

Eckington Neighbourhood Plan Consultation Report



March 2019

This page is intentionally blank

CONTENTS

<i>Foreword</i>	4
<i>Introduction</i>	4
<i>Stage One Consultation – May 15</i>	5
<i>Stage Two Consultation – Feb 16</i>	8
<i>Stage Three Consultation – Sep 17</i>	9
<i>Consultation on Draft Plan (Reg 14) – Nov 18</i>	9
<i>Responses & Amendments to Draft Plan</i>	10
<i>List of Attachments</i>	11

Foreword

Consultation has been at the heart of the preparation of the Eckington Neighbourhood Plan. Indeed, the inception of the Neighbourhood Plan process started when the Parish Council arranged a public meeting on the 12th August 2014 to discuss Neighbourhood Plans.

This meeting 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.

The Steering Group has been assisted by over 100 residents of the Parish in the investigation, planning and preparation of the Plan with individuals undertaking a wide range of tasks from street champions, sub-group members and mapping support to proof reading and web & social media. The Steering Group has sought to consult with as wide a demographic as possible throughout the process.

Introduction

1.1 This statement has been prepared by Eckington Parish Council ("the Parish Council") to accompany its submission to the local planning authority, Wychavon District Council, of the Eckington Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Eckington, as designated by Wychavon District Council in March 2015.

1.3 Under Regulation 15(2) of the Regulations, "consultation statement" means a document which should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted;
- describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

1.4 Before submitting a plan proposal to the local planning authority, a qualifying body must:

- a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:
 - i. details of the proposals for a neighbourhood development plan;

- ii. details of where and when the proposals for a neighbourhood development plan may be inspected;
 - iii. details of how to make representations; and
 - iv. the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
- b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

1.5 This document provides a summary and detailed record of the consultations which have taken place during the preparatory stages of the Neighbourhood Plan, as well as an account of how the main issues and concerns emerging from these consultations have been considered and addressed. One thread that runs through the whole consultation process is the ongoing discussions with and support from the planning team in Wychavon District Council. They have been consulted during each of the 3 main stages of the plan's development as well as in the more formal pre-submission consultation process.

1.6 There follows a number of sections which summarise the consultations for each of the three distinct 'stages' of the preparation of the Neighbourhood Plan. Further sections list all the submissions received from the more formal Regulation 14 Consultation. Where individuals have responded to the Consultation their personal details have been redacted. There is also a section that reproduces the numerous 'updates' that were included in the Village Magazine, sent to the email database or included on the web site. Finally, there is an example of a consultation action plan (Reg 14). These plans were produced throughout the process.

Stage One Consultation – May 15

2.1 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

2.2 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.

2.3 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.

2.4 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.

2.5 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 the Neighbourhood Plan (as Annex 1). A revised and updated version of the VDS was submitted to the Parish Council for their approval and then presented to Wychavon District Council for formal re-adoption as a local information source. Following an invitation to the residents of Eckington for comment on the VDS, amendments were made to the document

2.6 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.

2.7 A detailed consultation report on stage one is attached. However, two of the most significant outcomes of stage one were: i) the overwhelming support for the provision of more downsizing homes in the village, helping to release family homes to young families wanting to move in and ii) the importance of the school to the social and economic health of the village.



Stage Two Consultation – Feb 16

3.1 Following a 'call for sites' and the clarification of the community's requirements, the Steering Group were in the position to develop a vision and objectives, with an outline plan. They then presented specific 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.

3.2 The 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.

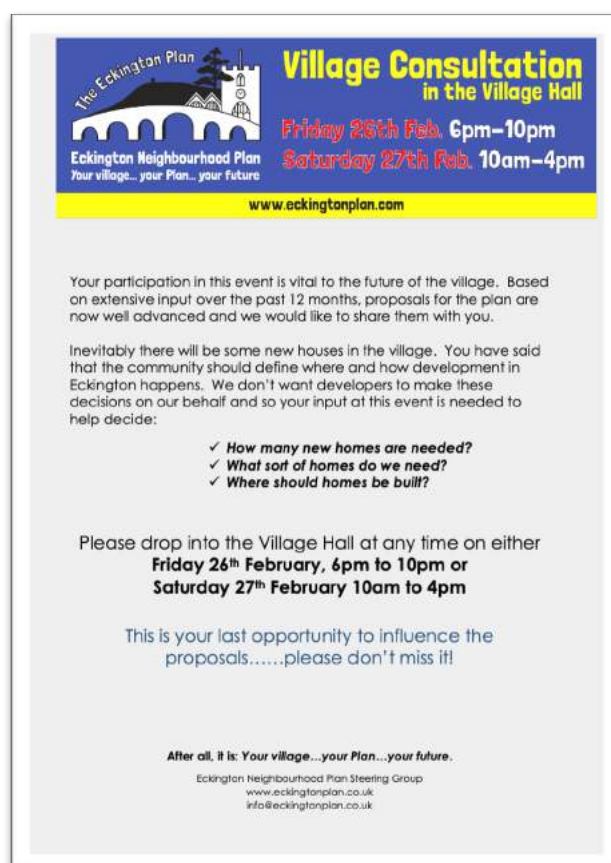
3.3 The Consultation (see report attached) resulted in a clear mandate from residents for the:

- proposed objectives
- number and type of housing
- location of the housing

3.4 The exit survey confirmed that the proposals were clear (100% of attendees) and 88% thought they were good/excellent.



Stage Two Consultation publicity banner and 'flyer'



Stage Three Consultation – Sep 17

4.1 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. Although the number of homes were unchanged, it was important that the community understood a proposed change in the layout on the larger Pershore Road/Roman Meadow 2 site, which would have significant benefits to the community. This also enabled the Steering Group to explain what the next steps were and provide residents with an opportunity to give feedback.

4.2 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 (see report attached).



4.3. 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

Consultation on Draft Plan (Reg 14) – Nov 18

5.1 Following consultation and input from Wychavon District Council, the Steering Group finalised the draft plan in October 2018. The Regulation 14 Pre-Submission Consultation on the draft plan took place over a 6-week period which started on November 1st, 2018 and ran till December 13th. The Strategic Environmental Assessment (SEA) was also made available for consultation alongside the draft plan.

5.2 The list of required consultees on the draft plan was reviewed and confirmed with Wychavon District Council. As well as village residents, the consultees included local, regional and national statutory bodies, local councils, community groups and other stakeholders including the landowners concerned. The full list of statutory consultees who received the plan is included as Attachment h).

5.3 The consultation was publicised within the community through posters, banners on the main roads into the village and through a leaflet drop to every household. The leaflet explained the plan, how to access it on the web site and how the consultation process worked (Attachment k). The leaflet was also circulated as the central spread in the village magazine. This was supplemented by a press release to the local press and an email to the Neighbourhood Plan email list (in excess of 300 interested parties – mainly village residents). Statutory bodies were consulted by email with a link to the plan and accompanying documents on the plan website. A detailed project plan of the consultation exercise is included in Attachment j). In addition to the electronic access, hard copies were made available on a loan system through the village shop.



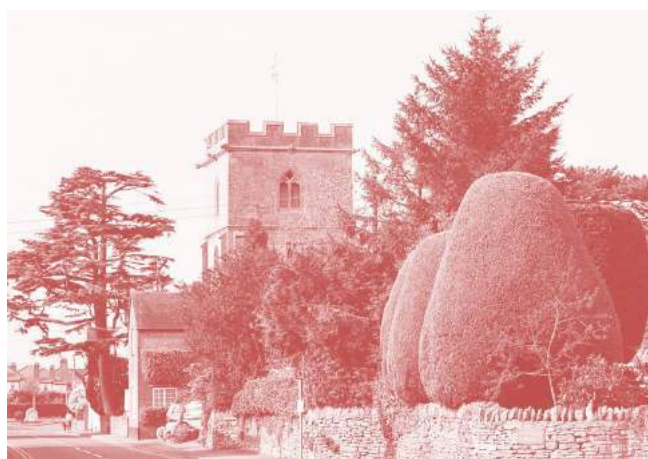
Responses & Amendments to Draft Plan

6.1 Responses were received from all 11 statutory consultees and both landowners. Thirty-eight responses were received from other individuals. These responses are included in full in Attachments d), e) and f).

6.2 Following an analysis of the responses, the need to make amendments to the plan was assessed and changes made as appropriate. The analysis phase included discussion and review with Wychavon District Council to ensure clarity and understanding on key amendments. A full summary of responses and resulting amendments where they were deemed appropriate is included in Attachment g).

List of Attachments

a)	Stage 1 Consultation Report (also Appendix 5 of the Plan)	12
b)	Stage 2 Consultation Report (also Appendix 11 of the Plan)	25
c)	Stage 3 Consultation Report (also Appendix 7 of the Plan)	35
d)	Regulation 14, Submissions from individuals (letter/attachments)	39
e)	Regulation 14, Submissions from individuals (web/e-mail)	56
f)	Regulation 14, Submissions from landowners and statutory	66
g)	Regulation 14, Plan response to submission	102
h)	Regulation 14, List of Statutory Consultees	114
i)	Village Magazine communications	116
j)	Consultation Plans – an example	151
k)	Draft Plan (Regulation 14) Leaflet	155



Stage I Consultation Report

June 2015

Contents

1. Introduction
2. Questionnaire
3. Consultation Events
4. Summary

I. Introduction

Consultation Summary

This report is designed to give a brief overview of the documents produced by the Eckington Steering Group which set out the consultation work undertaken so far for the Neighbourhood Plan.

The Consultation so far has consisted of two components— a parish survey and a community consultation event.

The Parish Survey

Undertaken in March 2015, this can be considered to be front-loaded consultation with the aim of seeking the local communities' views on all aspects of the parish, including housing, natural environment, community and transport. The survey also posed questions designed to understand the behaviour of local residents and how they use infrastructure in the parish.

Consultation Event

The Community Consultation Event was held in the Village Hall on 16th May 2015. The Event was used as an opportunity for the Steering Group to explain the NP process and garner further views of the local community, as well as getting feedback on the emerging Vision and Objectives.

Further Consultation Exercises

As well as the survey and consultation event, the following additional consultation activities have also taken place:

Business survey – face to face interviews with about 40% of the identified businesses operating from the parish

Facilities Manager Questionnaire—Questionnaire sent to the managers of all local community facilities– i.e. church, school, village hall, 'rec' and Scout Hut.

Community Groups Questionnaire– with the users of the community facilities.

In response to the above consultation undertakings the Steering Group have produced results and reports. These reports and results are summarised briefly in this document and can be found in the evidence base. The individual reports are as follows.

- **Parish Survey Evidence Report** produced by the Steering Group to set out the results of the Parish Survey undertaken on behalf of the Neighbourhood Plan.
- **Built Environment Evidence Report** produced as a synopsis of the reviews and consultation on Built Environment issues undertaken at the Parish Consultation event.
- **Housing and Population—Demographic Report.**
- **Transport Consultation Report** produced as a synopsis of the consultation on Transport issues undertaken at the Parish Consultation event.
- **Economic Development consultation results** from the Parish Consultation event.
- **Community consultation results** from the Parish Consultation event.
- **Natural Environment Evidence Summary.**

This report is broken down into 3 parts:

- Parish Survey
- Consultation Event
- Other Consultation Exercises

2. Parish Survey

In March 2015 the Neighbourhood Plan Steering Group distributed a survey to every household in the parish. This is a short summation of the Parish Survey Evidence Report which details the full results of the survey.

The survey achieved a high response rate of 66%

Residents

Forty-six percent of respondents had lived in the parish for over 20 years which suggests a very established core of the community. The most popular reasons for moving to Eckington were 'liked the countryside' and 'liked the look of the village' which demonstrates that the rural character of the village is key to its charm. The top five reasons in order were:

1. Liked the countryside
2. Liked the look of the village
3. Community 'feel' - friendly village
4. Had a village school
5. Good facilities and services

It is clear that the majority of households are attracted to the village by the desirability of the quiet, friendly village character and the largely unspoilt surrounding countryside.

Over 93% stated that they definitely, or probably, would stay in the Parish for the long term. Those that answered no to this question overwhelmingly stated that the lack of smaller, more manageable properties to move into was the reason.

Work

Sixty-eight percent of the 446 Parishioners that travel regularly to work or to volunteer in charitable organisations travel outside the village to do so. Of those the majority (58%) travel between 5 and 20 miles, a radius which takes in Pershore, Evesham, Worcester, Cheltenham and Gloucester.

Community

The participants were asked which local facilities they use the most. Clearly the most used "facility" is the countryside in and around the village for walking. The sum of the individual walking activities adds up to 48% of all regular user responses.

Of facilities within the village the most used amongst participants is the village shop. The village school, pubs and hairdresser were the next most used facilities. Some of the most valued facilities are, in reality, underutilised.

In question 20 of the village survey, residents were asked what they would like to change about the village.

In line with what the under 10's and U14s, surveyed separately as part of this review, stated the survey results show that some residents would like to see the following;

- A Post Office in the village – This was the top priority for residents to see introduced into the village, albeit there was acknowledgement that this probably needs to be as part of another community facility;
- A larger/more modern village hall – a large number of people commented that new facilities ought to be aligned to other community facilities by creating one building incorporating the Rec, Scout hut, etc.; preferably with adequate parking
- A community orchard
- More sports facilities in the Rec
- Village Café/Meeting area(s)
- More seating in open areas throughout the village

Bearing in mind that the largest part of Eckington's population is older than 65 years (per survey results) it is significant that numerous people commented in the survey that they would like to see better health care facilities in the village, there being only 2 defibrillators in the village for immediate assistance; one local health response team; and Doctors surgeries some 3 miles away in Pershore and Bredon, with neither being directly accessible by public transport.

In the village survey, of 369 respondents, 340 said

they intended to stay in the village. Of the 29 that said they may be likely to leave, 14% was due to the lack of care available to the elderly, while 7% resulted from people looking for better schools.

When a similar question was asked of the 11-14 year olds (i.e. “when you leave school/university, are you likely to stay in Eckington?”), 64% said they intended to stay; and of those likely to leave, 75% said they would like to move back to the village later in life. Reasons for either leaving or not returning included major concerns over appropriate affordable housing for families and elderly people.

The 11-14 year olds also said they would like to have access to a public swimming pool, the nearest public one being in Pershore; they also identified they would like to see an activity Summer camp to keep them entertained in the school holidays.

A further survey carried out prior to Hanford Drive being developed (a Section 106 survey) which was undertaken in 2011, identified a number of resident views which underpin evidence collated in these more recent surveys. Results from that survey showed;

- Use of the Recreation Centre - 161 residents said they used the Rec on a regular basis – 25 more than once per week, 33 at least once per month, and 78 occasionally. Of the 161 residents completing the form, 85% use the Rec facilities;
- Of these, 19% said they used the play area, 45% the sports field, 23% the Rec building itself, with the remainder attending car boot sales;

In the survey a specific question was asked of

Do you use the following?	Yes	No
Play area Equipment	140	12
Cycling/Running Area	84	58
BMX Circuit	66	72
Dog Exercise area	67	75
Quiet Seating area	120	31
Skate/Boarding area	62	80

residents regarding which public spaces they used; the results are shown in the table above:

When asked in that survey what else they would like

to see provided in the village, residents identified the following;

- More play equipment
- Tennis courts for public use
- Parking area near to Recreation facilities
- Bowling green
- Sports field nearer to Village School, or preferably adjoined to it
- New cricket nets/surface
- Community social club
- Bus shelter
- Public BBQs in Rec area
- Badminton/table tennis facility
- More benches/seating around the village

Travel

When asked if they knew someone who moves around the parish on foot, with a mobility scooter/ wheelchair, child's buggy or on a cycle and has experienced difficulty in places, the vast majority responded that rough and/or narrow pavements were the biggest problem. Traffic speed and cars on pavements were also cited. The worst 3 areas of pavement were considered to be Station Road, New Road and Pershore Road.

Only 11% of respondent stated that someone in their household cycled once a week or more frequently, while nearly 50% answered 'never'.

Natural Environment

Of the landscape considered 'the most important to conserve' the most popular responses were:

1. A quiet village
2. View of Bredon Hill
3. Dark skies
4. Alongside the river
5. Trees and woodland

The Parishioners value those things that make the village character so special such as a quiet and peaceful place to live. The river footpath features highly in

comments. The householders want their river walks back without electric fences and restrictions that make it muddy and unpleasant .

When asked how the natural environment in Eckington might be enhanced, 'control housing development' was the most frequent response. The uncontrolled expansion of the village by insensitive developments is seen as the biggest risk to the continuation of the village life. Over 18% of respondents reported concerns regarding unrestrained commercial activities being responsible for restricting access and damaging the character of the river footpath.

Future Development

Housing

Infill housing and small development on sites of up to about 5 units were the preferred methods of delivering potential new housing in the village. The concept of larger housing developments being appropriate to the nature of the village was also overwhelmingly rejected.

Parishioners demonstrated their desire to maintain control of their environment, through their elected representatives and the statutory powers given to them by the Neighbourhood Planning process, since over 92% stated that they would rather the NP identifies future housing sites than developers.

Employment

When asked what type of development they thought would suit the nature of the village 'Land-based commerce' and 'Leisure or tourism related businesses' were the most popular. There was also support for 'Small commercial units' and 'Village shops'. 'Larger commercial units' gained little support.

Other comments

When asked what other comments they had regarding future development the allowance of 'only small/high quality development' and the fact that the Eckington 'must maintain its village feel' were the most popular comments.

Life in Eckington

Close to 100% of respondents feel safe in Eckington during the day and over 85% feel safe at night. Clearly

Eckington is considered to be a "safe" place to live in.

Speeding traffic and parking issues were the top two things that people liked least about living in the village. Flooding, poor public transport provision and the threat of over-development were also major concerns.

When asked what they would like to change about the village the top answers were:

1. Speeding Measures
2. Better public transport
3. Improve parking
4. Install Post Office
5. Better facilities at the Rec

The most popular responses to being asked about what they liked most about living in the village were:

1. Small peaceful village
2. Friendly
3. Community spirit
4. Beautiful village & countryside
5. Village facilities

The feeling of a friendly community in a small rural village is the strong message that emerges. Indeed 'friendly and welcoming' were the most common words used when respondent were asked to describe the character of Eckington as a community

Conclusions

The Household survey combined with population data has confirmed that almost everyone plans to stay in the village long term (94% said so). We have traditionally believed we needed smaller houses for younger buyers. We still do.

But the greater need is to "free up" larger, under-utilised family houses by providing for "older residents" who want a smaller easier home to manage and do not want to move away from the village.

So more suitable homes will help to release larger properties for young families to move into, meaning:

- Growth – with minimum extra houses
- Vibrancy – young families coming in are good for the village economy, for the school and for the

3. Consultation Event

At the Community Event the Steering Group asked the community a series of questions about the parish, their views on how the village worked for them and their initial thoughts on the emerging Objectives. The full results to these questions can be found in the following documents:

- **Built Environment Consultation Report**
- Transport Consultation Report
- Economic Development consultation results sheet
- Community consultation results sheet



In total 257 people attended the Event which was considered a very good turnout. Of those that attended 40% were over 64 and just 10% were 18 or under which reflects the demographics of the village.

The main theme to be tested at the event was around the evidence suggesting the importance of improving the supply of “downsizing” homes to allow those who want to stay in the village to move to a smaller or easier property, thus releasing spare capacity in under-utilised larger homes.

Built Environment

Homes

Attendees were asked what the maximum number of homes per site they believed to be acceptable in the



village. The clear majority of those voting considered that the appropriate size of development site that was best suited to the village was 5 homes per site. Despite 10 homes being the second most popular answer a distribution curve suggests that 4 – 6 homes is the dominant range and the most representative of the views of those that attended.

Development boundary

Most people (80%) were clear that the boundary line should be there to restrict and control any development to within it. This was also considered as their “safety” belt to stop unrestrained construction sprawling into the surrounding countryside. There is however a conflict which caused a level of confusion with individuals when discussed. Many respondents saw the need to develop the village resources but also wanted to enforce rigidly the boundary.

Future development

When asked ‘what the future developments are that they believe are possibly going to be required during the period of the plan in the best interests of the community’ the most frequent responses were ‘downsize homes’ and ‘smaller properties’. A new village hall, affordable housing and sports facilities were also considered important.

Density

Parishioners were presented with a map highlighting the various build densities of existing modern estates in the village together with photographs of those estates to illustrate the impact of different levels of density. This initially proved a difficult concept to absorb but all of those that understood the contribution that density made to the character of the village found the concept important and significant.

Their considered view was that between 13 and 15 homes per hectare was the most appropriate maximum level although this could be sensitively varied to suit the ambient density in the area immediately surrounding the area of any intended development. Only 7% of those people that voted believed a higher level than 15 homes per hectare was more appropriate.



Transport

Parking

Problematic parking areas were identified to the attendees (see Parish Survey results) and they were asked whether there were any further areas where parking was an issue. Most responded negatively but a number did mention Cotheridge Lane. It is considered that since the closure of the Anchor Car Park parents are having to find alternative parking during school dropping off and picking up times and this road is bearing the brunt.

Buses

Very few attendees identified themselves as regular bus users (weekly or monthly) to Pershore, Worcester or Cheltenham. Eleven stated they used the bus to Pershore at least monthly, 13 to Worcester and 9 said they used the Friday service to Cheltenham.

The provision of more regular bus services to Bredon, Tewkesbury and Cheltenham would benefit 46% of respondents, while 54% stated that they would not.

Cycling

Whilst 64% of people said they own a bicycle just 41% admitted to cycling monthly or more regularly.

The main reasons for owning a bike and not using it more regularly were:

- Old age
- No time (working)
- Feel unsafe cycling due to traffic
- No time
- Looking after a small child
- Cars passing too close
- Laziness
- Walking

More people feel safe cycling within the parish (56%) than not (44%). Of the things that make people feel unsafe traffic speed and main road traffic were by far the most common reasons. Most people felt a cycleway would increase the frequency with which they cycled and 73% agreed that cycling within Eckington should be promoted. Respondents came up with a number of ways in which cycling could be promoted in the village which can be viewed in the Transport Consultation Report. The most popular ideas were the provision of cycle clubs and cycle paths.

TRANSPORT CONCLUSIONS

In the Questionnaire circulated to residents in February 2015, speeding traffic was identified as the aspect residents most disliked about the village. To address this problem the Parish Council took the initiative and arranged for a "Community Speed Watch" group to be set up. This project required volunteers to operate it and these were sought at the Community Consultation event through question 1 of the Transport questionnaire. As a result 20 volunteers came forward and the scheme is now operational.

Parking issues were second in importance to speeding traffic, and it was decided to gather more detailed information on where the parking problems lay. Overwhelmingly, the main problem areas lay in the streets around the school at opening and closing times. The parking situation has worsened since the Questionnaire was circulated, due to the recent closure of The Anchor Car Park which parents had previously been permitted to use.

