7.3 Members of the public and the Parish Council report any defects that are considered to be a danger to highway users.

7.4 The derestricted section of the B4080 Bredon to Pershore road was patched and surface dressed in 2015/16 and so is currently in good order. The remaining section of the B4080, through Church Street, is planned to be patched and resurfaced in 2017. There has been no notification of any other planned resurfacing works within the parish.

Community Action No.7

Continue to monitor the condition of roads within the parish, reporting potholes and other defective areas of carriageway to the Highway Authority and request resurfacing where it is felt necessary.

ACTION FOR: Eckington Parish Council

Justification: To ensure that all roads in the village are safe for motorists and pedestrians.

This Community Action meets with Objective 8

16. APPENDICES

1. Evidence Base and Consultation Review – June 2015
2. Evidence Base Summary – July 2015
3. Highways and Transport – Community Actions
4. Sub-group evidence reports
 - a) Built Environment
 - b) Transport
 - c) Economic Development
 - d) Community
 - e) Housing and Population
 - f) Natural Environment
5. Stage 1 Consultation Report – July 2015
6. Foundations of the eight objectives
7. Stage 3 Consultation Report – September 2017
8. Affordable Housing Briefing Paper
9. Parish Survey Evidence Report (Household Survey) – March 2015
10. Permitted Development Rights Paper
11. Stage 2 Consultation Report – February 2016
12. Low Occupancy (now Manageable Homes) Slide
13. Housing Needs Survey Report – Revised July 2015
14. Call for Sites - Site Assessment Report