It was also decided to determine which pavements residents regarded as the most unsafe, with Station Road (East) and Pershore Road being identified as the two most in need of remedial action. The Pershore Road pavement, from the Cross to the Recreation Centre, apart from the condition of the surface, has been identified as having a narrow section by the Old Pike House which becomes intimidating for parents with young children in tow, particularly when large vehicles pass. The Steering Group are considering the idea of a cycleway being constructed from the Cross to The Recreation Centre and which would run through the site behind Roman Meadow.”

Economic Development

The Economic Development Stand tested views on the proposed overall priorities for the economic development of the village and found very strong support from the vast majority of those consulted. Those priorities being:

- Recognising the fundamental importance of the school to the economic health of the parish and therefore ensuring NP policies provided for the protection and development of the school.
- Supporting the development of leisure and tourism
- Supporting the development and needs of small businesses

Comments were collated on these objectives and these can be seen in the Economic Development Consultation summary sheet.

In addition attendees were asked 3 specific questions. Over 130 people voted on the 3 specific questions and the results were that:

- A minority of people felt that tourism and leisure facilities would benefit from a public loo in the village.
- There was strong support (87% in favour) for idea that improvements to the rural footpath network would enhance tourist and visitor potential.
- There was not a great deal of support (29%) for the need for a social, community centre or meeting place outside the current buildings and facilities.

Community Facilities

In terms of community facilities, there were two opportunities for the roughly 250 participants to express a view in a structured way, in addition to the opportunity to express their view in a less structured manner.

Attendees were asked to consider whether they felt there was merit in the Steering Group progressing the idea of looking to merge existing community buildings (School, Village Hall, Rec Centre, or a combination thereof); and what residents saw as the possible benefits of such a move.

There was strong support for this idea being investigated further - 88% of those expressing a preference agreed with the hypothesis “*Community Groups should amalgamate in to one Community Building that meets all user requirements*”. One key opportunity raised during the testing of this idea was the suggestion that a new Post Office could be part of the final solution. This backed up findings of the Parish Survey.



In the Economic Development Section however the community were asked whether they saw a need for a social, community centre or meeting place outside the existing buildings and facilities. A fairly significant majority (70%) expressed satisfaction with the current provision rather than supporting the need for any new facilities.

Provision of an ‘After-School Club’ was another popular idea as not only would it support working parents but it would also help alleviate parking problems around school leaving times by staggering School pick-ups.

The need to improve parking facilities was also a recurring theme, in particular with regard to the School and Village Hall.

As well as numerous comments documented at the event, there was also quantitative data collected through asking various questions of participants. a fairly large majority of visitors to the stand (2.4:1) expressed satisfaction with the current facilities rather than supporting the need for a new facility.

In the housing and population section, people were asked what future developments they believed were going to be required for the best interests of the community during the period of the plan. Thirteen percent suggested a new village hall would be most important and 8% thought we needed new sporting facilities. A new school was suggested by 4% of those responding.

The school was widely recognised as absolutely vital to the health of the village and much of the comments and opinions seemed to be based on assuring the future of the school.

In summary, the 3 main scenarios with regard to changes to the make up of community facilities in the village that emerged from consultation were:

- 1) Status quo, though potentially with the school having access to more land close or connected to current site to improve parking, unloading and outdoor space.
- 2) Village Hall moves to new site and current village hall site provides parking for school and village as a whole.
- 3) School and village hall move to a new site and potentially create a community facility that meets all needs.

OVERALL CONCLUSIONS

The consultation event confirmed that the community as a whole was aligned with and supportive of the need for more downsizing homes in the parish. This was evidenced by both comments and by the exit poll which 77% of all attendees at the event completed. This poll confirmed that 93% of respondents thought the need for more downsizing homes was clearly explained and 86% of all respondents agreed with the proposition. A further 7% 'mostly agreed' with it.

Attendees to the event also had strong views that the number of houses built on a site should be limited to around 5 or 6 and the density of the houses should be low to allow green spaces and the 'open feel' of the village to continue.

There was strong support for the school and other community facilities around the village with some support for the combining of facilities on one site. More work will be done on all these areas and the village will be consulted throughout the process.

Lastly, there were strong views within the Parish about some matters that will be addressed but maybe not through the Neighbourhood Plan itself. These issues included speeding through the village, the condition of some of the pavements and pathways and the need to promote cycling.

4. Further Consultation Exercises

Facilities Managers' Questionnaire

A number of questions were put to the managers of local community facilities. They were asked about their users, whether they currently have spare capacity, future development of their facility and any other thoughts.

Their responses are summarised as follows:

- No case for a major change exists (e.g. merger/ relocation).
- No fundamental barriers to change - if in best interests of users/ village.
- Great reluctance from the scouts to consider any change of status of their facility.
- Some concerns from the village hall about the significant investment about to be undertaken (repair of front façade and renewal of toilet facilities).

Facilities Users' Questionnaire

Users of the villages facilities were also asked about their usage of existing facilities and whether they considered them to be appropriate for their needs.

Their responses can be summarised as follows:

- Generally users are pleased with existing facilities.
- Many comments about the village hall cleanliness, warmth, ease of use etc.
- Some concerns about the limited facilities at village hall – storage etc.
- Many comments from all users of most facilities about issues with parking.
- Many of the users of the Hall in particular are not parish residents.

5. Conclusions

Strategic Issues for the Village arising out of the consultation process:

1. Attract 30 –45 year olds

- a) Provide what they value most
 - I. Village school
 - II. Community
 - III. Countryside
- b) Make room for them to come in

2. Address the needs of the aging population (60+)

- a) Appropriate Housing
- b) Health Support
- c) Social activities

3. Preserve our important assets

- a) School
- b) Our historical heritage in buildings and monuments
- c) Village Hall, Recreation Centre, Scout Hut, Walks
- d) Pubs, shops and commerce

4. Protect and enhance our rural perspective

- a) Maintain our green spaces in the village
- b) Protect our boundary from sprawl
- c) Maintain a “village” feel to all future developments

5. Deal with Traffic Issues

- a) School/Village Hall
- b) Speeding
- c) Parking
- d) Heavy lorries
- e) Flooding at the bridge

6. Endorsement

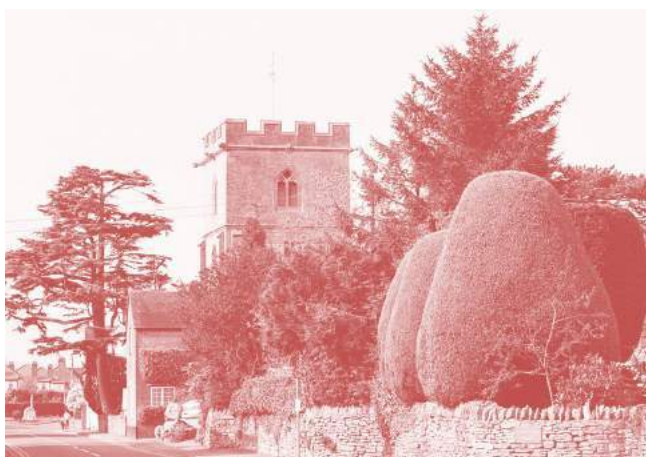
This Consultation Summary document was prepared by Foxley Tagg Planning Ltd. who were in attendance at the event and are content that this is a fair, complete and accurate summary of the consultation undertaken by Eckington Neighbourhood Plan Group in May 2015 .

For more information:

www.eckingtonplan.co.uk

info@eckingtonplan.co.uk





Stage 2 Consultation Report

February 2016

Contents

1. Introduction
2. Draft Vision & Objectives
3. Consultation Events
4. Endorsement

I. Introduction

Consultation Summary

This report is designed to give a brief overview of the second Eckington Neighbourhood Plan Consultation held in February 2016.

The purpose of this round of consultation was to summarise the evidence gathered to date (as a reminder); propose 5 strategic priorities and a set of objectives arising from them; and then present a set of proposed “ projects” that would then deliver on those objectives and if supported, lead to a clear set of policies and community actions related to land use. These policies would then form the basis of the emerging Eckington Neighbourhood Plan.

The Neighbourhood Plan Steering Group wanted to gather feedback from the community and measure the degree of support for each of the elements detailed above.

The Eckington Neighbourhood Plan as it has developed so far is based on five main strategic priorities which emerged from previous rounds of consultation in 2014 and 2015. These were:

- ‘We need to attract more young families into our community’
- ‘We need to address the needs of an aging population – particularly housing’
- ‘We need to preserve and protect our most important assets’
- ‘We need to protect & enhance our rural perspective’
- ‘We need to deal with traffic issues’

The Consultation events took place in Eckington Village Hall on Friday 26th February between 6pm and 10pm and on Saturday 27th February between 10am and 4pm. It was considered that this two day event gave the vast majority of the local community the opportunity to drop in and see the work carried out so far and to comment on the emerging plan. Those that were unable to make the events were encouraged to comment either by mail or by email.

2. Draft Vision & Objectives

Context - Issues facing the village

Based on the results of the extensive consultation process, this section summarises the “strategic issues” facing the village over the plan period up to 2030.

‘We need to attract more young families into our community.’

Young families drive and refresh the social and economic life of the village and this group in particular value having a vibrant and fully supported village school, a welcoming and active community and beautiful rural countryside setting. But we risk having insufficient suitable housing. We are an aging village and the overwhelming majority of residents plan to stay long term, creating an increasing number of underutilised houses and consequently a potential long term shortage of suitable homes for young family. Providing suitable housing for 30-45 year olds / young families is therefore a priority.

- a. over 65's will grow from 20% to 35% of the population between 2001 and 2030
- b. 94% of residents want to stay in the village long term
- c. 85% of houses have more bedrooms than needed
- d. Better use of the existing “bedroom capacity” is an efficient way to grow the village

‘We need to address the needs of an aging population—particularly housing’

There is a shortage of “more manageable” homes for age 60 plus residents that would allow them to stay in the village with a more manageable property to look after (e.g. less bedrooms, less floors, wheel

chair friendly, smaller gardens, etc.). Increasing supply of these types of home would enable residents to downsize within the village and consequently “free up” larger homes for young families to move into (see above). This would address the shortage of housing for young families, provide a means of staying in the village for long term residents and be an efficient use of housing. Local provision of health support and a buoyant range of social activities are also important to this group.

Only 25% of Eckington homes are 1 or 2 bedroom. At the 2015 consultation event, 86% of all exit poll respondents agreed that more downsize homes were needed and a further 7% mostly agreed.

We need to preserve and protect our most important assets

The village school is one of our most important assets, both in terms of the building heritage and most particularly its role in bringing youth and vitality into the village. Our historical buildings and monuments (e.g. church, cross, etc.), our community facilities (Village Hall, Recreation Centre, Scout Hut) our local services and the village economy – Pubs, Shops, Businesses – are all important to safeguard and support.

We need to protect & enhance our rural perspective

Eckington has a unique combination of space, building diversity and direct access to open countryside within the village boundary. It is seen as critical to maintain the diversity of the village’s built environment and also important to maintain our green spaces within the village, protect the village from sprawl and maintain our distinctive “village feel” in all future developments.

We need to deal with traffic issues

The combination of a lack of parking and heavy traffic around the school and village hall area, particularly at peak times, creates a hazard and, importantly, a constraint on the continued development of the school. Lack of parking elsewhere in the village makes access to facilities and events more difficult for an aging population and creates traffic hazard, as does speeding and heavy lorry traffic in some streets. Flooding at the bridge is also a periodic problem, resulting in inconvenience and a loss of business.

Our Vision for Eckington Parish:

A small, welcoming and friendly community; diverse buildings integrated and with direct access to its beautiful rural setting between Bre-don Hill and the River Avon; with an active and inclusive social scene, improved services and a diverse economy.

Objectives

This vision is underpinned by the following set of 8 high level objectives that form a set of guiding principles for our policies and how we wish to develop the use of land within the parish.

- 1) **Housing & Built Environment:** All new development to prioritise “low occupancy” housing that will allow our aging community to downsize their homes without leaving the village, freeing up underutilised family homes for younger families to come into.
- 2) **Housing & Built Environment:** All development to reflect and preserve the diversity of Eckington’s built environment as well as be consistent with our current housing density (15 dwellings per hectare) and open access to the countryside.

- 3) **Community:** Attract young families to the village by ensuring our school remains full, effective and vibrant; preserve the attractiveness of the village and direct access to the countryside; maintain a vibrant and inclusive community social scene.
- 4) **Community:** Preserve and protect our historical heritage in buildings and monuments.
- 5) **Community:** 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.
- 6) **Economy:** Support and encourage the development and growth of our diverse range of small businesses.
- 7) **Natural Environment:** Maintain our “village feel” particularly in terms of green spaces within the village and protecting the village from sprawl.
- 8) **Transport:**
 - Address the issue of inadequate provision of parking within the village.
 - Minimise on-street parking caused by any new development sites.
 - Continue to address the problem of speeding traffic through the village.
 - Seek solutions to reduce disruption caused by the flooding of the B4080 at Eckington Bridge.
 - Continue to preserve and improve the local bus services.

Based on these objectives, the proposals presented at the consultation event included:

- 1) Additional housing development - above the plan numbers included in the emerging SWDP
- 2) The type of housing to be prioritised
- 3) The location of housing that would most benefit the village.

3. Consultation Events

Attendance

273 registered over the two days of which 9 were under the age of 18. Therefore 27% (264 out of 972) of the adult population of the village, according to most recent Census data, attended. This is considered to be a very healthy turn out.

Of those that attended 142 were aged between 19 and 64 while 116 were of retirement age (or aged 65 and over). This is broadly consistent with the demographics of the parish.

Altogether over 2,600 comments and answers were given to the various questions asked by the Neighbourhood Plan Group.



Event set-up

The consultation was set up into various 'Zones' which explained amongst other things:

Zone A:

- Work undertaken so far
- What the community said in previous consultations
- The programme going forward

Zone B:

- The 5 key strategic issues

Zone C:

- The Vision & Objectives

Zone D:

- Housing evidence & requirements
- Housing issues
- Housing proposals – including number and



type of housing

Zone E:

- Heart of the village regeneration proposals including village hall, village green and creation of car park
- Pershore Road Proposals including community land, car parking and potential care facilities
- The benefits of the proposals

Zone F:

- The Village Design Statement

Zone G:

- Economic, traffic, environment and community facilities proposals

Zone H:

- Village Hall survey

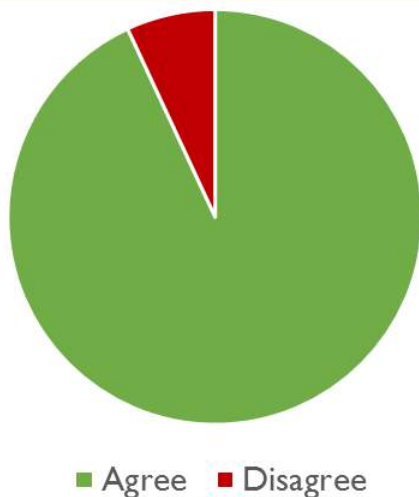
Zone I:

- Exit survey

Community Feedback

The Objectives

Consultees were asked whether they agreed with the objectives overall—228 or 93% responded that they agreed with the objectives as a whole. Seventeen (7%) disagreed (while one person answered both yes and no).

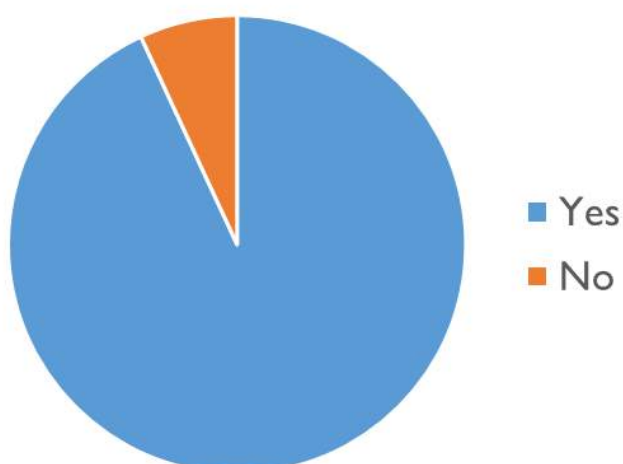


This represents a strong endorsement of the overall thrust of the emerging neighbourhood plan.

Housing

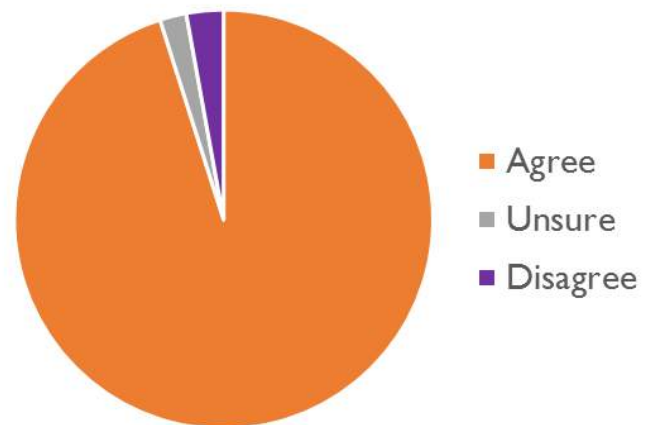
247 people answered the Housing survey. The housing survey was concerned with the number, type and location of the proposed allocations within the emerging plan. They were asked the following questions:

Do you agree with the proposals for 42 new homes over the plan period?



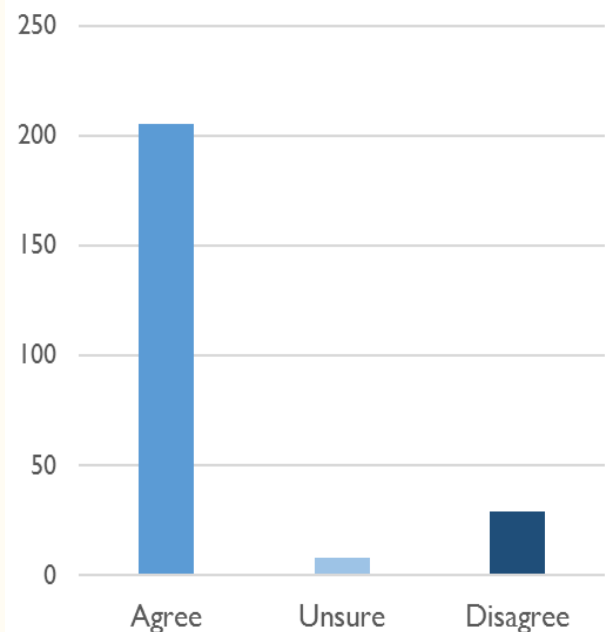
229 people (93%) agreed with the proposal to build 42 new dwellings over the plan period.

Do you agree with the type of new housing suggested by the proposed emerging plan



Of those that responded 236 people (96%) agreed with the type of housing being proposed in the plan.

Do you agree with the proposals for the Village Centre—parking & traffic management, new playing space, and expansion capacity for the school?



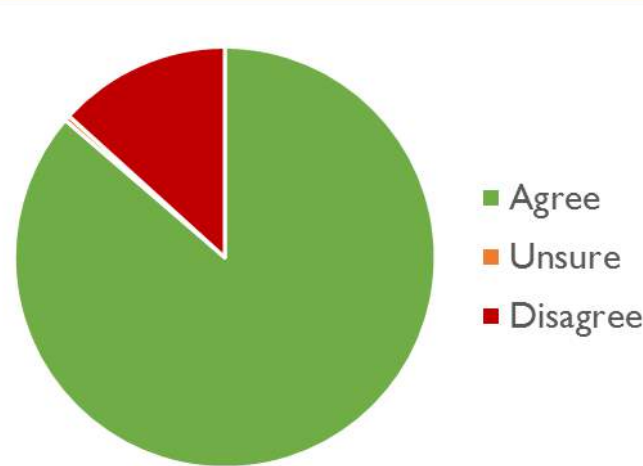
Eighty seven percent of consultees agreed with the general principles of plans for the redevelopment of the village centre while 13% disagreed with a variety of specific elements of the proposal.

Do you agree with the proposal within the emerging plan for Pershore Road?

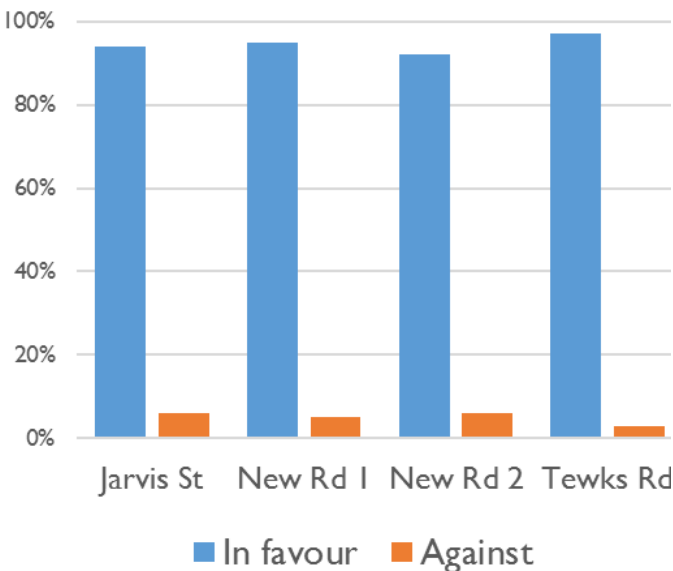
Ninety five percent (235 people) of those that responded to this question agreed with the plans put forward by the Neighbourhood Plan Group for Pershore Road.

Do you agree with the locations for proposed development identified within the emerging Neighbourhood Plan?

Of the 241 members of the community that responded to this question 85% agreed with the proposed locations for the housing allocations.



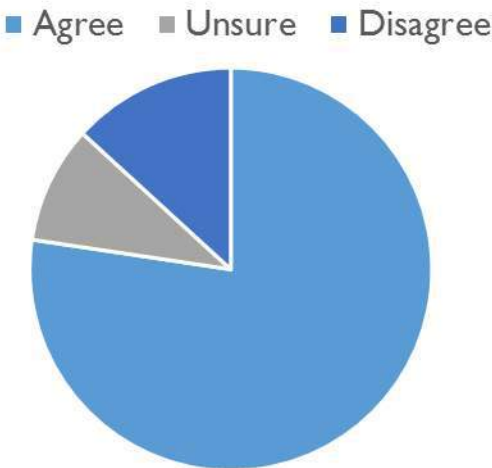
Of the 15% that disagreed, the majority of objections were aimed at the “reserve sites” while the 4 main sites included in the plan for the period up to 2030 were all above 94% support.



Care in Eckington

160 consultees completed the Care survey. This asked the community for their views on the proposals for supported retirement homes and a supported care home.

Seventy six percent (121 consultees) supported the principle of both facilities being included within the Eckington Neighbourhood Plan while 14% expressed opposition.



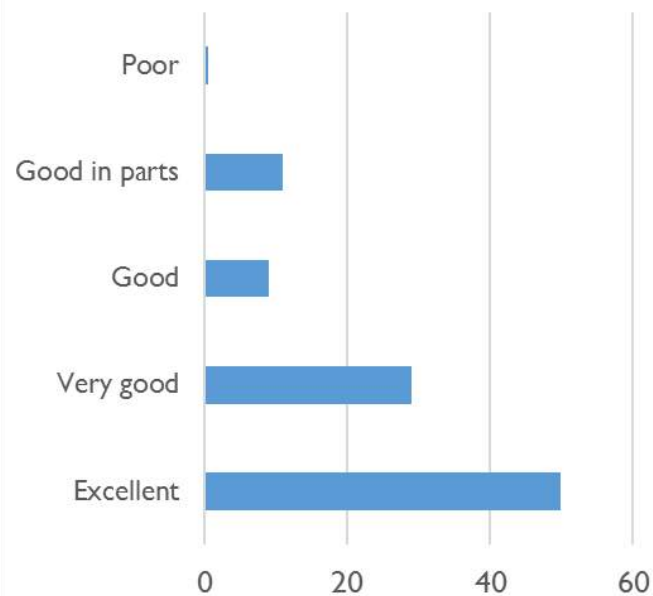
When given the opportunity to comment on the two proposals individually was taken into account, the total support for the principle of allocating retirement homes rose to 95% while a relatively low 76% supported the principle of a care home.



Exit Survey

As consultees left the event we asked questions about the plan overall and our presentation of the proposals. We asked:

- ⇒ Whether the plan was clear—100% said yes
- ⇒ How they would score the plan—50% said excellent; 29% very good; 9% good; 11% good in parts; only 1 person said poor.



- ⇒ 76 people completed general comments forms which can be found in the accompanying Appendix.



4. Endorsement

This Consultation Summary document was prepared by Foxley Tagg Planning Ltd. who were in attendance at the event and are content that this is a fair, complete and accurate summary of the consultation undertaken by Eckington Neighbourhood Plan Group in February 2016 .

Stage 3 Consultation Report 2017



Eckington Neighbourhood Plan

Interim Consultation Event
22nd and 23rd September 2017

Introduction & Purpose:

This interim consultation was held during the final stages of plan preparation and shortly before the formal Regulation 14 stage. The form of the event involved:

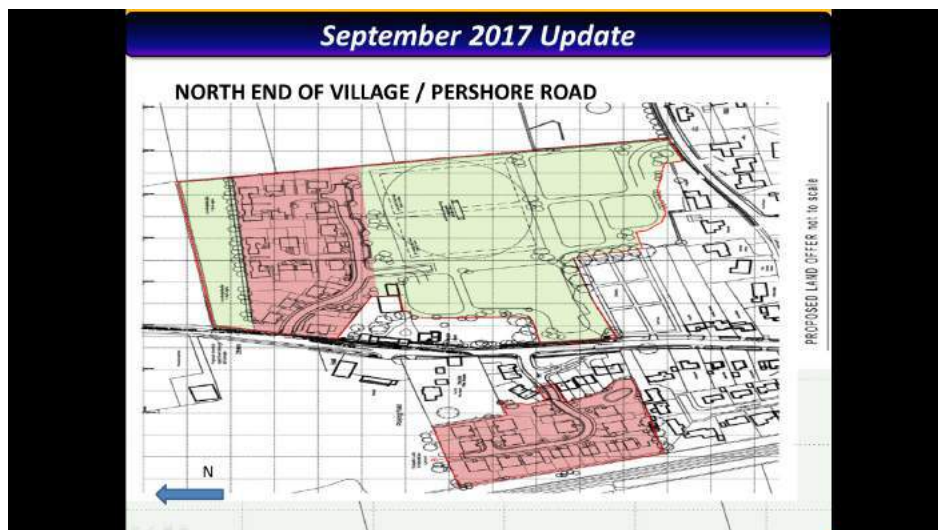
- A display of the main elements of the plan as developed and endorsed by the community at previous events
- A twenty minute presentation
- An informal Question and Answer session - which lasted 30-60 minutes
- Finally an exit survey for all participants.
- This was held in the Village Hall on Friday evening and repeated on the following Saturday morning.

The purpose of this interim event was:

- To provide an update on the 2 main development areas proposed in the plan – with a particular emphasis on a revised layout at the Pershore Road end of the village.
- Explain the next steps
- Collect feedback on the changes covered in the presentation

Specific Changes

Although this event covered the whole plan and both main development areas, the main objective was to explain a specific change in layout to the Pershore Road / New Road area and gather feedback on this proposed change. The proposed change of layout was to switch the homes proposed for the south (New Road) end of the site to Roman Meadow 2 (RM2) and the homes planned for RM2 to move onto the Pershore Road/New Road site but at the North end. The end result being no change in number and type of homes, but with 2 significant benefits to the community - to “bring the green space (donated community land) inside the village” and a significant commercial benefit.



Other changes included:

Tewkesbury Road site withdrawn – 3 homes

Village Centre / Jarvis Street car park changed - Hackett's Lane Car Park eliminated because of safety concerns following consultation with a sub-committee set up with members taken from the School, local residents and the ENP group.

Village Green eliminated – the safe path from Hackett's Lane Car Park no longer needed.

Car Park for 16 cars moved onto School Hard Standing Area / Netball Court with a proposal for a drop off zone on School Lane.

Summary

In total 95 people registered over the two days. The number and type of homes on each site as well as the layout and changes listed above were reviewed and explained. See Table 1.

The overall response was very positive with over 79% agreeing outright with the proposals as a whole. Of those who were unable to agree completely with the proposals, their concerns were with some of the details rather than the layout of the Pershore Road site or the proposals as a whole. Only one person disagreed with the plan as a whole.

The top concerns raised at the meeting were as follows:

- The location of car parking and drop off point in School lane. Six % of attendees raised this as an issue.
- Traffic issues around Jarvis Street. Five % of attendees raised this as an issue.

All the issues raised at the meeting have been taken into account in finalising the draft Plan.

All the material from the meeting has been shared with the community on the Neighbourhood Plan Website for those that could not attend. No other significant concerns have been raised post the event. These conclusions have also been shared via the website and the Parish magazine.

Table 1

	Friday	Saturday	Total	Comment
Total Registered	55	40	95	
Number that attended 2016 Consultation	49	31	80	
Exit Surveys Completed	52	35	87	
Number that agreed that presentation was clear	50	35	85	
Agree with Proposals	40	29	69	79.3%
Disagree with proposal	7	3	10	See List A in Appendix 1 below for reasons
Agree and Disagree	5	3	8	See list B in Appendix 1 below
Personal need for social rented housing	1	0	1	

Note – 1 attendee from outside village at each session – votes both positive but not included in any of data above (School Head and Councillor).

Appendix 1:

List A – Reasons for disagreeing	List B – Reasons for Yes/No feedback
Want to see affordable housing integrated	Not all of it
Too many houses	Agrees Housing / not green space – was confused
Jarvis St residents concerned about extra traffic due to 3 roads converging (2)	Much better but like village as is
Not all - Need more social housing	Concerned about road access onto Pershore Rd but otherwise all OK
Not happy about drop off and car park in School Lane	Happy with Pershore Rd but cannot comment on School as too uncertain
Drop off in School Lane – safety and visual	Jarvis St access (2)
Remove Parking and drop off at school (2)	Safety aspect of traffic ex Hacketts Lane – (this comment may be due to misunderstanding)
Housing excellent – don't encourage driving to school	

Regulation 14 Submissions from Individuals (letter/attachment)



Sorry for coming into this so late but we understood the Village Plan was already finalised but it would appear not!

The back ground, in summary, - earlier this year (July) we looked into subdividing our land at the back of the house to build a small 2 bedroom affordable home.

In the mail below you will see the details of the Pre-planning findings that our back garden does not fall in the Eckington settlement boundary. The map provided by Wychavon is attached and you can see the line at the back of our garden but NOT the boundary. This same line continues over to one of the new proposed developments, which in what has been provided by Wychavon is also not included in the Settlement Boundary. This implies the settlement boundary is therefore being changed to allow the new development.

I glanced through the documents posted tonight but could not see any details of the settlement boundary being changed. If it is being changed can the boundary be changed to include our full garden? We could then reapply for sub division and hopefully my son can build an affordable home.

Included below are details from the planning department.

We are sorry to throw this at you now, but as explained we understood we had missed the bus and needed to wait. We live in hope but understand if you don't look on this mail favourably after all your hard work over the past 4 years.

Kind regards

Bob and Christine Doust

20 Pete & Carol Christmas

From: XXXXXXXXXXXX

Subject: Feedback on Eckington Neighbourhood Plan

Date: 5 December 2018 at 12:13:17 GMT

To: "info@eckingtonplan.com" <info@eckingtonplan.com>

Firstly, many congratulations on getting so far and presenting such a well-structured plan. I wholeheartedly endorse the approach to help older residents to stay in the village and to retain a thriving school.

As residents of Jarvis Street we would like to raise two issues.

1. Phasing of developments. Any work at the school and on the proposed development of up to 6 homes (JS1 & JSF) will undoubtedly impact on the Jarvis Street/Cootheridge Road junction. There are also the current plans to build up to 4 homes on the Orchard beside the church, with access from Jarvis Street. We have recently seen how even work on a single house led to residents' access being blocked! If building work on both sites is simultaneous it could be 'interesting' for residents as well as lorries delivering building materials!

2. Access to the school following the proposed developments. The new car park and change of access to the school could be a great opportunity to reduce traffic flow in the centre of the village, making it much safer for children who walk to school, particularly those from the other side of the main road, and free up the route to the shop. It would be a shame if this was not taken. As you know, Jarvis Street & the junction are not the easiest roads to navigate. Coaches to the school using Jarvis Street have frequently had to knock on doors to ask residents to move cars, and I have seen emergency vehicles becoming stuck.

The proposed car park should reduce the current situation of parents' (& teachers') cars parked along the streets, in particular around the School Lane/Cootheridge Lane junction. However, there will still be residents' cars parked outside properties and additional traffic from the new homes on both sites in Jarvis Street.

On the plan, it looks like the access to the new car park will only be from Pass Street/Hacketts Lane. If this is the case, will traffic be encouraged to approach via New Road and Hacketts Lane? Will the access enable 2-way traffic on this route or will there be queues on School Lane and back to the main road? Or will a one-way system using Jarvis Street as well? Holds ups for drivers can be frustrating but my main concern is the safety of people walking to school, the shop and the Village Hall, which can at times feel like a game of chicken. A Neighbourhood plan that encourages more elderly people to stay and more families with young children to come into the village, but which also increases levels of traffic in an already congested areas, needs careful implementation to ensure its success.

Thanks for the opportunity to comment.

Pete & Carol Christmas,

In Summary

1. Overwhelming bias for the older demographic in the plan, prioritising downsizing and retirement homes above all else.
2. Not enough provision for younger generations and young families
3. Suggestion young families want houses vacated by those downsizing not supported by evidence. Likely they will be unaffordable.
4. Not enough consultation and evidence gathering for the views of anyone under 65, especially those under 30
5. Exclusive development rights given to one individual at the expense of the rest of the village
6. Evidence does not support large developments, with infill housing being the preferred development method from evidence collected
7. Mitigations for proposed large developments are not suitable. Lack of community spaces not currently a concern, the Village doesn't need new green spaces that will be underutilised. Better to maximise existing green spaces.

Detailed Comments on Eckington village plan

As a young family who have just moved to the village and are renting a property we find the plan, somewhat narrow minded and not beneficial to what we would see helping the village thrive. The plan focuses too much on the past rather than focusing on opportunities for the future. In its current state it seeks to turn Eckington into a retirement village rather than a thriving community attractive to anyone below 65.

- Did the steering group consider consulting other demographics such as those who were born and brought up in the village and who are now starting their families and would like to move back? And are currently struggling to do so. Or young families in surrounding villages who have children of school age e.g. Bredon or Great Comberton etc. It might be helpful to understand why they chose to settle in their villages rather than Eckington (house prices/size and style of houses/amenities/jobs) Would the steering group consult with these groups before taking the plan any further? Without these essential views the future of the village is being shaped by the older residents who already live here rather than the younger residents the village claims that it wants to attract. The SG seem to have placed too much emphasis on the views of local older people to exclusion of other interests (the Council, consultees, businesses, landowners and developers). The plan seems unbalanced.
- The evidence which this report is based is from the survey in March 2015, therefore I believe this is potentially out of date evidence, not proportionate (para 158 NPPF) and needs updating to be relevant to be relied upon.
- The scoring system used for the allocation of sites is not clear. Sites seem to have been discounted using subjective scoring rather than objective evidence-based reasoning.
- The Strategic Environmental Assessment also seem to have been written with the answer already decided and before an objective assessment has taken place. Sites are discounted with no real justification and without evidence. The two sites put forward RM2 and Pershore road both have negative scoring compared to other sites which did not receive negative assessment, and yet RM2 and Pershore road were selected, this seems counterintuitive.
- The plan is overwhelmingly skewed and biased for the benefit of older residents. On the two proposed development sites, 15 of the proposed developments are intended for the older demographic, which is

extremely unfair. Lip service is given to young family's by saying they would not be prevented from these developments even though they would clearly be unsuitable and again this is not supported by evidence. This bias is reinforced by the number one objective in the plan is to provide housing for the "ageing community" to downsize. Confirmed again by the number one and two housing policies H1 and H2 are for the "older generations". Lip service is again given to the younger generations in para 8.6 with nothing to back it up. It is claimed young families will want to move into the properties vacated by those downsizing with no evidence to support it and likely they will be unaffordable. Again, as a young family this would not be attractive to us due to expense and cost of maintenance of these homes.

Attempt has been made to disguise the background intent of the plan, i.e. prioritise the needs and wants of older residents to the detriment of the rest of the community. But these attempts are hollow and carry no value. This suggests the duty of candour has not been met.

- The justification used for H2 – retirement homes "elderly resident... concerns about house maintenance, large heating costs upkeep of gardens and security" are also the same concerns the younger generation, if not more so, due the squeeze in incomes of younger demographics compared to older generations. This justification seems to suggest it's ok, and part of the plan, to pass on these costs/risks to the younger demographics
- Why does the plan specifically move away from the provision of affordable housing and the proportion targeted in SWDP. Appendix 8 does not give sufficient justification.
- Policy H1 – Manageable Homes - does not help deliver objective 3 (As a young family this does not attract us).
- Policy H6 – control of Future development - this does support objectives 3 (as a young family this does not attract us) and 7 as claimed (A village should grow organically with small developments not large-scale developments/estates). This policy should either be removed or redrafted to allow limited small developments.
- The plan is too restrictive over where development can take place. It does not consider that new/existing residents may not want to live in the development sites RM2 and Pershore Road and would prefer single/small (1-3 dwelling) developments. We believe this is an attempt to disguise the anti-growth agenda in the plan. The establishment of a development boundary is not supported by proportionate, robust evidence. The plan is overly focused on protection of the locality's many features, too often without sufficiently robust evidence.
- Large development such as Roman Meadow and Pershore Road are not in keeping with the village character. The plan recognises during consultation the village was specifically against large sprawl along the main access roads and yet this is now what the plan recommends. It would be better to have small developments of one for two houses, dispersed throughout the village. (confirmed in the justification of H5 as individual dwellings).
- Larger housing estates which are not within keeping the character and local distinctiveness of the village should not be recommended in the plan. This is even confirmed in para 8.21. Then in the next paragraph the plan outlines it's going to ignore this.
- In general, the plan is far too restrictive i.e. we think it would restrict these things below which could enhance the village:
- There is no mention about increasing tourism which would bring more money into the village via the shop and pub and potentially some of the other 50 businesses mentioned in the plan. Where have you made provision for holiday cottages as we know there is increasing demand of accommodation of this type due to increased use of sites such as Airbnb.
- There are no plans to cater for the residents currently in the village with a scenic spot to have a village coffee shop, something we think would really benefit the village. There are no allowances for if somebody wished to set up a novel businesses such as a farm shop or petting farm, both of which would add to the village
- The plan does not allow for any architecturally significant / outstandingly beautiful houses to be planned or built. These types of buildings are likely to be standalone and not in a mass development as the plan currently

proposes. These types of building bring interest, beauty and would set Eckington apart from other villages. These have not been planned for.

- We believe the plan should also cater for conversion of non-residential buildings into family homes. These would not need to be within the development sites (RM2 and Pershore Road). These are not new builds but would enhance the existing character of the village by maintaining and upgrading existing buildings that have fallen into disrepair. The key to making anything viable currently is diversification. This plan does not allow for businesses/farmers to diversify into: holiday cottages, farm shops, petting zoos, coffee shops or a small leisure development with swimming pools such as that at the Moretons.
- The plan overwhelmingly benefits one or two landowners in the village giving only them the right to benefit from developments. This is unfair on everyone else in the village.
- The mitigations suggested for having such large developments are not what's needed in the village. We don't have a lack of community space, so why is this being suggested. The space would be unused is disjointed from the existing recreations site.
- The number one issue, as identified in the plan, is attracting young families to the community which currently this plan does not do.
- The plan should make clear any conflicts of interest with those who wrote the plan and those who would benefit from the development of RM2 and Pershore Road sites.

Evidence used is flawed

Only 554 questionnaires were delivered and overall only 369 "heads of households" responded which does not proportionally represent the 1217 residents. This equals a response rate of on 30%. The sample size is too small. Further engagement and evidence is required to be fully representative and to be relied upon. Specifically, techniques should be used that would encourage a younger demographic to participate.

The evidence only measured the age of the "head of the household" – this skew's the evidence in favour of the older demographic as of course you are much likely to be older to be the head of a household. What about the 26% under the age of 29 (according to 2011 census?). Those under the age of 30 seem to have been ignored/excluded from the evidence gathering process. It appears that an assumption was the "heads of household" would represent the views of all others in the village, this assumption is flawed. Not enough, if anything, has been done to engage/collect evidence from anyone except the "head of the household". This can be seen clearly at question 10 in the evidence when only 116 people answered the question of what activities should be available to 14-18 year olds.

Only 369 out of 1225 household spaces responded representing only 30% of the households. This is too low a response rate to base the plan on and act as justification, especially when this is supposed to represent 1217 residents, hence the apparent bias.

As the plan identifies Eckington has an above average ageing population. This plan, in its current form, seeks to exacerbate the issue.

Only 10% of respondents in the survey prioritised green spaces as the most important landscape to conserve yet this seems to have been prioritised in the plan as a mitigation for the Pershore road and RM2.

Q15 of the parish survey clearly identifies that the type of development best suited to the village in infill (89%) with the second choice being small developments of up to 5 (86%). The respondents were overwhelmingly against developments up to 20 (68% against and any development above 20 (94% against). This completely contradicts what the plan currently proposes.

23: Robert Jackson

2011 census identified 74% households were for a family, with only 0.1% of households where they were all aged of 65. This does not support the overwhelming bias of the plan to cater for this age group. Much more focus should be on suitable family accommodation/young demographic. Who according to the evidence want infill housing not large estates.

85% of respondents wanted to develop tourism and agriculture, yet plan makes no mention of this?

Infill housing and small development on sites of up to about 5 units were the preferred methods of delivering potential new housing in the village. The concept of larger housing developments being appropriate to the nature of the village was also overwhelmingly rejected. Stage 1 consultation summary - attendees to the event also had strong views that the number of houses built on a site should be limited to around 5 or 6 and the density of the houses should be low to allow green spaces and the 'open feel' of the village to continue.

Far too much weight has been given to the stage 1 consultation event. 40% of those that attended were over 65 when this demographic comprises less than a quarter of the village. This exaggerates their needs beyond what is reasonable and proportionate to the rest of the village.

Far too much weight is given to the stage 2 consultation report. Only 273 registered to vote over the two days that's less than a quarter of the population. Only 9 were under the age of 18. 42% of those who attended were of retirement age at the event but in total this age group only make up about a quarter of the village population. This confirms far too much weight is being given to their needs and wants to the detriment of the rest of the village. Only 200 residents agreed with the proposals in RM2 and Pershore road. Again, this contradicts the 291 who voted against such large developments.

At the stage 3 consultation the proposal to utilise RM2 and Pershore road are debated. Only 95 residents registered to vote, with only 69 agreeing to the proposals. The proposal is in direct contradiction to the much larger survey, reinforced at consultations 1 and 2 which showed residents overwhelmingly rejected large developments of the types proposed at RM2 and Pershore Road as not in keeping with the character of the village and to stop sprawl along the feeder roads. In total 276 voted in favour of infill housing and not large developments. So how does the view of 69 trump the views of 276? 291 specifically voted against large developments of 20 houses or more.

We need to attract more young families into our community – strategic driver yet no evidence proposals will achieve this.

Housing Needs survey by Wychavon district council identified the potential need for 30 additional affordable housing units and 26 households stating they will need change their accommodation in the next 5 years. The housing needs survey (appendix 13) was based on only 21 questionnaires. It is not possible to represent the housing needs of village of 1217 by the responses of 21 people (representing a return rate of 1.7%.) There no way 1.7% can represent the needs of a village

In summary we believe the document as it stands is far too restrictive especially noting the long period the document is proposed to be in place, this should be reduced. We believe many more building types and ventures should be considered and the committee need to broaden the scope of the planning as currently it is severely limiting the wealth and joy the village could bring to its residents.

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800
F: 01260 288801

www.gladman.co.uk

Eckington Neighbourhood Plan
Hollies End
Manor Road
Eckington
Persnore
WR10 3BH

By email only to: info@eckingtonplan.com

Dear Sir/Madam,

This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft version of the Eckington Neighbourhood Plan (ENP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

Gladman requests to be added to the Parish Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.

Gladman would like to offer their assistance in the preparation of the neighbourhood plan for the submission version of the neighbourhood plan and invite the Parish Council to get in touch regarding this.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the ENP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*

National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

On the 24th July 2018, the government published a revised National Planning Policy Framework. The revised Framework states at paragraph 213 that *'the policies of the previous Framework will apply for the purposes of examining plans, where those plans are submitted on or before 24 January 2019.'* As such the Parish Council will need to ensure that the policies contained within the ENP are consistent with the appropriate version of the NPPF. Further, the Parish Council will need to be aware that the revised NPPF is considered a material consideration which will need to be taken into account in dealing with any planning applications.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the previous Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 17 of the previous Framework further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the previous Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The

32: Gladman

requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded.

Relationship to Local Plan

To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.

The adopted Development Plan relevant to the preparation of the Eckington Neighbourhood Plan is the South Worcestershire Development Plan (SWDP) adopted in February 2016. The SWDP is the overarching planning document for Wychavon, Malvern Hills and Worcester City councils and considers the long-term vision and objectives for South Worcestershire up to the year 2030.

Eckington Neighbourhood Plan

This section highlights the key issues that Gladman would like to raise with regards to the content of the ENP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination.

Policy H4 – Windfall Development

Policy H4 specifies that 50% of dwellings on windfall development that provide for 3 or dwellings will be required to be built to the manageable homes specification set out in Annex 2 of the NP.

Gladman object to this policy. Whilst recognising the issue of an ageing population is very much of concern to the Parish Council, in its current form, the policy would apply to all windfall residential developments across the neighbourhood plan area.

We consider that this policy is overly prescriptive in requiring manageable homes to be provided on all windfall developments. We do not believe that this is a reasonable requirement of any development, nor is it reflective of the market realities of providing accommodation for older people.

Policy H6 – Control of Future Development

Policy H6 states that proposals for development outside the defined settlement boundary will not be supported.

Gladman do not consider the use of development limits to be an effective response to future development proposals if they would act to preclude the delivery of otherwise sustainable development opportunities, as indicated in the policy. The Framework is clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework and is contrary to basic condition (a). Beyond, this, Gladman consider it necessary that the policy recognises, that within the plan period, it may be necessary for greenfield development, outside the development limits, to come forward to assist with meeting local housing needs. As such, we recommend that sufficient flexibility is established in the policy so as to ensure that the plan can adjust to any local changes.

Policy H7 – Village Design Statement

Policy H7 states that without exception, all proposals for new development must accord with the Eckington Village Design Statement.

Whilst Gladman recognise the importance of high-quality design, planning policies and the documents sitting behind them should not be overly prescriptive and need flexibility for schemes to respond to sites specifics and the character of the local area. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.

Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments.

Policy EN1 – Key Landscapes

Policy EN1 identifies key landscapes and vistas that are to be protected.

We submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views.

In addition, as set out in case law, to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support.

32: Gladman

Opinions on landscape are highly subjective, therefore, without much more robust evidence to demonstrate why these views and landscape areas are considered special, the policy in its current form will likely lead to inconsistencies in the decision-making process.

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the ENP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours faithfully,



Megan Pashley

m.pashley@gladman.co.uk

Gladman Developments Ltd.

ECKINGTON NEIGHBOURHOOD PLAN 2019 - 2030

PRE-SUBMISSION PLAN

Clearly there has been a lot of work put into this plan and those involved are no-doubt beginning to understand the complexity of some of the issues and the time it takes to prepare and contribute towards a robust planning framework. As this Neighbourhood Plan stands at present, however, I do have a number of concerns:

Consultation Process

Copies in the shop were deposited without copies of all the relevant Appendices and supporting information. These contained the meat of the issues identified by the local working groups. Particularly important as these issues were not always fully translated into, or addressed in, the main part of the Neighbourhood Plan.

Scope

Despite the scope and range of working groups, the only policies that seem to be emerging from this are the allocation of land for housing, on sites that are overly large for the scale of the development proposed. They are somewhat vague as to exactly how much housing is being planned for and what else is to be provided on the proposed site (if at all).

Development Boundary

I am extremely concerned that the scope of this plan explicitly states that it was to look for potential housing sites only *outside* the village development boundary. I find this extraordinary, negating, as it does the whole principle of having a development boundary in the first place.

Brownfield Sites

I am also concerned at the assumption that new development has to take place on green field sites. No attempt appears to have been made to acknowledge, identify or assess the availability of Brownfield (i.e. redundant / previously used) Sites. A rigorous assessment of such sites is required, not only to limit the use of new /green field sites and urban sprawl, but also in order to find economic uses for currently under-used structures, of architectural merit, which help to define Eckington's history and character.

The local planning authority (Wychavon) should have a Brownfields Sites Register. I would like to see this included within the Neighbourhood plan, as far as it pertains to Eckington. Ensuring that as much information as possible is logged onto it helps remove the unknowns around Brownfield Sites that so often deter prospective developers. This group may be able to update it but this should always be a first port of call for developers and plan makers alike, when seeking potential development sites.

Preserving our Built Heritage

There are a number of properties in Eckington of architectural merit, which it would be a shame to lose, and yet are currently under-used. These need to be found viable uses and brought back into use so as not to lose part of the character of this village. The Buildings at Risk register lists listed buildings at risk but there may be others, including farms buildings, considered of local merit which are not included.

Landscape.

The plan cites a number of important views which it feels worthy of protection. In my view the most important view is that of Eckington Bridge. This is an ancient Monument and the nature of its rural setting must be protected. In particular, I would not like to see development on the edge of the village breaking the skyline or any extension to the Caravan Park.

The village cross and green is also an import landmark. The recent unsympathetic installation of a bell bollard is an eyesore and unnecessary. Consideration should be given to its removal.

The green with tree at the corner of Upper End / New Road / Nafford Road is also characteristic of this end of the village and should not be lost.

The Design Guide identifies a need for the Local Plan to include a policy preventing the removal of hedgerows.

As a child, from the top of Bredon Hill, I could pick out the villages in spring time at a glance by seeing the blossom trees! This is part of our local heritage but, as noted, many of Eckington's orchards have already met their demise. New planting in the village could, however, where the opportunity arose, help to bring back some of that charm. And something to this effect, although ornamental, could be written into the brief for open space within new development, where appropriate.

Housing Targets

The need for more housing is a figure for the whole of South Worcestershire. There is no target that is explicitly for Eckington. The requirement for new development sites should therefore be viewed in the wider context. Unless there is an explicit need for the development to occur in Eckington, Brownfield Sites in neighbouring villages should always be explored in advance of greenfield sites in Eckington. This is where a wider Local Development Plan approach has advantages over taking too narrow a focus on Eckington alone. Also, the school catchment area is wider than the Parish of Eckington, so Eckington does not necessarily need to be solely responsible for finding additional housing to support it. Eckington has taken its fair share of new development in recent years and there is a healthy turn-over of property. This rate of development does not necessarily need to be replicated, particularly whilst opportunities for development lie elsewhere.

Nevertheless, there may be local need for certain types of development and, indeed, the working groups have identified a number of issues e.g. First time homes, retirement homes, offices and small start-up units, a cemetery and possibly a new village hall. These all need to be followed through in the main part of the Neighbourhood Plan, with policies to designate or inform a development control decision. The scale of proposed development in many cases, is not, or does not need to be, particularly large, so there may well be sites within the current boundary that meets this need. These should be identified and the use of Greenfield sites should be a last resort, rather than a first port of call.

Downsizing and Retirement Homes

I applaud the suggestion that new housing designed for downsizing should not be extended and I am not against the idea of designated retirement homes, however I do feel that care needs to be taken. A retired couple or individual generally only need one bedroom for their own use. If they plan to downsize, this may also result in reduced living or reception room space. Some may not really wish to leave their existing homes and may find that moving a bedroom downstairs provides them with the solution they require, with rooms for visitors upstairs that are not in general day-to-day use. Adaptations e.g. hand rails, stair lifts or downstairs wet rooms may be required, but for some this could well be a viable alternative to moving house.

There seems to be currently no shortage of houses on the market. Some of these, especially if they were built to Lifetime Homes Standards may also provide the downsizing required by those in earlier retirement, currently occupying larger homes.

Purpose built sheltered accommodation, capable of taking people into later retirement or for use by those with disabilities is a different matter. These may benefit from a warden's house on site, dedicated taxi service and should, perhaps, be close to the village shop. We none of us know what our exact requirements are going

to be and specialist nursing and / or dementia care might be required. A small development of retirement homes would be unlikely to be able to provide this level of care but may provide a suitable home for some.

Starter / Low Income Homes

I feel that there could also be scope for a brave new policy whereby *all* one and two bedroom properties are protected from extension or demolition, unless replaced by one of a similar size. This would help to limit their commercial value and keep them in easier reach of local / first time buyers. It does seem non-sensical that we allow extensions to these small properties and then wonder why there is nothing affordable for the up and coming generations, or those on low incomes.

The provision of starter homes could, however, be as simple as the conversion of an existing property into residential flats, possibly with shared amenity space. It doesn't necessarily have to involve the building of detached properties.

Wider Land Use Issues

A number of non-housing land use related issues have been identified by some of the working groups, eg. Office / industrial land, cemetery and possibly new school and / or village hall. It is really important that the need for and / or desirability of this need is fully investigated and followed through with appropriate site suggestions and not left hanging in the air.

Offices

There was some indication of the need for small office space. Again, there may be existing buildings that could be converted into a business centre. This does not necessarily require new build. Either a site needs to be identified and allocated for this, or clear criteria need to be set out for the assessment of any proposals.

Cemetery

The need for an extension to the cemetery has been identified. However, this does not necessarily have to be in an adjacent location. This could be on a different site altogether. The issues surrounding the provision of a cemetery / burial ground need to be explored and appropriate sites identified for consultation.

School

Mention is made of the possibility of extending the school grounds or even moving the site altogether, but there is no clarity. Has the school expressed a need for more land? Does it have curriculum time to make more use of recreational space? Has it got the budget to maintain it? Are there plans to extend the school or seek a larger site for new build? Further clarification is needed before this is given as a reason for identifying and allocating land.

Village Hall

If there is a need to consider the provision of a new village hall, this needs to be clarified, the issues looked at in detail and appropriate potential sites identified for consultation.

Coffee Shop

I agree that there is a need for some form of central, community facility which is an alternative to a pub. This could have a number of uses, from providing a hot meal for those who need, to somewhere to socialise or even work.

Roads and Footpaths

Roads and pavement repairs are not development plan considerations, although a policy protecting the rural feel of the village through informal footpaths and grass verges could be appropriate. The new pavement in

New Road has very much urbanised the look and feel of this part of the village and flies in the face of the provisions of the Local Design Guide.

A policy protecting established footpaths and rights of way may also be appropriate.

The railway cuts the village in two and is a barrier to the lower part of the village accessing the village shop and pubs etc, particularly for those with mobility difficulties or with pushchairs. Perhaps the installation of a lift at either end of the footbridge could be investigated? This could encourage walking and help limit the need for a small number of vehicle movements.

The shared use of the road by vehicles and pedestrians is not necessarily a problem. It acts as natural traffic calming, though it is agreed that there is concern if emergency vehicles cannot get through. Local residents / business meetings might come up with codes of practice for localised areas that help address this problem and / or find land use solutions in the form of small shared car parks.

Any future development should consider the both the ease of access by foot to village services and the implications for continued easy access to open countryside currently valued by Eckington residents.

Infrastructure and utilities.

No comment has been made on the capacity of our utilities to accommodate future development. Have the utilities companies been consulted? For example, has our water supply got the capacity to service more development without a drop in water pressure? What about drainage and electricity supply also?

Conclusion

There are many land use issues, identified by the working groups, which have still to be explored or more fully followed through in the Neighbourhood Plan.

Development land should be found, wherever possible on brownfield sites *within* the existing development boundary. Development within the Village Envelope would not then be odds with the protection of green spaces. The need to breach the Development Boundary would be minimised. A copy of the Brownfields Sites Register, as it pertains to Eckington, should be referred to and included in the Neighbourhood Plan as supporting information.

Where it is not intended to allocate land but the village is minded to look upon certain types of applications favourably, the criteria against which such applications will be assessed should be identified and made clear.

Where further investigation is needed, this should be carried out and reported on, following up on any land use implications for the Neighbourhood Plan.

Julia Rowntree

Eckington, Dec 2018

Colin Chapman,

ECKINGTON NEIGHBOURHOOD PLAN

Apologies for not being able to submit my comments by email or on line but I borrowed a hard copy from the shop and I congratulate you and the team for the professionalism of the draft plan.

Apart from the issue about "overage" on the sale of the land JS1 and JSF which the PCC will have to consider when the sale is confirmed, my only comment is to re-state my view that when the development at RM2 happens the possibility of a footpath access from Russell Drive through RM 2 to the playing field and pavilion should again be explored. I appreciate this would mean a householder in Russell Drive giving or selling a strip of land and they may not agree to do so; but the question should at least be asked and the contractor building the RM 2 properties would be ideally placed to lay the farm track (if required) and build the fences.

Derek Potter

11-12-2018

Regulation 14 Submissions from Individuals (web/email)



Date No Received Name				Consultation received on Pre-Submission Plan - Individuals
1	31-Oct	David J Crowley	It occurs to me that no consideration has been given to expanding the cemetery along with the village expansion. As this opportunity to future proof it by expanding apparently exists, it should be a serious consideration. By taking no action now, in years to come it will fill and another burial ground will need to be sought.	
2	31-Oct	Christine Doust	Issues surrounding her land and the Development Boundary see email C002	
3	31-Oct	Mary Tyler	Car parking is really really important for school mum's, teachers and village hall excess cars. It has become more and more difficult for residents of Jarvis St to park our own cars	
4	31-Oct	Jason Martin	<p>The work the steering committee have put into preparing this is to be commended, it was clearly a major task.</p> <p>I've read the plan and have the following observations/queries;</p> <p>What is the density of the proposed Pershore Road site?</p> <p>Have any outline designs or formal designs for RM2 and Pershore Road been produced?</p> <p>As I have said before, I disagree with the data showing that 20 new homes are required to keep the school buoyant</p> <p>I do not support the joint development of RM2 and Pershore Road. Other than the deal cut with the landowner to provide community land, I can see no reason for such a major development within the village.</p> <p>Although those sites gained overall approval, that was based on the community knowing that RM2 was going to go through in some form, but the community made it clear that any development would need to be appropriate. The village as a whole united to effectively see off the appalling Cala Homes proposals. It is clear from your own research that the community prefers small developments of 4-8 houses, not 44 in one go.</p> <p>I remain concerned that the Neighbourhood Plan is greatly influenced in its overall outcome by what one landowner is looking to achieve, and what they are prepared to gift to the community in return. Whilst the benefits are clear, there is no current need nor requirement for such an unprecedented amount of one off development in Eckington. That level of development is simply overkill, too much, and too soon, it should be more evolved and organic.</p> <p>The Neighbourhood Plan evolved as result of a group of villagers realising what the same landlord was planning for the same land, and making that aware to the community as a whole. It was clear that the more formal route of the Neighbourhood plan was required. That development was for up to 100 houses, and whilst it was never going to happen, it was clear what the community felt about mass development on a one off basis within the community. The two developments should be phased.</p>	
5	06-Nov	John Wiffen	<p>There seems to have been a lot of time and effort put in to a non binding plan, that does not seem to address many issues. From earlier meetings in the village hall it was clear that all the pre-requisites for a neighbourhood planning committee had not been met.</p> <p>There seems to be a lack of transparency to whom are the winners and losers are to each proposed plan.</p> <p>The end result seems to be a new enclave on the outside of the village, with no great benefit to the community.</p>	
6	08-Nov	Carolyn Gemson	<p>Subject: A fantastically well put together document with some really beautiful photos-well done to all involved.</p> <p>I think that limiting the density of new housing will be really important to keeping a 'village feel'.</p> <p>I'm surprised that more emphasise doesn't have to be placed on minimising environmental impact in all areas of village development-not just in requiring new homes to be carbon neutral ,but also the inclusion of cycle paths,renewable power generation to feed into the village,share buying initiatives,etc.</p> <p>I am concerned that retirement homes are discriminatory .Would more affordable homes not fulfil the same need,providing homes not only for the retired,but for all who want to stay in the village?</p>	
7	12-Nov	Mike & Janet Clemas	My wife and I just wish to express our appreciation at the comprehensive and professional plan that you have produced. Congratulations	

Date			
No	Received	Name	Consultation received on Pre-Submission Plan - Individuals
8	13-Nov	Peter Jones	<p>The proposed developments as outlined in the last Consultation Event indicate, in my interpretation, that there would be 19 homes on the Pershore Road site and 19 homes on Roman Meadow 2.</p> <p>The Allocation of Site Plan now indicates an additional 2 homes i.e. 21 homes on the Pershore Road site and a reduction of 2 on the Roman Meadow site i.e. 17 homes. Why is there a change from the original allocation ?</p>
9	16-Nov	Steve & Lorraine Halls	<p>We live in no 2 Thatched Cottages in Jarvis Street - the school backs onto our garden. We support the principle of extending the school facilities and the addition of 4/5 dwellings adjacent to no. 1 Thatched Cottages. However we are concerned about the noise, disruption, dirt and overall impact during the building & development works. In addition, we are most concerned that the new houses might block our view to the Bredon Hills which we can see from our property and is a prime asset for our property. We reserve our support until we have seen the detailed plans for those new houses in terms of height and positioning.</p> <p>You will appreciate this is a genuine value-added element for living where we do and would not wish our landscape diminished.</p>
10	21-Nov	John and Sue Checketts	<p>We support all the key elements of the plan, particularly the draw in/parking at the school. (Many thanks for all the hard work of those involved in the preparation and presentation of this impressive project.)</p>
11	21-Nov	Andrew Binns	<p>With regards to the proposed development in particular JS1 I would like to make the following comments.</p> <ol style="list-style-type: none"> 1. Careful consideration on safety grounds should be given to the resulting increase in traffic through narrow and in most cases unpathed lanes which have a high pedestrian use, particularly during school drop of and pick up times. 2. If this proposed development should go ahead careful consideration should be given to managing the impact of construction traffic on road condition and in particular again on safety grounds. 3. As was mentioned by a number of people at the public meeting, the water pressure particularly at the top end of the village is not good and at peak times pretty dire. Obviously any added development will deplete this further.
12	27-Nov	Guy Tyrrell	<p>Do I understand point H6 correctly that you will resist property developments outside the scope of this plan?</p> <p>So if I bought one of the homes from an elderly resident looking to downsize, but the house needs working doing to it and would perhaps be too small for my family in its current state, then you wouldn't allow me to develop and/or extend it?</p> <p>What if I already owned property in the village that I wanted to invest in, would you resist that investment?</p>
13	01-Dec	Alastair Jackson	<p>There is an Overwhelming bias for the older demographic in the plan, prioritising downsizing and retirement homes above all else, as a result there is not enough provision for younger generations and young families!</p> <p>There is a suggestion that young families want houses vacated by the elderly downsizing which is not supported by evidence. These houses which are too big and expensive for the elderly will also be too big and expensive for families, especially if you factor in renovation costs!</p> <p>There has not been enough consultation and evidence gathering for the views of anyone under 65, especially those under 30!</p> <p>It seems that exclusive development rights have been given to one individual at the expense of the rest of the village!</p> <p>The plans own evidence does not support large developments, with infill housing being the preferred development method from evidence collected!</p> <p>Mitigations for proposed large developments are not suitable. Lack of community spaces not currently a concern, the Village doesn't need new green spaces that will be underutilised. Better to maximise existing green spaces.</p>

Date No Received Name			Consultation received on Pre-Submission Plan - Individuals
14	02-Dec	Kiloran Howard	I have a small family and drive through Eckington regularly. We would love to move to Eckington but this plan does not support that. We do not want to move into the houses of those who wish to downsize. We also do not want to live in an estate on the edge of the village. We certainly don't want to live in a retirement village which this plan seems to want to create. The evidence supported infill housing which is more in keeping with the village feel that attracts us. So why on earth does the plan recommend two large estates? I also think policy H-6 is far too restrictive and unfairly takes rights away to develop from those outside the development boundary. Why not allow infill housing for those outside the development boundary? Overall not enough in the plan for anyone below 60 and why on earth have the exclusive development rights for the two large estates been given to one individual?? Highly suspicious to me...
15	04-Dec	Helen Simpson	Very comprehensive Thanks for all the hard work that has gone into development of this plan.
16	04-Dec	Paul Saunders	I believe the overall ethos of keeping the village alive by providing suitable housing in order to allow the elderly and families to move can only be a good thing. Not sure how elderly residents will get on with a playing field next to the proposed new houses in Jarvis Street, although I think the school could use the extra space. I would prefer safer access to the current rec rather than extra car parking. Overall I think it's a well balanced plan. Let's hope the future housing is attractive and eco friendly.
17	04-Dec	Andrew Jackson	I believe more consultation is required to address the concerns of the younger generations. I know my children would not seek to buy these large houses vacated by those seeking to downsize. The plan currently seems to exclusively accommodate the needs and wants of the older generations. Specifically, there is no evidence supporting a key assumption that those wishing to downsize would like to move to these large estates on the edge of the village on the main roads. This does not appeal to me at all. Furthermore, these large estates are not in-keeping with the character of the village. The evidence collected clearly showed that large estates were not supported by the village. The overwhelming majority of residents preferred infill housing. I also question why one individual who owns the two plots of land recommended for development on Pershore Road and Roman Meadow should be the almost exclusive beneficiary of the plan. Finally, policy H-6 is incredibly unfair for those of us who live outside the development boundary. It disproportionately impacts us and unfairly restricts and takes away our right to development. I see no reason why infill housing should not be allowed outside the boundary. This is much more in-keeping with how a village would grow organically rather than these large estates proposed in the plan.
18	04-Dec	Brian (Kit) Carson	We are very grateful to all those concerned for the obvious hard work and negotiation that has been undertaken to get us to this point. It is encouraging to us that this plan provides greater opportunities for our grand-children to remain in this lovely village if they choose to do so. We hope the plan receives strong support within the village community.
19	04-Dec	Anne Jackson	I would not seek to downsize to a large estate on a major road outside the village. This assumption in the plan is flawed. Large estates like this are not in-keeping with the character of the village. The 2015 survey clearly identified a preference for infill housing and not large estates. The following meetings that supposedly ratified these large estates are not valid as they had far fewer consultees and were not sufficiently publicised. There was also insufficient communication/advertising that the plan was going to ignore the evidence collected in the 2015 survey and in fact completely contradict it. Instead of small developments/infill housing, which is what the survey clearly showed was preferred it now suggests large estates are they way forward?! Policy H-6 in the plan is grossly unfair towards those who live outside the development boundary. This disproportionate restriction on our rights of development surely this needs to be removed or updated to allow small development. This in much more how a village grows and what younger generations are seeking, not these large estates that take away from the character of the village. Overall the plan needs to better address the needs and wants of anyone under retirements age, not just pay lip service to their needs as is the case currently in the plan
20	05-Dec	Pete & Carol Christmas	Firstly, many congratulations on getting so far and presenting such a well-structured plan. I wholeheartedly endorse the approach to help older residents to stay in the village and to retain a thriving school. As residents of Jarvis Street we would like to raise two issues.see email attached

Date			
No	Received	Name	Consultation received on Pre-Submission Plan - Individuals
21	06-Dec	Anne Binney	I think the plan is well evidenced and well written. The only query I have is whether the recommendation to remove all permitted development rights from the managed and retired persons' houses is fair. Permitted development is quite limited so wouldn't allow a person to create a large extension, but if removed, it will prevent for example the addition of a small conservatory. This could provide a quality addition for an older person with the capacity to grow plants without having to garden if mobility is an issue. I understand that it would not be helpful for these homes to be overdeveloped and create larger homes whether village and needs small ones, but the consequences making detrimental and unfairly restrictive to our ageing
22	09-Dec	Mark Jarvis	<p>Thankyou for putting together the plan and allowing me to comment. There were some really good bits like making the School at the heart of the village, but there were also some really dodgy bits.</p> <p>Me and my partner would love to start a family but need a bigger home we currently live in a bungalow on the edge of the village. This plan does not really support us doing that. We don't want to live on the edge of a village in a massive estate. I don't understand how one individual seems to have persuaded the committee that all the developments should be on his land only, that stinks to me. Also why does the plan focus/cater solely for those over 65. The suggestion that it also appeals to anyone my age (late 30's) who wants to start a family is rubbish. Ultimately if you want a thriving school you're going to have to attract people below 65 to the village....this plan currently does not do that. It seems to benefit solely those who have written it. Could the plan detail the ages of those on the committee? I'm guessing less than half would be below 50?</p> <p>I've been also speaking to a few friends who would like to move to the village and they agree this plan does attract them. If anything it will kill off the village with only retirees living here. I specifically got confused with policy H6, it seems to not support any development? I couldn't see where the development boundary is, but I'm guessing I'm in it. So how is that fair? A village should grow naturally not with large developments which try to disguise themselves as a number of small developments...the result is the same!</p> <p>Overall a good first attempt but much more work is needed to attract young people to the village.</p>
23	09-Dec	Robert Jackson	See letter attached

No	Date Received	Name	Consultation received on Pre-Submission Plan - Individuals
24	10-Dec	Kate O'Brien	<p>I have some concerns about the plan as follows.</p> <p>It seems heavily biased towards satisfying the needs of only "older generations" and not the needs or wants of anyone below retirement age. As a young family currently renting in Eckington, the plan does not provide the sort of developments we require, if we wanted to stay in the village. We know the school already is struggling to attract pupils and is below the number required to be economically viable. The plan also wants to make the school at the heart of the village and recognises this is key to a thriving community. So why then does the plan simply prioritise those looking to downsize/retire. As a young family we could not afford the housing left by those seeking to downsize and do not think that type of housing is suitable anyway. Therefore it is a complete fallacy that this plan does anything for us and based upon no evidence whatsoever. There are token gestures for those of us under 65 with no real thought or evidence to back it up. It strikes me as such duplicity cannot be allowed and certainly does not represent the Eckington community. There are further hollow words of support for those of us under retirement age who may be considered for one of thee large estates on the edge of the village. Quite simply, living in one of these proposed estates would not attract us at all as it is not in-keeping with village life. It is sheer hypocrisy, when the evidence clearly shows no desire in the village for large estates that is the very thing the plan recommends. Further falsehoods are attempted by trying to suggest they are actually a number of small estates and therefore not a large development. Surely this is tongue in cheek. I also don't understand why the plan makes such a big deal of the additional green space as mitigation for these large estates. Surely a distraction, we don't need, for these large developments that are not wanted. I also question why one landowner has been given the exclusive large development rights. Such a large windfall to one individual cannot be right or fair. Why doesn't the plan do more to attract small businesses to the village. Having spoken to a few friends I also think suggested policy H-6 is massively unfair for those outside the boundary. Such a blanket ban on any development outside the arbitrary development boundary is wholly inappropriate and disproportionately restrictive. A village should be allowed to grow naturally and policy H-6 prevents this Why doesn't the plan try to emulate the success of Bredon, which has a thriving community and attracts lots of young people, families and businesses. This Eckington plan, seeks to end the village with no attempt to attract the young. The plan should also include provision for single people who just want a studio flat or one bedroom house. I think greater consultation should be done to ensure this truly is a plan for everyone not just those who wrote it. Imaginative techniques should be used to ensure participation from the demographics the plan suggests it is trying to seek (anyone below 50).</p>
25	10-Dec	Susan Graham	<p>the plan needs to do more to attract young families to the village. The plan currently only seeks to benefit those who want to downsize and those that wish to retire. I don't believe, have not seen any evidence, that young families want to move into the houses we vacate. I also do not want to vacate to a large estate in the middle of nowhere outside the village. There are two many assumptions and false assertions drawn from the evidence. Evidence also seems to have been manipulated to support the plans recommendation of large estates on the edge of the village. I voted in the original survey, along with 90% of the rest of the village, for small developments/infill housing. This plan seeks to ignore this and moves in complete contradiction to the evidence. Having a couple of consultation days to move away from this original survey is not good enough. Finally I have spoken to a large number of residents who can't understand why two large estates are OK outside the development boundary but policy H-6 means no other development is allowed. So it's OK for this one landowner to do it but sod everyone else. That doesn't seem right to me and would certainly be open to challenge</p>

No	Date Received	Name	Consultation received on Pre-Submission Plan - Individuals
26	11-Dec	Ana Brady	<p>Well done to all members of the steering group and contributors to the plan. It has been a mammoth task, but the result is a clear and constructive set of ideas and plans which I agree with almost entirely. Thank you!</p> <p>I would like to make two comments:</p> <p>1) depending on its design, would the proposed drop off area on school lane not encourage too much traffic on an already narrow (single) lane part of this road at school drop off and pick up time? Even if restricted, parents would still use it for drop off, as some regularly use the VH car park now, even though school has repeatedly asked parents not to.</p> <p>A designated school parking/drop off area on the Pershore Road site would be an excellent idea</p> <p>2) a couple of suggestions for potential uses of the community land on Pershore Road: -an all-weather hard court for community use ie for basketball, netball, tennis, etc. This may be attractive to teenagers too, who, I feel, are not well served with facilities in our village.</p> <p>-an area for skateboarding or rollerskating with small ramps similar to Bredon playground</p>
27	11-Dec	Ben Walden	<p>Although I certainly agree with the sentiment of what the Neighbourhood Plan is attempting to achieve, from reviewing the approaches in which community feedback and engagement has been sought, the methods used to gain such commentary seem to disfavour or exclude the younger generations in which it the Plan purports to support. Furthermore, feedback is not actively sought from young families living outside of, but with a strong connection to, the Eckington community (e.g. people who grew up in the village, and who may consider moving back when starting families). If the intention is to find means to encourage young families into Eckington (and subsequently find means for them to be residentially accommodated), then it helps to explore the needs of this targeted demographic, rather than receiving commentary from the dysfunctional echo-chamber which created the age imbalance (excuse the hyperbole).</p> <p>On the basis that the data gathering process seems substantially unreliable, this in turn means any conclusions drawn therefrom are equally unreliable and thus is the rationale on which the Plan is predicated.</p> <p>In addition, although the data gathered suggests the community supports the need for manageable and retirement homes, the Plan does not seem to satisfactorily address how to encourage older residents to relocate in to such properties - worst case, this could lead to older generations retaining family homes, with 'manageable homes' either populated by young families becoming locked in (by virtue of larger properties in the community not becoming available at a reasonable frequency and price), or populated by elders outside of the community (e.g. Eckington residence determining to move elderly parents nearby so care can be more readily provided).</p> <p>Without addressing or mitigating the above points (or providing stronger rationale of how this has already been considered), then it seems that the solutions proposed under the Plan shall remain flawed, and ultimately to preserve the community, the most logical steps, aside from building a greater number of affordable family homes, is to remove encumbrances (where at all possible) in granting of permits for re-development/extension of existing properties such that they are able to support families, and not restricting development rights to property developers</p>

Date No Received Name				Consultation received on Pre-Submission Plan - Individuals
28	12-Dec	Liz Wilkes		<p>Having read the Neighbourhood Plan my first comment is to congratulate the Steering Group on a thoroughly well thought through and well presented document.</p> <p>I can agree with all the policies and points made (although I picked up a few typos).</p> <p>I particularly like the suggestion that car parking at the village hall could be improved or, alternatively, the potential for a new village hall/community building elsewhere in the village.</p> <p>The landscape photos at the end of the document are especially valuable. Having lived here nearly 50 years I take the views between properties for granted. It is good to be reminded what we could potentially loose.</p> <p>Scene setting text reinforces what an interesting place we all live in. I hope this document is supported by our community so that our village evolves to meet the needs of our society.</p>
29	12-Dec	Sharon Jones		<p>I am disappointed to see that the land at Court Gate Nursery is available now. I was led to believe at the initial presentation that this plot would be a last resort, several years away. My view includes trees and shrubs, but also Bredon Hill and Cleeve Hills in the distance and I wonder why this is not considered AONB as is the case with other area on the outskirts of the village Last but not least I wonder about accessibility for construction vehicles which will have to negotiate Boon Street and Manor Road</p>
30	12-Dec	Monica Jackson		<p>It would be nice to see more provision for starter homes and social housing, as the stated aim is to support the school which requires young families with pre school and early years children. These families are less likely to be able to afford houses being vacated by those downsizing to 3 bedroom homes and once children are settled in other schools in the area they are less likely to move until they would naturally be moving to middle school.</p> <p>The plan seems to be focused on the older demographic and while the retirement homes are to be offered first to Eckington residents the manageable homes may just attract more older people which isn't perhaps the aim of the process.</p> <p>More parking near the school is perhaps also a problem as parking tends to attract cars, when ideally driving to school should be actively discouraged from both the pollution aspect and to encourage children to be more active and start the habit of walking when young.</p>
31	12-Dec	Matthew Townley		<p>1. As a young family with 2 children who will be starting primary school soon, I am the sort of person this plan is supposed to attract and I am actively looking to move to Eckington. The Eckington plan seems massively biased towards providing properties for downsizing and retirement purposes which, in principal, makes sense. However, i cannot help but feel that any suitably sized family sized houses that are vacated will be well out of my budget which will probably be true of other young families at a similar stage of life. Meaning that these vacated houses will probably attract older families with middle aged parents and children that are too old to attend the school which fundamentally undermines one of the key purposes of the plan.</p> <p>2. I cannot see any guarantee that the smaller properties intended for downsizing and retirement purposes will be reserved for people in the village. Meaning that there is a risk that these properties will be filled by people from outside the village thus resulting in a reduced number of elderly Eckington villagers who will move and vacate family sized homes thus preventing young families from moving to the village.</p> <p>3. The fact that development rights have been given solely to one individual is very worrying and it frankly sounds a bit corrupt. What is the rationale behind this?</p> <p>4. There are plenty of older properties and derelict buildings which, with a bit of work and renovation, could be perfect homes for families and would also renovate derelict parts of the village. However, this plan means such work would be resisted because it is outside the scope of this plan. If I owned a property In the village and I wanted to extend my home or renovate an old derelict building to provide a home for my family then this plan prevents me from doing so. I see no sensible justification for this policy and find it ridiculous.</p> <p>I appreciate the intent of this plan and wholeheartedly support the need to attract younger families to the village but I do not believe that this plan will facilitate this and will ultimately benefit a small number of individuals to the detriment of the village.</p>
32	13-Dec	Megan Pashley (Gladman Developments)		See letter attached

Date			Consultation received on Pre-Submission Plan - Individuals
No	Received	Name	
33	13-Dec	Alex Workman	<p>My wife and I have two young children (less than 2 years old) and would love to move to the village. This plan in it's current state does not support that idea, in fact it seeks to turn Eckington into a retirement village! You've made it clear Eckington already has an above average age for a village in Wychavon. This plan simply seeks to exacerbate this problem not improve it. Why does the plan focus on retirement homes and down sizing? We don't not want to move into the large houses vacated by those downsizing and it's insulting you've made that assumption. We also don't want to live on the outskirts of the village in a large estate next to the main road. Why can't you replicate the success of other villages of having small developments/infill housing which is much more in-keeping with the village. This would also mean the whole village benefits not just one individual (how this individual has managed to get this into the plan is quite shocking). Also why does policy h6 takes away any right to development from those of us who live outside the development boundary. That's outrageous and goes to show this plan benefits solely those who wrote it. It makes a mockery of you tagline "our village...our plan...our village" It should be re-written to say "The Steering Groups Village...The Steering Groups plan....The Steering Group Future!" Please consult those of us under 40 and re-write the plan to benefit everyone not just the few!</p>
34	13-Dec	Charles Kerrigan	<p>6.8 Why are some “Manageable Homes” restricted to over 65’s? If residents are looking to downsize once their children leave home, then they may only be in their 50’s. Perhaps 55 would be a more appropriate age restriction. People also develop serious health problems in their 50s and look to plan for older age whilst they still retain a level of capability to support the physical and emotional demands of moving house. “Retirement” homes are already restricted to over 65’s.</p> <p>9. PRF is a large area. Beyond extension of the cemetery, what is the vision for future use? Just to allocate as Community Land is a bit vague.</p> <p>9.8 Two Manageable Homes out of a total of twenty one is a small proportion and implementation may result in them being isolated. Could this be increased to 4 out of 21?</p> <p>10.8 Village Hall photo is out of date.</p> <p>How would age restrictions be managed for Manageable and Retirement homes?</p> <p>What is the definition of “local connection”?</p>
35	13-Dec	Julia Rowntree	See letter attached
36	13-Dec	Mary Hughes	<p>My comments only relate to Section 8 Housing, in particular downsizing.</p> <p>Regarding the plan’s policy on Manageable Homes (H1), flooding the market with new build homes could have entirely the opposite effect to what the Neighbourhood Plan is trying to achieve. The attraction of newbuild houses will have a higher priority than older properties that are less energy efficient and possibly requiring some form of modernisation, in turn making them more difficult to sell and delaying the “downsizing”. A drip feed of new housing, both affordable and open market, with a mix of 1/2/3 bed smaller (and cheaper) dwellings over the years of the Plan would be a better option and more in line with the Village Design Statement and original wishes of the village.</p> <p>In short, yes we need a steady flow of affordable and open market single storey and small family housing in Eckington – there will be plenty of larger 3,4 and 5 bed houses available from the “down sizers” - you only needed to have looked at “Right Move” over the last year when the majority of properties for sale in Eckington were 4 and 5 bed (and expensive).</p>
37	13-Dec	Derek Potter	<p>I congratulate the team for the professionalism of the draft plan. Apart from the issue about "overage" on the sale of the land JS1 and JSF which the PCC will have to consider when the sale is confirmed my only comment is to restate my view that when the development at RM2 happens the possibility of a footpath access from Russell Drive through RM2 to the playing field and pavilion should again be explored. I appreciate this would mean a householder in Russell Drive giving up or selling a strip of land and they may not agree to do so; but the question should at least be asked and the contractor building the RM two properties would be ideally placed to lay the tarmac (if required) and build the fences.</p>

Date			Consultation received on Pre-Submission Plan - Individuals
No	Received	Name	
38	14-Dec	Fiona McKeand	<p>I'd just like to make a comment re possible development of 6 homes at JS1.</p> <p>I'm not opposing the development of more homes in the village on a small scale however in this instance I am not sure that due regard has been taken to the issue of access. If the plan is to access via Jarvis St, please bear in mind that a lot of cars park on this end of Jarvis Street, especially for the school but also at other times of the day. Of course it is a 'dead end' so what comes in takes the same route out. It is very narrow so it's difficult for two way traffic even without the parked cars.</p> <p>Maybe there might be access to the site from Hacketts Lane?</p>

Regulation 14 Submissions from Landowners & Statutory



From: Bill Bolsover XXXXXXXXXX

Subject: Eckington

Date: 4 December 2018 at 12:23:14 GMT

To: Eckington Neighbourhood Plan Steering Group <info@eckingtonplan.com>

My name is Bill Bolsover and I write on behalf of myself and Mrs Bolsover. We own the land subject to Policies H10 and H11 policies. The land is divided into four parcels within the Regulation 14 plan called RM2, Pershore Road, PRF1 and PRF2.

I can confirm that the land is available for the proposals as outlined in the Draft Neighbourhood Plan. I have been advised throughout by a specialist land promoter, Lone Star Land and I have recently entered into a conditional contract with Spitfire Bespoke Homes who will develop out the RM2 and Pershore Road parcels (including PRF1). The contract is based on fully meeting the requirements set out in the draft plan in terms of the mix of dwellings and the specification for Manageable and Retirement Homes. I have also entered into a Deed of Transfer with Eckington Parish Council for the PRF2 parcel of land.

In terms of the deliverability of the Neighbourhood Plan policies relating to our land I would comments as follows;

RM2 - Roman Meadow As set out in the plan, this site is allocated for 20 dwellings in the South Worcestershire Development Plan (policy SWDP60/15). In addition, outline planning permission has been granted for 25 dwellings under application number W/15/03029/OUT. This application was supported by a series of technical reports on highways, heritage and archaeology, ecology, and flood risk. The contract entered into by Spitfire for the erection of 17 dwellings takes into account the technical information submitted for the planning application and the mix and specification of the dwellings required by the Neighbourhood Plan and is therefore viable and deliverable.

Pershore Road and PRF1 In 2014 a site slightly larger than PRF1, PRF2 and Pershore Road was being promoted for the erection of circa 60 dwellings and the provision of community land. This scheme was eventually abandoned in favour of the current proposals but a series of technical studies were carried out. The most relevant to the deliverability of the current draft policies were an ecological assessment undertaken by Worcestershire Wildlife Services and an archaeological and heritage assessment undertaken by CGMs. These studies can be provided if required. They conclude that neither ecology or heritage would be constraints to the development.

More recently, in 2017 an automatic traffic count and speed survey was undertaken for the potential access from Pershore Road. Using this data and the Worcestershire Highways Design Guide an access for the 19 dwellings has been designed and submitted to the County Highway Authority. A safe access with the appropriate visibility splays can be achieved providing the 30 mph speed limit area is extended. The access design drawing produced by BWB can be provided if requested. The Highway Authority have confirmed that this is acceptable in principle.

The contract entered into with Spitfire Homes is again based on the technical information highlighted above and the requirement of the Neighbourhood plan to deliver 19 market homes and 2 Manageable Homes, as well as laying out the open space under PRF1. Accordingly this aspect of policies H10 and H11 is viable and deliverable.

PRF2 as noted above, some baseline studies have been undertaken on this parcel of land and there are no constraints to the Neighbourhood Plan proposals from an ecological or heritage perspective. We have entered into a Deed of Transfer with the Parish Council so that the land will be transferred to the Parish on the implementation of either the Roman Meadow or Pershore Road developments proposed by the Draft Plan.

Kind regards

Bill Bolsover CBE

L2: Rebecca Welch

From: Rebecca Welch <XXXXXXXXXX>

Subject: Eckington plan in general

Organisation: Landowner Jarvis Street

Message:

I grew up in Eckington, have had 4 generations of family attend Eckington School and still have family in the village hence I appreciate how growth is necessary whilst also wanting to maintain the integrity of what makes Eckington the popular village that it is.

No one wants unsightly ill thought out development and therefore I consider that the plans put forward are the best options for Eckington.

As a landowner who was approached at the 'initial call for sites' stage it has taken over 2 years to get to this initial plan stage and I am fully committed to supporting the need for housing growth within the village whilst also being able to provide the village with an area of green space that could be used for a variety of uses including allowing growth and development of Eckington Primary School.

Eckington is a popular village but with an ageing population. However with the price of property nowadays there is a necessity both for housing for people trying to get on the ladder for the first time as well as for people looking to downsize into smaller housing. The development plans put forward address both of these issues.

Subject: Eckington Neighbourhood Plan Statutory Consultation

Thank you for your email dated 31 October 2018.

The Commission does not have the resources to respond to all consultations, and it is not our practice to respond to consultations on local plans or infrastructure projects unless they raise a clear or significant equality or human rights concern.

Local, Parish and Town Councils and other public authorities have obligations under the Public Sector Equality Duty (PSED) in the Equality Act 2010 to consider the effect of their policies and decisions on people sharing particular protected characteristics. We provide advice for public authorities on how to apply the PSED, which is the mechanism through which public authorities involved in the planning process should consider the potential for planning proposals to have an impact on equality for different groups of people. To assist, you will find our technical guidance [here](#).

Yours sincerely

Tim White

Correspondence Unit | Arndale Centre, Arndale House, Manchester, M4 3AQ

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.
<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.
<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.
<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.
<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with

priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Admin Team

T: 020 7273 1777

E: Planning.central@sportengland.org

Wychavon District Council
Planning Policy
Civic Centre Queen Elizabeth Drive
Persnore
Worcestershire
WR10 1PT

Our ref: SV/2018/110042/OR-
02/IS1-L01
Your ref:
Date: 05 November 2018

Dear Sir/Madam

Eckington Neighbourhood Development Plan, Regulation 14 - Pre-Submission Consultation and Publicity

Thank you for consultation on the draft Eckington Neighbourhood Development Plan. We would offer you the following comments at this time:

It is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

We note that the plans allocate land for housing during the life-time of this NDP. It is important that these sites are appropriate and consider the information detailed in the attached pro-forma.

It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk

Yours faithfully

Mr. Alex Thompson
Planning Advisor

Direct dial 02030 254370
Direct e-mail alex.thompson@environment-agency.gov.uk

Neighbourhood Plan

Environment Agency consultation pro-forma/ guide

Version 4, January 2018

Together with Natural England, English Heritage and the Forestry Commission we have published joint advice on Neighbourhood Planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

We aim to reduce and protect against flood risk, whilst protecting and enhancing the water environment, land and biodiversity.

We have produced the following guidance to assist you in the West Midlands (Shropshire, Herefordshire, Worcestershire and Gloucestershire area). This takes you through some of the relevant environmental issues your community should consider when producing a Neighbourhood Plan. We recommend completing the pro-forma to check the environmental constraints. This will help collect evidence, identify challenges, inform policy and assist delivery of sustainable solutions. This approach will help ensure you have a robust Plan.

Flood Risk

Your Neighbourhood Plan should conform to national and local policies on flood risk.

National Planning Policy Framework (NPPF) – Paragraph 100 states that ‘Inappropriate development in areas of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere’.

With reference to Bromsgrove District Plan Document (adopted January 2017) it is important that your Plan is in accordance with the water management policy.

If your Neighbourhood Plan is proposing sites for development you should check whether any of the proposed allocations are at risk of river or tidal flooding based on our Flood Map (of modelled flood risk). For example are there any areas of Flood Zone 3 or 2 (High and Medium Risk). In line with National Planning Policy and, specifically, the Sequential Test, you should aim to locate built development within Flood Zone 1, the low risk Zone. Our **Flood Map** can be accessed via the following link:

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2>

In addition to the above you should also check with the Council's Neighbourhood Planning team with regards to other sources of flooding (such as surface water, groundwater, sewers and historic flooding) as detailed in their Strategic Flood Risk Assessment (SFRA). Worcestershire County, as the Lead Local Flood Authority (LLFA), now has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map.

Specifically, some watercourses have not been modelled on our Flood Maps (Our Flood Maps primarily show flooding from Main Rivers, not ordinary watercourses, or un-modelled rivers, with a catchment of less than 3km²).

Your Sequential Test should include a consideration of climate change (see below). In the absence of up to date modelled flood risk information, or a site specific FRA, to confirm an appropriate allowance you may wish to utilise the current Flood Zone 2 extent (where available) to indicate the likely, nominal, Flood Zone 3 with climate change extent. Where no modelling or flood map outline is available you will need to consider an alternative approach. Where an un-modelled watercourse is present, or adjacent to a site, then

it may be prudent to incorporate a buffer zone, relative to topography, in consideration of flood risk not shown on the Flood Map.

Some assessment is necessary in your Plan, to confirm that the site is developable. This includes safe occupation and that there will be no impact on third parties. You might seek opportunities for enhancement.

All 'major development' sites with flood risk issues, especially those with ordinary watercourses or un-modelled rivers within/adjacent or near to sites, are likely to need detailed modelling at the planning application stage to verify the design flood extents, developable areas and that the development will be sustainable.

Climate Change

Your Local Authority's SFRA should indicate the extent of flood zones with likely climate change. Revised climate change allowances have been published (February 2016). These update the figures within Table 2 of the current 'Climate change allowances for planners' (September 2013) guide, as referenced in paragraph 7-068-20140306 of the National Planning Practice Guidance (NPPG) at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296964/LIT_8496_5306da.pdf

The latest allowances can be viewed at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

The table below is for '**peak river flows**' within the Severn River Basin district:

Severn Peak River Flows: Total potential change anticipated	2015-39	2040-2069	2070-2115
Upper end	25%	40%	70%
Higher central	15%	25%	35%
Central	10%	20%	25%

The following table is for '**peak rainfall intensity**' allowance in small and urban catchments. **Surface water (peak rainfall intensity) climate change allowances should be discussed with the LLFA.**

Peak Rainfall Intensity - Applies across all of England	Total potential change anticipated for 2010-2039	Total potential change anticipated for 2040-2059	Total potential change anticipated for 2060-2115
Upper end	10%	20%	40%
Central	5%	10%	20%

Note to above: This table shows anticipated changes in extreme rainfall intensity in small and urban catchments. The peak rainfall intensity ranges are appropriate for small catchments and urban or local drainage sites. For river catchments around or over 5 square kilometres, the peak river flow allowances are appropriate.

We have produced a SHWG climate change allowance guidance document (updated February 2018) that should be referred to for more detailed advice on this subject.

Flood Defences - Areas of your Parish, or proposed sites, may be afforded protection by a flood defence/alleviation scheme. Where this is the case your Plan should acknowledge this and identify the level of protection provided (including any climate change allowance). It should be noted that flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise be impacted by flooding. Any assessment of development behind flood defences should

consider the impacts of a breach or overtopping. Where it is determined that new development should be behind a flood defence financial contributions may be sought to maintain or improve the structure.

Waste Water Infrastructure

The Environment Agency has offered advice to Bromsgrove District Council, as part of their Core Strategy, to help ensure that their strategic housing growth can be accommodated in consideration of waste water infrastructure. Information on local treatment works and their ability to accommodate housing and employment growth can be found in the WCS final version. In addition you should contact the Water Company for further advice.

Where growth areas are proposed at the local level waste water infrastructure is also of importance in your Neighbourhood Plan. You should use the pro-forma to identify the receiving sewage treatment works and whether the housing and/or any other proposals can be accommodated without impacting upon the receiving treatment works. You should look at physical capacity issues (e.g. network pipes) in consultation with the Water Company; and environmental capacity (quality of treated effluent) issues.

Where there is an identified constraint (amber or red) you should demonstrate that there is a solution (it may be already programmed, or could be a possible future infrastructure upgrade) to help improve the capacity issue and enable the development to go ahead. This will require consultation with the Water Company and we have developed some general questions to assist this process. The outcome of this may inform a 'phasing' policy within your plan where appropriate. It may also be necessary to produce an 'Infrastructure Delivery Plan' to set out any key milestones for waste water infrastructure upgrades and improvements. The evidence you produce should give a reasonable degree of certainty to all parties, helping demonstrate development is deliverable, and importantly ensure that your plan is 'sound'.

Note: Government Guidance states that sufficient detail should be provided to give clarity to all parties on when infrastructure upgrades will be provided, looking at the needs and costs (what and how much). The NPPG refers to "ensuring viability and deliverability – pursuing sustainable development requires careful attention to viability and costs in plan making and decision making". Plans should be "deliverable".

The WCS should help you to identify whether your Parish has capacity problems at its receiving treatment works. We would recommend a conversation with the Water Company to ascertain how you can progress site proposals within your Plan without impact on the works. The below may assist:

- What solutions are programmed within Asset Management Plans (AMP)? When will these solutions be delivered? Are there any options for accelerating these schemes via developer contributions?
- In the absence of an improvement schemes what could alternative solutions be (type and location of) for short/medium/long term growth. Are these solutions cost prohibitive?
- Are there any short term options to facilitate growth? Some options to consider could be SUDS retrofitting or removing surface water from sewer systems.
- Utility companies could be asked about what WFD work they already have programmed in to their AMP Schemes for Phosphate stripping or other sanitaries (e.g. ammonia/Biological Oxygen Demand).
- With reference to Phosphate or Ammonia specific issues, are there any stringent measures factored in to ensure no environmental deterioration? What improvement scheme is, or could be, in place to bring forward development?

Water Management and Groundwater Protection

Local level actions and decision making can help secure improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive (WFD). It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the water environment. Local WFD catchment data can be obtained from: <http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/9>

Bromsgrove and Redditch falls within the Severn River Basin Management Plan (SRBMP) area and the document highlights key issues and actions for the Severn catchment that should be of use in developing your Neighbourhood Plan. The latest SRBMP was approved in February 2016 (available at <https://www.gov.uk/government/collections/river-basin-management-plans-2015>). Further details are at:

<<<<https://www.catchmentbasedapproach.org/severn>>>>

Aquifers and Source Protection Zones: Some of your local area, and specific potential site allocations, may be located upon or within aquifers and Source Protection Zones (link below). SPZ 1 is especially sensitive. You might consider these within your plan and when allocating sites. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance:

<http://maps.environment-agency.gov.uk/wiyby/wiybyController?lang=en&topic=groundwater&layer=default&ep=map&layerGroups=default&scale=2&x=357683&y=355134>

<https://www.gov.uk/government/collections/groundwater-protection>

Development and surface water drainage will need to be carefully located and designed to avoid pollution risks to waters and address potential environmental impact associated with low flows. For example SuDS may need to provide multiple levels of treatment. To address any quantitative issues with the waterbodies, SuDS should be designed so to maximise recharge to the aquifer and can support water levels in receiving rivers.

Water efficiency at Neighbourhood Plan level:

Government do not see Neighbourhood Plans as tools to deliver water efficiency targets. These may be secured in a higher level local plan policy. This is based on the draft Technical Standards – Housing Standards Review (Paragraph 14) which provides advice on more stringent ('optional') water efficiency targets/measures, which go beyond the minimum building regulations standard. Paragraph 14 states that..."Neighbourhood Planning Bodies (and Neighbourhood Development Orders) will only be able to apply the space standard and not optional requirements".

Neighbourhood Plan Environment Agency Pro-Forma

Site Allocation Description e.g. name, type and number of units.	Flood Zone (3/2/1) *	Unmodelled river or ordinary watercourse in or adjacent to site	Other sources of flooding (e.g. SW, GW, SF)	Flood Defence	Aquifer/Source Protection Zone 1 (Description)	Nutrient Management Plan (for Herefordshire Wye and Lugg; and Shropshire Clun only).	Environmental Capacity at Treatment Works (Red – potential showstopper, Amber – possible problem; or Green – likely

							to be no issues)
Example	2	Y	SW	N	N	Y	Amber
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	

*Note to above: Flood Zone 3 is the high risk zone and is defined for mapping purposes by the Environment Agency's Flood Zone Map. Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year). Flood Zone 2 is land where the indicative annual probability of flooding is between 1 in 100 and 1 in 1000 years. Flood Zone 1 is the low risk Zone with a flood risk in excess of 1 in 1000 years.

When considering 'other sources of flooding' you should refer to the SFRA and contact the Local Authority's planning policy team to ascertain whether the Parish, or specific allocated site, is impacted by surface water, groundwater, or sewer flooding etc. The team and/or the LLFA may also have historic flooding information to help inform your plan. More information on sewer flooding, or plans to remedy such, may be available from the Water Company.

Template Produced by: shwgplanning@environment-agency.gov.uk

Shropshire, Herefordshire, Worcestershire and Gloucestershire Sustainable Places Team.

19 November 2018

Our ref: Eckington 1

Dear Sir/Madam

Draft Eckington Neighbourhood Plan

Thank you for the opportunity to comment on your consultation. We have done a desk top review of the proposed development sites and at this stage expect a low impact on the sewerage network. There may be additional risk to flooding if the sites are not able to dispose of the surface water through infiltration or SuDS and if they are connected into the foul sewer. We would expect that surface water connections to the foul sewer be only done if it is proved that no alternative is possible. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to

our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Rebecca McLean

Strategic Catchment Planner

growth.development@severntrent.co.uk

Eckington Neighbourhood Plan High level Risk Review												
Potential impact of proposed developments on sewerage infrastructure assets												
Date Monday, 19 November 2018												
NOTE: The purpose of these desktop based assessments are to indicate where proposed development MAY have a detrimental impact on the performance of the existing public sewerage network taking into account the size of the development proposals.												
For most new development provided the surface water is managed sustainably through use of a Sustainable Drainage Systems the additional foul only flows will have a negligible impact on existing sewer performance but where there are pre-existing capacity constraints additional capacity improvements may be required.												
Where subsequent detailed modelling indicates capacity improvements are required such work will be phased to align with development occupancy with capacity improvement works will be funded by Severn Trent Water. However, whilst Severn Trent have a duty to provide additional capacity to accommodate planned development, we also have a requirement to manage our assets efficiently to minimise our customers' bills. Consequently to avoid potential inefficient investment we generally do not provide additional capacity until there is certainty that the development is due to commence. Where development proposals are likely to require additional capacity upgrades to accommodate new development flows it is highly recommended that potential developers contact Severn Trent as early as possible to confirm flow rates and intended connection points. This will ensure provision of additional capacity can be planned into our investment programme to ensure development is not delayed.												
Note: These are desktop assessments using readily available information and have not been subjected to detailed hydraulic modelling												
LPA	LPA Ref	Site Name	Settlement	Size	Unit	Sewage Treatment Works Catchment	Sewerage Comment		Potential impact on sewerage infrastructure	Surface water Comment		Potential impact of surface water sewer infrastructure
							Known network constraints	Assumed connectivity		Outfall assumption	Surface water disposal	
Wychavon DC	PM2	Roman Meadow 2	Eckington		17	Eckington STW	Some recorded flooding downstream, however provided surface water is separated do not expect significant impact.	Expected to connect to 200mm diameter sewer at Manhole 1603 on Roman Meadow.	Low	Closes Surface Water Sewer is 170m away on Church Street, available connection at Manhole 1402. There is no close watercourse to drain to.	Surface water from the site should be disposed using infiltration and SuDS is possible. If not possible connection to the surface water should	Low
Wychavon DC	PR	Pershore Road	Eckington		21	Eckington STW	Some recorded flooding downstream, however provided surface water is separated do not expect significant impact.	Expected to connect to 225mm diameter sewer at Manhole 1602 on Pershore Road.	Low	Closes Surface Water Sewer is 265m away on Church Street, available connection at Manhole 1402. There is no close watercourse to drain to.	Surface water from the site should be disposed using infiltration and SuDS is possible. If not possible connection to the surface water should	Low
Wychavon DC	JS1	Jarvis Street	Eckington		6	kjkjkjk	Some recorded flooding downstream, however provided surface water is separated do not expect significant impact.	Expected to connect to 150mm diameter sewer at Manhole 4201 on Jarvis Street	Low	No Surface water sewer, therefore expect to use infiltration and SuDS to deal with surface water.	If SuDS cannot be used there may be a higher risk as nearest watercourse is approximately 250m from the development site. Connection to the combined sewer should be the last option when other alternatives are proved not to be	Medium

Eckington Neighbourhood Plan
Manor Road
Eckington
Pershore
WR10 3BH

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

Sent by email to:
info@eckingtonplan.com

23 November 2018

Dear Sir / Madam

**Eckington Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

Electricity distribution

The electricity distribution operator in Wychavon Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Hannah Lorna Bevins
Consultant Town Planner

n.grid@amecfw.com

Wood E&I Solutions UK Ltd
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid



Historic England

WEST MIDLANDS OFFICE

Mr Colin Chapman
Eckington Neighbourhood Plan Steering Group
Manor Road
Eckington
Persnore
Worcestershire
WR10 3BH

Direct Dial: 0121 625 6887

Our ref: PL00497942

4 December 2018

Dear Mr Chapman

ECKINGTON NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION.

Thank you for your consultation and the invitation to comment on the plan.

I can confirm that Historic England has no adverse comments to make on the content of the Plan and is generally supportive of the vision and objectives set out in it.

The emphasis on the conservation of local character and distinctiveness through good design and the protection of heritage assets and key landscapes including important views is to be applauded. The updating and adoption of the Village Design Statement is also commendable and it will no doubt prove invaluable as a context and evidence base for the Plan and when considering detailed development proposals.

Overall the plan reads as a concise document which we consider takes a proportionate approach to the historic environment of the Parish.

Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Yours sincerely,

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Date: 12 December 2018
Our ref: 264914
Your ref: Eckington Neighbourhood Plan & SEA



Colin Chapman
Chair, Eckington Neighbourhood Plan Steering Group
Eckington Neighbourhood Plan
Manor Road
Eckington
Pershore, WR10 3BH

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY
info@eckingtonplan.com

T 0300 060 3900

Dear Mr Chapman

Eckington Neighbourhood Plan and Strategic Environmental Assessment

Thank you for your consultation on the above dated 31 October 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Strategic Environmental Assessment

We welcome the production of the submitted SEA report. Natural England notes and concurs with the conclusions of the report.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

12 December 2018

Eckington Neighbourhood Plan Regulation 14 Consultation – Wychavon District Council Officer Comments

These officer comments are made on behalf of Wychavon District Council (WDC), as the Local Planning Authority, on the Regulation 14 Eckington Neighbourhood Plan (HNP) for consideration by the Parish Council.

Throughout the NP text in the policy boxes should be numbered so that specific areas can be referred to in reports, and at appeal inquires etc.

Para 1.19 The 2008 Village Design Statement was adopted as a local information source by Wychavon DC and carried the same weight as the current version of the VDS. Delete incorrect statement. Third sentence suggest "... for formal readoption as a local information source ...". In the final sentence the VDS can be considered to be a material planning consideration but it does not enjoy the same weight as the policies in the NP.

Para 1.25 Incorrect statement. Annexed material does not have the same weight as the relevant policy in the NP. Suggest reword or delete.

Para 3.4 – Reference should make mention of the SWDP Review which has recently commenced and will extend the Plan Period to 2041 once adopted, currently scheduled for November 2021.

Para 6.1 – Second sentence suggest "... the Eckington Neighbourhood Plan is an enabling land use planning document ..."

Para 6.2 – First sentence "... and is allocated within ...". Final sentence "These homes could also ..."
Foot of pages 11, 14, 16, 18 and 22 – formatting issues.

Para 8.12 – Reference is made to Appendix 10 but this is not available to view in the list of online background papers.

Para 8.28 - Remove quotation marks from title of Streetscape Design Guide. Note correct title for document.

Where reference is made in the NP to the 2012 Strategic Housing Market Assessment this should be amended to refer to the latest 2018 study. In each case the 2018 SHMA will need to be reviewed in the context of the policy it is cited in.

Policy H1 – design criteria set out in Annex 2 is not clearly set out (e.g. 'Lifetime Homes in Full') and in many ways beyond land use planning control. Removal of Permitted Development rights is against Government guidance, and would be too imprecise and difficult to identify enforceable breaches of condition.

Policy H2 – same as above (H1).

Policies H1 and H2 Points of Evidence – should make reference to the 2018 Strategic Housing Market Assessment as opposed to the 2012 version.

Policy H3 – required housing density is very low and current Government policy is seeking to increase densities although it is acknowledged at para. 122 of the NPPF make provision for the consideration of a different approach at d) for development proposals at a density that maintains an area's prevailing character. Under the Town and Country Planning Regulations a Design and Access Statement cannot be insisted on for many planning application types. Suggest replace wording "Design and Access Statement" with "Statement".

Policy H4 – this is too restrictive on windfall developments; suggest amendment to policy to support the provision of Manageable Homes on windfall sites. Also same comments as set out in Policy H1 above with regard to Annex 2.

Policy H5 – this is also too restrictive on windfall developments; we would be unable to refuse an application within the Development Boundary just because it was for more than six units. Are there any sites within the Development Boundary that could accommodate more than six units in any case?

Policy H6 – more restrictive than SWDP2C (or the NPPF para 79) which supports certain types of residential development, i.e. Rural Exception Sites, dwellings for rural workers, replacement dwellings and buildings, extensions outside of the defined Development Boundaries (subject to satisfaction with the relevant detailed policies). The NPPF further supports the reuse of rural buildings and new buildings of exceptional design quality. Suggest policy incorporates text to align with SWDP2 or delete as unnecessary repetition of SWDP policy.

Policy H7 – As the policy stands amend to read 'without exception, all new residential development must **comply-respond to** the Eckington Villages Design Statement in Annex 1'. However a simple reference to the Village Design Statement and annexe it to the neighbourhood plan does not give it the same weight as a specific design policy. The VDS is a guidance document and has only been 'locally' adopted by Wychavon District Council. By including a design policy in the NP the VDS can then hang from this and will be accorded weight in the decision making process. A suggested replacement H7 design policy wording is appended to this document.

Policy H8 – parking standards detailed are over and above those sought by Worcestershire County Council as the Local Highway Authority in the recently adopted 2018 Streetscape Design Guide.

Policy H11 – Elements of the policy wording are difficult to deliver logistically. It would not be possible to prevent an application only come in for one part of the allocation in which event the application could not be determined on the basis of the wording in H11. Question whether an age restriction on sale be prescribed as a condition of any planning permission.

Policy H12 – It is not possible to prevent the sale of land for the housing development and subsequent planning application, before the delivery of the playing field. In which instance the community benefits proposed by the policy may not be delivered in a timely fashion.

Policy C2 – In determining any planning application it would be unfeasible to require the transfer of land to the Parish Council before the implementation of a planning permission of sale of land. Allocation

requirements should be listed in a similar manner to that in the SWDP, e.g. SWDP 45/1 in order that any application can be assessed as to whether it complies with the policy.

Appendix 1

Suggested rewording for H7 – Village Design Statement

Suggest the policy is retitled:

Policy H7 – 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 this 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 at annex ? 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.

Colin Chapman
Eckington Neighbourhood Plan
Manor Road
Eckington
Pershore, WR10 3BH
United Kingdom

13th December 2018

Dear Mr Chapman,

RE: The draft Eckington Neighbourhood Plan

Worcestershire County Council welcomes the opportunity to comment on the above consultation. The following officer-only response is from our Education, Flood Risk Management, Minerals and Waste, Archaeology and Sustainability officers. Other Worcestershire County Council teams may choose to make their own response.

If you would like to discuss any of these comments please do not hesitate to contact Marta Dziudzi-Moseley (email: mdziudzimoseley@worcestershire.gov.uk, telephone 01905 846794) in the first instance.

Yours Sincerely,

Emily Barker
Planning
Services
Manager

Economy and
Infrastructure
County Hall
Spetchley Road
Worcester
WR5 2NP

01905 846723

Email: EBarker@
worcestershire.g
ov.uk

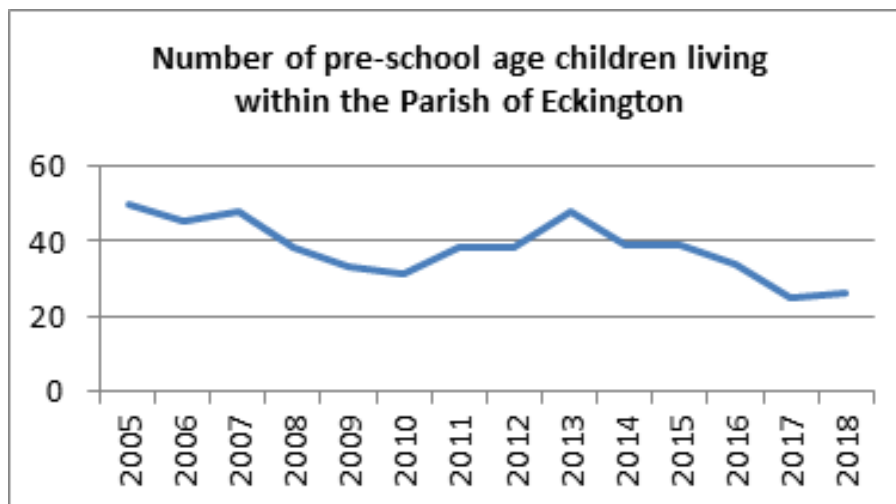
Emily Barker

Planning Services Manager

Education

We support that the draft Neighbourhood Plan prioritises the ongoing viability of Eckington C.E. First School but would like to make the following comments:

- The parish of Eckington is wholly served by the First School of Eckington C.E. First School, the catchment boundary of which runs with the boundary of the parish. The school also has a shared catchment area with Defford First School to the North of the parish.
- Eckington C.E. First School has a Published Admission Number (PAN) of 20 and a total capacity of 120. In September 2017, the Number On Roll (NOR) of the school was 85.
- The majority of children on roll in September 2017 lived within the parish of Eckington, with a small number of children on roll living in the shared catchment area or neighbouring areas. A small number of children living within the parish seek first school education at alternative schools. In September 2017, 85% of first school age children living within the parish of Eckington attended Eckington C.E. First School.
- According to the Neighbourhood Plan, there are 554 dwellings within the parish. Using the Worcestershire pupil yield based on the 2011 census of 0.028 pupils per year group per dwelling, this would result in approximately 15-16 school age children per year group living in the area. However, due to the ageing population within the village, as highlighted within the Neighbourhood Plan, the actual pupil yield per dwelling for the parish of Eckington was on average of 0.019 per year group (between 9-12 children per year group living within the parish).
- Since 2005, the number of pre-school aged children living within the parish has approximately halved. Across Worcestershire there has been a decline in the number of births following boom birth years seen in 2011-2013, however this creates some concern for small rural schools. As at 31st August 2018, there were 5, 10, 5, and 6 children living in the parish due to start school between 2019-2022 respectively.



- The prioritisation in the Neighbourhood Plan to attract more young families to the parish is therefore highly supported by Worcestershire County Council (WCC). The allocation of 44 new dwellings would result in an additional 1-2 children per year group. This assumes that the dwellings freed up by older residents would free up larger family homes and increase the child population in the parish.
- WCC also notes the support of the Neighbourhood Plan in securing appropriate facilities for the school. However, as Eckington CE First currently has a PAN of 20, the school can support the first school requirements of approximately 700 dwellings (based on Worcestershire pupil yield). The designation of 44 new dwellings in the village is therefore unlikely to have a significant impact on the need to expand the school, but instead will support the sustainability of the school over the lifetime of this plan.
- Further information on how WCC plan for school places based on new housing can be found here:
http://www.worcestershire.gov.uk/info/20015/planning_policy_and_strategy/142/school_planning_obligations

Historic Environment

The revised Neighbourhood Plan and revised Village Design Statement recognises and is positive towards the need for new development to strengthen the historic character of settlement. However, we feel that the aspirations set out in the Village Design Statement could be more clearly referenced in the plan,

including in policy H7 – Village Design Statement. We recommend better signposting to aspirations set out in the Village Design Statement as well as better signposting to county and district Green Infrastructure Historic Environment and Landscape plan Policy to strengthen NHP Policy H7 Village Design Statement.

Brief History - 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 (page 7). We recommend rewording of this sentence to provide further clarity. Is Neolithic meant to be prehistoric? If not, what evidence is of this Neolithic activity?

The Neighbourhood Plan does not appear to give adequate thought to potential development outside of the village i.e. the development or re-development of historic farmsteads and outfarms. Traditional farmsteads and outfarms contribute significantly to the rural character of the parish. We recommend that the Worcestershire Farmstead Assessment Framework is referenced as a key document to inform potential development proposals.

http://www.worcestershire.gov.uk/info/20230/archive_and_archaeology_projects/1023/historic_farmstead_characterisation

We understand that there has been consultation with the county Historic Environment Record. However, there appears to be no reference to such in any of the documentation. We recommend adding the Worcestershire Historic Environment Search as a referenced source to indicate consultation of this important local evidence base.

Flood Risk Management

In 2010 the Flood and Water Management Act (FWMA) delegated upper-tier authorities as Lead Local Flood Authorities (LLFA) with responsibility for their respective area's Local Flood Risk Management.

WCC is therefore the LLFA for Worcestershire. This role currently relates to ordinary watercourses (usually smaller brooks and streams but not all), surface water (overland flow) and groundwater flooding - fluvial flooding from main rivers is still currently the responsibility of the Environment Agency.

Sustainable drainage systems (SuDS) or flood risk are not mentioned at all in the Neighbourhood Plan. The LLFA would recommend that more information about flood risk and SuDS should be included in the current policies to build on the policies already in place in the South Worcestershire Development Plan (SWDP).

We would, therefore, welcome and support the inclusion of policies within the Neighbourhood Plan to encourage the uptake of SuDS in new development. In addition to this positive approach we would welcome the inclusion of additional policy incentives that would encourage developers to design and construct SuDS in line with the new national standards and guidance or any future locally adopted policies. This should help to reduce the risk of future surface water flooding from prolonged or intense rainfall events and increase resilience to the potential impact of projected climate change.

Whilst the SWDP contains some relevant information on the use of SuDS, this Neighbourhood Plan could introduce policies to promote the inclusion of appropriate SuDS in all new development regardless of size and the retrofitting of SuDS wherever possible on brownfield sites. A brownfield development can still make extensive use of SuDS and make a big impact on the flood risk of the local area.

The LLFA suggest reference is made to the WCC SuDS Guide. The Guide is available on our website -

http://www.worcestershire.gov.uk/info/20236/flood_risk_management/1045/flood_risk_and_development/4

The long term maintenance of SuDS should also be considered. To ensure that the drainage systems keep functioning as they should regular maintenance is required. The policy in which this is mentioned should require a maintenance plan to be submitted for all developments to ensure that a plan and a suitable relevant body is in place to continue maintenance of SuDS for the lifetime of the development.

Sustainability

Energy

The Neighbourhood Plan mentions full compliance with SWDP27: Renewable and Low Carbon Energy, however, it could give further consideration to supporting renewable energy through design policy. The Neighbourhood Plan could also request that energy efficiency of new homes goes beyond the standards required in building regulations. Improving the energy efficiency standards of new homes will help to reduce the risk of fuel poverty for the new residents. The latest figures show that nearly 11% of households in Wychavon District are considered to be fuel poor, meaning they have high energy costs but a low household income.

It would be encouraging to see recognition of the issues of fuel poverty, energy efficiency and greenhouse gas emissions within the Neighbourhood Plan.

Ultra Low Emissions Vehicles (ULEV)

We welcome the inclusion of provision for an electric vehicle charging point in garages. This is supported by the UK Government's 'Road to Zero' strategy which outlines the intention to consult on proposals for all new UK homes to have an electric vehicle charge point, where appropriate.

Water efficiency

The Neighbourhood Plan could consider improvements to water efficiency in new homes, including the provision of water butts.

Climate change

Climate change mitigation and adaptation are central to the National Planning Policy Framework (NPPF). The UK Climate Change Act 2008 sets legally binding targets for the UK to reduce carbon emissions by 80% by 2050. New developments will be around for a considerable number of years, it is important that they remain fit for purpose over their lifetime as the climate changes. The Neighbourhood Plan could consider actions to improve local resilience to climate change, such as wider guttering, green roofs, permeable paving etc. The Neighbourhood Plan could take account of the [Worcestershire Partnership Climate Change Strategy](#).

Waste and Composting

The plan could consider options for onsite composting for new homes, including provision of compost bins for all new homes. Provision of local land for growing food, e.g. community allotments, would also be encouraged.

Low Carbon Neighbourhood Planning Guidance

Further guidance related to low carbon neighbourhood planning:

[cahttps://www.cse.org.uk/downloads/reports-and-publications/policy/community-energy/energy-advice/planning/renewables/low-carbon-neighbourhood-planning-guidebook.pdf](https://www.cse.org.uk/downloads/reports-and-publications/policy/community-energy/energy-advice/planning/renewables/low-carbon-neighbourhood-planning-guidebook.pdf)

Waste and Minerals

The draft Neighbourhood Plan currently makes no reference to the Waste Core Strategy or Minerals Local Plan. These documents form part of the statutory Development Plan for the area alongside the SWDP, and we consider that the Neighbourhood Plan should make some reference to this. We recommend the following change (shown in bold, with accompanying footnote) to paragraph 3.4:

"Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF). Once adopted the Eckington Neighbourhood Plan will ~~be the third layer of planning policy in the plan area after the National Planning Policy Framework (NPPF) and the South Worcestershire Development Plan (SWDP)~~ **form part of the Development Plan at the local level alongside the adopted South Worcestershire Development Plan, the adopted Worcestershire Waste Core Strategy and the saved policies of the County of Hereford and Worcester Minerals Local Plan¹.** ~~The National Planning Policy Framework (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 NPPF sets out the basic tenets of planning policy for England and places great importance on sustainability,~~

¹ Worcestershire County Council is developing a new Minerals Local Plan for Worcestershire. This will supersede the saved policies of the County of Hereford and Worcester Minerals Local Plan once it is adopted.

which it describes as the “golden thread running through both plan-making and decision-taking”.

As County Matters, minerals and waste developments are "excluded development" under Section 61 of the Localism Act. This means that any parish or neighbourhood plans or development orders will not be able to make provision for minerals or waste development in that area. However, they are required to ensure they do not conflict with the Minerals Local Plan (MLP) and Waste Core Strategy (WCS). We are concerned the site selection methodology has failed to take into account minerals safeguarding considerations. We have previously raised these concerns as part of our previous consultation response.

The National Planning Policy Framework (NPPF) recognises that:

"It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation." (NPPF Para 203)

It states that: "Planning policies should... safeguard mineral resources by defining Mineral Safeguarding Areas; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);" (NPPF Para 204)

The policy for safeguarding minerals in Worcestershire is currently set out in:

- The County of Hereford and Worcester Minerals Local Plan which identifies known mineral deposits to be safeguarded on the Proposals Map (<http://www.worcestershire.gov.uk/cms/minerals-and-waste-policy/adopted-minerals-local-plan.aspx>)

Sand and gravel deposits are identified on the Proposals Map of the Hereford and Worcester Minerals Local Plan in Eckington Parish. All of these deposits should be taken into account in the preparation of local and neighbourhood plans when applying paragraph 206 of the NPPF which states that: "Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working."

The identification of these resources does not mean that planning permission to win or work minerals in them will be given, only that their value should be assessed before any decisions about the future use of the land are made.

Eckington Parish Council will need to ensure that any development proposed through a parish plan or development order will not inadvertently sterilise mineral resources and we will be happy to work with the Parish Council to ensure this is managed in an appropriate manner. However, the Parish Council should be aware that this may require some in-depth mineral resource assessments at the developer's expense.

As drafted, the NDP proposes the allocation of four sites which are contained within adopted minerals consultation areas, these are:

- PRF1 – Community Land
- PRF2 – Community Land
- Pershore Road Development – 21 homes
- JS1 + JSF – 6 Homes and Community Land

The site selection methodology in paragraphs 9.19 to 9.22 and conducted in Appendix 14 makes no reference to the consideration of mineral safeguarding matters. Furthermore, the justification attached to Policy H10 states that these allocations are "available and viable" whilst making no reference to the conflict with adopted Mineral Consultation Areas, and the impact this may have upon applications in these locations.

Policy SWDP 32 of the SWDP states that within Minerals Consultation areas, planning permission will not be granted for non-mineral development that would lead to the unnecessary sterilisation of mineral resources within a Minerals Safeguarding Area (MSA) unless:

- a) The applicant can demonstrate that the mineral concerned is no longer of any value or potential value; or
- b) The mineral can be extracted satisfactorily prior to the development taking place; or
- c) The development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed.

The implications of policy SWDP 32 have not been taken into account in the site selection methodology, or referred to in Policies H11 and H12.

In addition the County Council has now commenced work on a new Minerals Local Plan and has undertaken an Analysis of Mineral Resources in Worcestershire (available on our website at www.worcestershire.gov.uk/mineralsbackground). A Fourth Stage Consultation on the Minerals Local Plan is taking place between 17th December 2018 and 8th February 2019. This consultation proposes Mineral Safeguarding Areas and Minerals Consultation Areas for the mineral resource around Eckington, as this is still considered to be a significant resource which needs to be safeguarded. The location of proposed mineral safeguarding areas can be seen on the interactive mapping tool available at www.worcestershire.gov.uk/minerals. As drafted, the NDP does not accord with the adopted development plan, and is in conflict with mineral consultation areas as adopted under Schedule 1 paragraph 7 of the 1990 Town and Country Planning Act. Therefore we are unable to support the NDP in its current form. We believe the site selection methodology should be revised to take into account mineral safeguarding requirements. This may also require ensuring Policies H10, H11 and H12 make specific reference to mineral safeguarding requirements for individual sites should they continue to be proposed for allocation.

Regulation 14

Plan Responses to Submissions



Consultation responses on Pre-Submission Plan - Individuals					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
01	David J Crowley	31-Oct-18	Misunderstanding	No consideration given to expanding the cemetery	No change needed - already included in the Plan
02	Christine Doust	31-Oct-18	Misunderstanding	Comments re the Development Boundary as it affects her property	The Development Boundary is not being change by the Plan
03	Mary Tyler	31-Oct-18		Car parking is very important around the school	No change needed - the Plan enables additional car parking to be provided
04	Jason Martin	31-Oct-18		The work put into preparing this is to be commended, it was clearly a major task.	Noted
				Disagrees that new homes are needed to keep the school buoyant.	No change needed – personal comment
				Does not support the joint development of New Road and RM2	No change needed - no increase in overall numbers, two homes moved from RM2 to Pershore Road to ensure BOTH sites complied with the ENP housing density policy
				Too many homes at once the village prefers small developments	No change needed – although small developments preferred, the larger development was endorsed at the September 2017 consultation event. Policy H5 ensures diversity of design.
				One landowner gains too much from the development	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew.
05	John Wiffen	6-Nov-18		Too much effort put into a non-binding plan	Unclear personal comment
				Pre-requisites for a neighbourhood planning committee not met	No change required – Steering Group properly established
				Development 'outside' the village with no community benefit	Personal comment
				Lack of transparency as to the winners and losers	Unclear personal comment
06	Carolyn Gemson	8-Nov-18	Supportive	A fantastically well put together document	Noted
				Limiting the density is really important to keep the village feel	Noted
				Would like more emphasis on environmental issues	No change needed – a separate sub-group advised on environmental issues.
				Are retirement homes discriminatory – more affordable homes?	No change needed – proper advice on the legality of retirement homes has been taken. Affordable homes are being provided as well
07	Mike & Janet Clemas	12-Nov-18	Supportive	Comprehensive and professional plan that you have produced	Noted
08	Peter Jones	13-Nov-18	Question	Questions change in numbers and location of homes	No change needed - no increase in overall numbers, two homes moved from RM2 to Pershore Road to ensure BOTH sites complied with the ENP housing density policy
09	Steve & Lorraine Halls	16-Nov-18	Supportive with reservations	Concerns about disruption during building	No change needed – normal planning procedures will be followed

Consultation responses on Pre-Submission Plan - Individuals					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
				Concerns new houses may block their view	No change needed – normal planning procedures will be followed
10	John and Sue Checketts	21-Nov-18	Supportive	Support the plan particularly the school drop off zone	Noted
11	Andrew Binns	21-Nov-18	Reservations	Concerns about increased traffic on safety grounds	No change needed – normal planning procedures including Highways will be followed
				Concerns about disruption during building	No change needed – normal planning procedures will be followed
				Concerns regarding water pressure if new houses built	N/A - Responsibility of utilities to provide
12	Guy Tyrrell	27-Nov-18	Reservations	Concerns that Policy H6 will impose new planning restrictions	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				Concerns about removal of permitted development rights (PDR) other than new developments	No change needed - the Plan will not change the existing policy on PDR other than the proposed developments.
13	Alastair Jackson	1-Dec-18	Reservations	The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
				Evidence does not support downsizing brings young families into the village	No change needed – proper consultation processes were followed
				Not sufficient consultation to those under 30	No change needed – proper consultation processes were followed
				New development sites agreed for just one individual	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew.
				Rather than 'large developments' there should be infilling	No change needed – the Plan does not stop permitted infilling as well
				Additional community space not required	Personal comment; overwhelming support for community space at consultation.
14	Kiloran Howard	2-Dec-18	Reservations	Rather than 'large developments' there should be infilling	No change needed – the Plan does not stop permitted infilling as well
				Concerns that Policy H6 will impose new planning restrictions	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				New development sites agreed for just one individual	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew.
15	Helen Simpson	4-Dec-18	Supportive	"Very comprehensive"	Noted
16	Paul Saunders	4-Dec-18	Supportive	Ethos of freeing up larger houses is a good one. A well-balanced plan	Noted

Consultation responses on Pre-Submission Plan - Individuals					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
17	Andrew Jackson	4-Dec-18	Reservations	Not sufficient consultation to younger generation	No change – proper consultation processes were followed
				The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
				Rather than 'large developments' there should be infilling	No change needed – the Plan does not stop permitted infilling as well
				Concerns that Policy H6 will impose new planning restrictions	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				Evidence does not support downsizing brings young families into the village	No change needed – personal view
18	Brian (Kit) Carson	4-Dec-18	Supportive	Provides greater opportunities for our grand-children to remain in this lovely village.... We hope the plan receives strong support within the village community	Noted
19	Anne Jackson	4-Dec-18	Reservations	Large estates are not in keeping with the character of the village	No change needed – although small developments preferred, the larger development was endorsed at the September 2017 consultation event. Policy H5 ensures diversity of design.
				Concerns that Policy H6 will impose new planning restrictions	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				Concerns about removal of permitted development rights (PDR) other than new developments	No change needed - the Plan will not change the existing policy on PDR other than the proposed developments
				Not sufficient consultation to younger generation	No change – proper consultation processes were followed
20	Pete & Carol Christmas	5-Dec-18	Supportive	Congratulations on getting so far and presenting such a well-structured plan	Noted
				Concerns about disruption during building	No change needed – normal planning procedures will be followed
				Constructive comments about increased traffic on safety grounds	No change needed – normal planning procedures including Highways will be followed
21	Anne Binney	6-Dec-18	Supportive	Supportive with some comments regarding permitted development rights (PDR)	The PDR clauses have been modified and made less onerous
22	Mark Jarvis	9-Dec-18	Supportive with reservations	Positive about putting the School at the heart of the village	Noted
				The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
				Rather than 'large developments' there should be infilling	No change needed – the Plan does not stop permitted infilling as well

Consultation responses on Pre-Submission Plan - Individuals					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
				Concerns that Policy H6 will impose new planning restrictions	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				New development sites agreed for just one individual	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew.
23	Robert Jackson	9-Dec-18	Reservations	The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
				Sites chosen subjectively not objectively	No change needed – site assessment conducted by independent planning consultant; Community involved in decision on selected sites (2 nd consultation event)
				SEA result pre-judged	No change needed – SEA conducted by qualified SEA consultant
				Remote from affordable in SWDP	No change needed – will have to meet SWDP 15 requirements
				Manageable homes not attractive to young people	No change needed – Personal comment
				Policy H6 too restrictive	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				Plan too restrictive to further development	No change needed – insufficient sites within development boundary to meet identified need
				Larger estates not in keeping with village character	No change needed – although small developments preferred, the larger developments were endorsed at the September 2017 consultation event
				No attempt to increase tourism	No change needed – Outside scope NP
				No allowances for small business	No change needed – the Plan supports local economic activity
				Plan does not encourage architecturally significant/ outstanding/ beautiful houses.	No change needed - Plan Policy H7 states all new developments to comply with Village Design Statement
				Conversion non-residential building into family homes	No change needed - inside development boundary must conform to planning laws. Open Countryside developments already allowed under SWDP 18 and encouraged under Worcestershire Farmstead Assessment Framework
				Community space not needed	No change needed - personal comment. Household survey identified need to enhance rural perspective. Received overwhelming community support.
				New development sites agreed for just one individual	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew
				Suggests conflict of interest between landowners and Steering Group	Unclear comment

Consultation responses on Pre-Submission Plan - Individuals					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
				Numerous challenges to evidence and statistical data	No change needed – evidence has been reviewed by independent planning consultant who is satisfied that it is robust.
24	Kate O'Brien	10-Dec-18	Reservations	The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
				Does not provide development/suitability/ price they want	N/A Personal comment
				Simply prioritises those wishing to downsize	No change needed – the whole ethos of the Plan is to bring young families into the village
				Plan based on no evidence whatever	N/A evidently not correct
				Further green space not needed	No change needed - personal comment. Household survey identified need to enhance rural perspective. Received overwhelming community support.
				New development sites agreed for just one individual	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew.
				Policy H6 prevents the village growing naturally	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				Not sufficient consultation to younger generation	No change – proper consultation processes were followed
25	Susan Graham	10-Dec-18	Reservations	Simply prioritises those wishing to downsize	No change needed – the whole ethos of the Plan is to bring young families into the village
				I do not wish to vacate to a new development	N/A Personal comment
				I voted for infill housing	No change – the Plan does not prevent infill housing
				Concerns that Policy H6 will impose new planning restrictions	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				New development sites agreed for just one individual	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew.
26	Ana Brady	11-Dec-18	Supportive with suggestions	"The result is a clear set of constructive ideas and plans which I agree with"	Noted
				Drop off zone should not encourage too much traffic	No change needed – normal planning procedures including Highways will be followed
				Suggestions given for use of community land	Useful however not within scope of NP
27	Ben Walden	11-Dec-18	Reservations	Certainly agree with the sentiment of what the Plan is attempting to achieve	Noted

Consultation responses on Pre-Submission Plan - Individuals					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
				The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
				No consultation with people outside of Eckington	No change needed – proper consultation processes were followed
				Not sufficient consultation to younger generation	No change needed – proper consultation processes were followed
				Data collection unreliable and so conclusions drawn are unreliable	No change needed – evidence has been reviewed by independent planning consultant who is satisfied that it is robust.
				Does not say how older residents will be <u>encouraged</u> to downsize	No change needed – NP provides opportunities to downsize thereafter out of NP scope
				Wants more affordable homes	No change needed – the number of affordable homes was decided after consultation
				Concerns about removal of permitted development rights (PDR) other than new developments	No change needed - the Plan will not change the existing policy on PDR other than the proposed developments.
28	Liz Wilkes	12-Dec-18	Supportive	...a thoroughly well thought through and well-presented document	Noted
				Agree with all policies and points made	Noted
				Particularly like suggestion of car parking at village hall or new village hall/community building	Noted
				Particularly likes landscape photos at the end. This and text reinforce the interesting place we live. Hope Plan is supported	Noted
29	Sharon Jones	12-Dec-18	Misunderstanding	Disappointed to see land at Court Gate Nursery is now available [for development]	No change needed – misunderstanding; not part of Plan
30	Monica Jackson	12-Dec-18	Reservations	Wants more provision for starter/affordable homes	No change needed – personal view
				The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
				Car parking – wants to discourage driving and encourage children to be active and start habit of walking when young	No change needed – personal view
31	Matthew Townley	12-Dec-18	Supportive with reservations	Provision of retirement/ downsizing properties makes sense	Noted
				Vacated houses will be out of my budget	No change needed – personal view
				No guarantee that [manageable houses] will be reserved for Eckington people	No change needed – this was included in an earlier draft, but we were advised not legally possible

Consultation responses on Pre-Submission Plan - Individuals					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
				New development sites agreed for just one individual ... "sounds a bit corrupt"	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew
				Concerns about removal of permitted development rights (PDR) other than new developments	No change needed - the Plan will not change the existing policy on PDR other than the proposed developments
32	Gladman (Representing themselves)	13-Dec-18		Policy H4. Windfall development, thought to be unreasonable/ restrictive	No further change needed - Policy H4 has been amended to be less onerous re provision of Manageable Homes
				Policy H6. Control of future development by development boundaries is thought arbitrary	No change needed - Development boundary as a control is SWDP Policy. (SWDP 2) The plan already includes green field sites allocated to meet identified local needs within the plan period
				Policy H7. Village Design Statement. Recognises the need for quality and style of development the VDS is considered too rigid	Policy H7 has been amended to allow more individuality whilst maintaining overall desire to ensure developments reflect local character and heritage
				Policy EN1. Key Landscapes. Agrees they are subjective but suggests appropriately designs can add to existing vistas	While reflecting NPPF (2018) para 170 a & b, Policy EN1 is amended to recognise that appropriate developments are able to improve or enhance existing vistas.
33	Alex Workman	13-Dec-18		We would love to move to the village; the Plan does not support that idea [for him]	No change needed – personal view
				The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
				We don't want to live on the outskirts of the village, next to main road	No change needed – personal view
				Infill housing is more in-keeping with the village	No change needed – the Plan does not stop permitted infilling as well
				New development sites agreed for just one individual ... "how this individual has managed to get this into the Plan is quite shocking"	No change needed – proper process was followed; three new sites were chosen for development owned by three different people however one later withdrew.
				Why does policy H6 take away any right to development	Wording changed to clarify complete alignment with SWDP 2C with two development sites as exceptions
				The Plan is biased towards the older demographic	No change needed – the whole ethos of the Plan is to bring young families into the village
34	Charles Kerrigan	13-Dec-18	Supportive but seeking detail outside plan brief	Why are some Manageable Homes restricted to over 65? People may wish to downsize when children leave home or are seriously ill. i.e. will be a younger age.	Further discussion regarding age restrictions are taking place
				PRF is large; Just to allocate to Community Land is a bit vague	No change needed – the Plan enables the space to be used for community use. It is up to the community at large to agree what the specific usage should be

Consultation responses on Pre-Submission Plan - Individuals					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
				Two Manageable Homes out of 21 is too small	No change needed – additional Manageable Homes are provided as part of the Plan
				How would age restrictions be managed?	This will be managed by the developer
				What is definition of 'local connection'	This will be managed by the developer
35	Julia Rowntree	13-Dec-18	Supportive but seeking detail outside plan brief	Seek development sites only outside development boundary	No change needed - Call for sites did not restrict locations but only assessed sites put forward.
				Use 'brownfield sites' first	No change needed – agreed; not considered as unfortunately no registered brownfield site in Eckington Parish
				Preserving 'Built Heritage'	No change needed – agreed; Preserve meritorious buildings at risk. No Eckington properties contained in Historic England register
				Support for protecting landscape	No change needed – concurs important views need protecting
				Comments re Wychavon Housing Targets	No change needed – a 'local area plan' is outside our scope
				Supports development restrictions on downsizing/retirement homes	Noted
				Urges additional restriction on extension of starter/low income homes	Noted
				Concerns re infrastructure/facilities	No change needed – responsibility of utility companies to provide
36	Mary Hughes	13-Dec-18	Supportive with reservations	Policy H1 could flood the market with new build homes. Need a steady flow of affordable and open market single storey and small family housing	No change needed – The mix of homes was designed to bring young families into the village to keep the school as full as possible. The mix of housing provides affordable homes, smaller homes for young families and elderly residents downsizing
37	Derrek Potter	13-Dec-18	Supportive with question	Congratulates the team on the professionalism of the Plan	Noted
				Wishes a footpath from Russell Drive to RM2	No change needed – Agreed this would be very beneficial, no land was offered/is available for this
38	Fiona McKeand	14-Dec-18 (Outside consultation period)	Supportive with question	Concerned re access to JS1 through Jarvis Street – asks if access could be from Hacketts Lane	No change needed – normal planning procedures including Highways will be followed

Consultation responses on Pre-Submission Plan – Statutory, Organisations					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
S1	Equality & Human Rights (Tim White)	02-Nov-18	Non-committal	Not their policy to respond to these requests	Noted
S2	Sport England (Planning Admin Team)	05-Nov-18	Non-committal	Standard response with no specific comments	Noted
S3	Environmental Agency (Alex Thompson)	05-Nov-18	Non-committal	Guidelines provided	Noted
				No bespoke comments as no sites within areas of fluvial flooding	Noted
				Sites should consider information in pro-forma provided by E.A.	Noted
S4	Eckington Village Hall (Tony Smith)	07-Nov-18	Non-committal	Suggested wording amendments regarding Village Hall	Noted; will be considered
				Policy C4, Trustees would need to review any plan to build a new hall	No change needed – they would need to approve and they would lead the process
S5	Canal & River Trust (Jane Hennell)	07-Nov-18	Non-committal	No comments as they have no assets within the area	Noted
S6	Severn Trent (Rebecca McLean)	19-Nov-18	Non-committal	Desk top review shows low impact on sewage network	Noted
				Comments re surface water	Noted
S7	National Grid (Spencer Jefferies)	28-Nov-18	Non-committal	National Grid has no equipment in NP area	N/A
S8	Historic England (Peter Boland)	04-Dec-18	Supportive	Particularly supportive of emphasis on heritage and local distinctiveness	N/A
				Updating of VDS is commendable	N/A
				The Plan is a concise document which takes proportionate approach to the historic environment of the Parish	N/A
S9	Natural Environment (Victoria Kirkham)	12-Dec-18	Supportive	No comment to make other than they appreciate the SEA	N/A
S10	Wychavon DC (Reiss Sadler)	12-Dec-18		Policy H1 & H2 – design criteria set out in Annex 2 is not clearly set out (e.g. 'Lifetime Homes in Full') and in many ways beyond land use planning control. Removal of Permitted Development rights is against Government guidance, and would be too imprecise and difficult to identify enforceable breaches of condition. Annexed material does not have the same weight as policy.	<p>Policy H1 and H2: Annex 2 and 3 defined in plan as integral part of policy, but moved into policy itself as advised.</p> <p>Specification of "Lifetime Homes in Full" clarified to remove any ambiguity.</p> <p>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. However, on advice from WDC, the requirement for removal of PDR has been taken</p>

Consultation responses on Pre-Submission Plan – Statutory, Organisations					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
					out of the policy itself and the policy modified to focus on the intent rather than the means of delivery. It is fundamental to this plan that Manageable Homes remain Manageable Homes.
				Policy H3 – required housing density is very low and current Government policy is seeking to increase densities although it is acknowledged at para. 122 of the NPPF make provision for the consideration of a different approach at d) for development proposals at a density that maintains an area's prevailing character. Under the Town and Country Planning Regulations a Design and Access Statement cannot be insisted on for many planning application types. Suggest replace wording "Design and Access Statement" with "Statement".	Policy H3: The density specified in the policy is already higher than the prevailing density and essential to maintain the prevailing character of the community. Land is available and the landowners concerned support the policy density level. Wording re. Access Statement modified as suggested.
				Policy H4 – this is too restrictive on windfall developments; suggest amendment to policy to support the provision of Manageable Homes on windfall sites. Also same comments as set out in Policy H1 above with regard to Annex 2.	Amended policy to reduce the requirement.
				Policy H5 – this is also too restrictive on windfall developments; we would be unable to refuse an application within the Development Boundary just because it was for more than six units. Are there any sites within the Development Boundary that could accommodate more than six units in any case?	Policy re-written to focus on the outcome (maintaining the diversity of the built environment) required rather than the approach.
				Policy H6 – more restrictive than SWDP2C (or the NPPF para 79) which supports certain types of residential development, i.e. Rural Exception Sites, dwellings for rural workers, replacement dwellings and buildings, extensions outside of the defined Development Boundaries (subject to satisfaction with the relevant detailed policies). The NPPF further supports the reuse of rural buildings and new buildings of exceptional design quality. Suggest policy incorporates text to align with SWDP2 or delete as unnecessary repetition of SWDP policy.	Policy amended as recommended.
				Policy H7 – As the policy stands amend to read 'without exception, all new residential development must comply respond to the Eckington Villages Design Statement in Annex 1'. However a simple reference to the Village Design Statement and annexe it to the neighbourhood plan does not give it the same weight as a specific design policy. The VDS is a guidance document and has only been 'locally' adopted by Wychavon District Council. By including a design policy in the NP the VDS can then hang from this and will be accorded weight in the decision making process. A suggested replacement H7 design policy wording is appended to this document.	Policy amended as recommended.
				Policy H8 – parking standards detailed are over and above those sought by Worcestershire County Council as the Local Highway Authority in the recently adopted 2018 Streetscape Design Guide.	Parking standards in Policy H8 as drafted are aligned with 2018 Streetscape Guide except in one regard for some size houses. This policy addresses a vital community concern and the evidence and justification for this deviation have been strengthened.

Consultation responses on Pre-Submission Plan – Statutory, Organisations					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
				Policy H11 – Elements of the policy wording are difficult to deliver logistically. It would not be possible to prevent an application only come in for one part of the allocation in which event the application could not be determined on the basis of the wording in H11. Question whether an age restriction on sale be prescribed as a condition of any planning permission	Following further discussion and guidance from WDC, Policy H11 has been combined with Policy C2 to create one policy covering the complete land allocation at the North end of the village (i.e. sites RM2, Pershore Road, PRF 2). Age restriction removed from policy but covered in context.
				Policy H12 – It is not possible to prevent the sale of land for the housing development and subsequent planning application, before the delivery of the playing field. In which instance the community benefits proposed by the policy may not be delivered in a timely fashion.	Policy H12 has been combined with Policy C3 to bring together the housing development and playing field development into one allocation covered by one policy, in a similar manner to the SWDP.
				Policy C2 – In determining any planning application it would be unfeasible to require the transfer of land to the Parish Council before the implementation of a planning permission of sale of land. Allocation requirements should be listed in a similar manner to that in the SWDP, e.g. SWDP 45/1 in order that any application can be assessed as to whether it complies with the policy.	See comments re H12.
S11	Worcestershire CC (Marta Dziudzi-Moseley)	13-Dec-18		Education - Support the draft Neighbourhood Plan in prioritising the ongoing viability of Eckington C.E. First School through enabling delivery of 44 proposed homes.	Noted.
				History – Supportive with some detailed suggestions.	Noted.
				Flood Risk Management – Would welcome inclusion of policies promoting use of SuDs in new developments.	This area is cover by higher level policy and not appropriate in the Neighbourhood Plan.
				Sustainability, Waste and Minerals - recommended addressing waste and minerals strategies.	Minerals Plan is outside scope of Neighbourhood Plan, though site assessment updated to reflect minerals status.

Consultation responses on Pre-Submission Plan – Land Owners					
No.	Name	Received	Overall Response	Summary of Main Comments	Plan Response
L1	Billy & Bidy Bolsover	04-Dec-18	Supportive	Confirmed support for the Plan and ability to deliver the development required	Noted
L2	Rebecca Welch	12-Dec-18	Supportive	Has 4 generations of family links and is very supportive of the Plan	Noted
				Confirmed support for the Plan and ability to deliver the development required	Noted

Regulation 14

List of Statutory and Other Consultees



KEY TO COLOURS
Statutory Consultee
Local Organisation/ Company
Local Parish
Site Owner
Age UK Herefordshire & Worcestershire
Ancient Monuments Society
Birlingham Parish
Bill Bolsover (Site Owner)
Bredon Parish
Bredon Hill Conservation Group
British Telecom
Churches Together in Worcestershire
Community First
Cornerstone Telecommunications
CPRE (Wychavon)
Deer Park, Eckington
Defford Parish
DIAL South Worcestershire
Eckington Church
Eckington Cricket Club
Eckington Football Club
Eckington Manor
Eckington Rec Committee
Eckington School
Eckington Scout & Guides
Eckington Under 5's
Eckington Village Hall
Eckington WI
Environment Agency (West) Sustainable Places
E-ON Customer Services
Equality and Human Rights Commission
Federation of Small Businesses
Fields in Trust
Forestry Commission
Great Comberton Parish
Heart of England
Hereford & Worcester Chamber of Commerce
Hereford & Worcester Gardens Trust
Highways Agency
Historic England
Home Builders Federation
Homes and Communities Agency

Kemerton Parish
Learning Difficulty/Vulnerable Adult Support Service
Marine Management Organisation
Member Engagement Officer in Legal & Democratic Services
National Farmers Union
National Grid UK Gas Distribution
National Power
Natural England
Network Rail (Western Region)
NHS
NHS South Worcestershire CCG
Older Peoples' Support Service (OPSS)
Physical Disability Support Service (PDSS)
Place Partnership
Planning Inspectorate
PSSC Canal & River Trust
Readyhedge Limited, Eckington
Rebecca Welch, Site Owner
Rooftop Housing
Severn Trent Water
Skills Funding Agency
Sport England
Strensham Parish Council
Superfast Worcestershire
The Anchor, Eckington
The Bell, Eckington
The Coal Authority
The Crown Estate
The Sports Partnership Hereford & Worcs
University of Worcester
Virgin Media
Wales & West Utilities
Western Power Distribution (Midlands)
Worcester Diocese
Worcestershire Council for Voluntary Youth Services
Worcestershire County Association of Local Councils
Worcestershire County Council
Worcestershire County Youth Support
Worcestershire LEP
Worcestershire Partnership
Worcestershire Wildlife Trust
Worcestershire Youth Support Services
Worcs Federation of Women's Institutes
Wychavon District Council

Village Communications (Village Magazine/email/web)



Eckington Village Neighbourhood Plan 2015 - 2030



At a well-attended public meeting called by Eckington Parish Council on 12th August it was overwhelmingly agreed to produce a Neighbourhood Plan for the village. Eckington Parish Council has since established a small Steering Group of village residents to manage and complete this plan with the total involvement of other parishioners.

What is a Neighbourhood Plan?

It is an opportunity for the residents to voice the wishes of their community to guide the future development of the village

Why do we need a Neighbourhood Plan?

It provides the most effective way of ensuring our community has a legally enforceable voice in the planning decisions that will influence our future.

Who is in the Steering Group?

The Group is made up of 11 volunteers, including 4 members of the Parish Council,

Colin Chapman	Carl Redfern	David Bainbridge	George Glaze
Graham Jones	Ian Pickford	Jenny Doyle	Nils Wilkes
Sue Williamson	Peter Townley	Tim Knight	

Everyone in the village is invited to be involved and a website will be created, notices posted and meetings held to keep village members informed as the Plan progresses.

How can you contribute?

We need people to volunteer to help with;

- Becoming a champion for your street to ensure everyone is heard and is kept informed
- Providing your distinct skills or experience to one of the various specialist working groups:-
Transport -- Economic Development -- Community -- Natural Environment -- Population & Housing -- Current and future buildings
- Through any other way YOU can think of to join the team moulding the future of our village
- To offer help or find out more email info@eckingtonplan.co.uk, speak to one of the Steering Group or call on 01386 751335

WORK HAS ALREADY STARTED AND SHOULD TAKE ABOUT A YEAR TO COMPLETE

More information will be available from www.eckingtonplan.co.uk and also on the Parish Council noticeboard.

**Eckington
Neighbourhood Plan**

**Eckington
Neighbourhood Plan**



We are putting together the Neighbourhood Plan that will guide the future development of our village for the next 15 years.

We need your help

If you can find some time, no matter how small, to volunteer and join the team you will be playing an important part in forging our future.

We want villagers to get involved and there are many jobs that need to be done. Some are simple like becoming a “champion” for your street and keeping your neighbours fully involved as the plan is put together or if you have any relevant experience or skills you could join one of the groups looking into the key areas for the future of the village such as:

**Transport *Economic Development *Community and Culture
*Protecting the Natural Environment *Housing Development or
Building Design

All of them important to your community

If you can spare some time please:

Ring: 01386 - 751335 or email: info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

A big thank you to everyone who has become involved in the production of Eckington's Neighbourhood Plan.

Just as a reminder, the Neighbourhood Plan is everyone's chance to get involved in saying how the village should, or should not, develop in the years ahead. It is your chance to say what you like about the village now, and what you would want improved, particularly where planning is concerned.

A number of groups have met to discuss transport, housing, the environment, community, economic development and our current buildings around the village. We are moving on from the previous village plans to create a new vision of what we want for Eckington in the future. A vision that the planning authorities have a statutory duty to take into account when making planning decisions.

You may think you don't have the skills, the background or even the time to be involved but there is much to do and some tasks are small and can be completed in just a couple of hours of your time; for instance we are looking for people to deliver survey forms to a few houses in their street. If you care about your village and are willing to give just a little time and thought to the future, please get in touch with us by telephoning Ian on 01386 751335 or email: info@eckingtonplan.com.

Thank you again to the many who have become involved in our Plan so far.

Village Communication 2 – Village News Dec-14

Eckington Neighbourhood Plan – Village Survey planned for January

Work continues on the Plan and we would like to thank the over 50 people involved in one way or another in its production.

To remind you, the Neighbourhood Plan is everyone's chance to get involved in saying how the village should, or should not, develop in the years ahead. It's your chance to say what you like about the village now, and what you would want improved, particularly where planning is concerned.

Early in January we will be starting our **first consultation** with as many people in the Parish as possible. The consultation will be in the form of a survey delivered to every household. Please complete the survey; we know it will take a little time but everyone's opinion is valuable and needed if we are to prepare an effective Neighbourhood Plan. Each street has a 'champion' who will help you complete the survey and thus create a combined view of what the village wants for the future of Eckington.

We have recently received assurances about the extent that the Plan will be taken into account when planning decisions are made in the future which is why this is so important for the village.

If you have any concerns or questions please telephone Ian Pickford on 01386 751335 or email: info@eckingtonplan.co.uk. We also have a new web site that gives details of the work we are doing at www.eckingtonplan.co.uk.

Eckington Neighbourhood Plan

Your village....your Plan....your future



Survey distributed to every house!

Each area of the parish now has a street champion who will be delivering the consultation survey to every household.

Please complete the survey; we know it will take a little time but everyone's opinion is valuable and needed if we are to prepare an effective Neighbourhood Plan. The questions are for all members of your family or household and we ask that someone completes it on everyone's behalf, trying to consider what all members of the family would think about any issue. Your responses are confidential but if you let us have your email address we will be able to keep you up to date as the Plan develops through an occasional email.

One of your neighbours will be your street champion and will be able to give you a larger print version if you need it or help you complete the survey. If you have any particular questions you would like answered contact the Plan team on 751335 or info@eckingtonplan.co.uk.

The Neighbourhood Plan is your chance to get involved in saying how the village should, or should not, develop in the years ahead. It's your chance to say what you like about the village now, and what you would want improved, particularly where planning is concerned. There is a legal duty for the planners to take account of the Neighbourhood Plan when new development is considered.

Eckington Neighbourhood Plan

Your village....your Plan....your future



A big “Thank You” to everyone who returned the Household Survey

We've had a fantastic response, with two thirds of the surveys returned. This is excellent and we are told much higher than usual for this type of survey. The views and aspirations of the village as a whole are becoming clearer and this will help our future proposals regarding any development within the village. If, however, you still have a survey which you want to return, please drop it into the village shop.

The returned surveys will be further analysed by the steering group and we will feed back on your overall views at a consultation event to be held later in the spring. We will also share some of the proposed content of the Plan and ask for your help in ensuring the Plan reflects the majority view of the village.

Looking at the surveys one thing is immediately clear – just about every one of us loves Eckington! It's also clear that for the majority, it's the community and the friendliness that we care about most. In two questions alone the word 'community' was mentioned 183 times and 'friendly' mentioned 263 times!

We are proud to live in the village and its surrounds and that's why the Plan is so important.

After all, it is: *Your village...your Plan...your future.*

Steering Group
Eckington Neighbourhood Plan
www.eckingtonplan.co.uk

Eckington Neighbourhood Plan

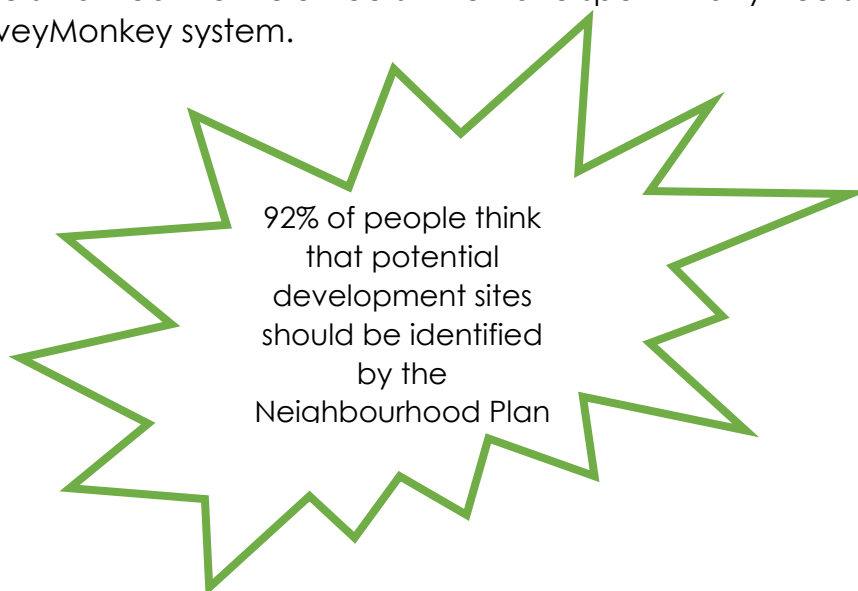
Your village....your Plan....your future



Over 40,000 fields of data entered from the recent survey

The data from the survey has been input and is currently being analysed by the steering group.

Another big "Thank You" to the small team of volunteers who have spent many hours entering the data into the SurveyMonkey system.



If you would like to see all of the data analysed so far you can view or download it from www.eckingtonplan.co.uk, paper copies will be available, or you can wait until the consultation event to be held later in the spring.

Watch this space for details of the consultation event

After all, it is: *Your village...your Plan...your future.*

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan
Your village....your Plan....your future



Village Consultation
Saturday 16th May 2015

Join us in the Village Hall between 11am and 4pm

See proposals for future development in our area from the
South Worcestershire Development Plan

Get in-depth feedback from the recent survey

Have your say about the draft Policies and Objectives as
we build the Neighbourhood Plan

And.....

Learn some interesting things you may not know about
our village

After all, it is: *Your village...your Plan...your future.*

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan

Your village....your Plan....your future



25% of village attend consultation event!

I would like to thank everyone who attended the consultation event on 16th May. In particular I want to thank everyone who returned the various consultation questions and gave us so many helpful suggestions.

If you had to rush off and didn't have time to return the forms on the day it's not too late to give us feedback. Just complete them and drop them into the 'red survey box' in the village shop. Don't forget to put your 'registration number' at the top of the form.

Much of the information is available on the web site shown below. Alternatively if you want to borrow a hard copy of the information then get in touch and we will arrange to deliver it to you. We can also make 'large print' versions available if requested.

I would also like to take this opportunity to thank everyone who has worked so hard on this project to date. The many members of the subgroups, the street champions who delivered leaflets to every house, Paul Haidon, David Walton, Screenflex Portable Partitions, and MCL Photocopiers. I also want to thank the steering group for the many hours they've put into the Plan so far.

Of course we have a long way to go. We still need your comments; we will produce some draft objectives and policies and we will consult with the village at every step of the way as we move towards the final Neighbourhood Plan.

Ian Pickford
Chairman, Steering Group

It is: Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan

Your village....your Plan....your future



Work continues on the Neighbourhood Plan

Thanks again to all those who attended the consultation event in May and gave their opinions on the evidence gathered so far. The event was a real success with 25% of the villagers attending.

Two documents have now been produced, the first summarises the evidence collected so far and second outlines the consultation undertaken through the household survey and the village hall event.

To view and download these documents visit our Neighbourhood Plan website at www.eckingtonplan.co.uk

The steering group is now working with others on draft objectives and policies which will be central to the Plan when it is produced. Keep up to date by keeping an eye on the website.

It is: Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk

Eckington Neighbourhood Plan

Your village....your Plan....your future



Provision for Local Business

Do you need premises to run a business?

One area we have explored in the Neighbourhood Plan is the potential demand for the purchase or rental of **small commercial units (workshops, offices, live/work units)** or alternatively **office or meeting room facilities** available for hire on a temporary basis within the Parish.

At the recent Consultation event we asked for any individuals or businesses interested in either of these to let us know. We did get evidence of a very limited demand. However, before we conclude if the demand level is sufficient to potentially justify land provision or policies with regard to these facilities, we need to better understand the potential need. So we are running a wider call for interest in these types of facilities.

So to help ensure we have a clear picture of demand, please register your interest in this type of facility by emailing the Eckington Neighbourhood Plan Steering Group on info@eckingtonplan.co.uk or call on 01386 751335.

It is: Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk

Eckington Neighbourhood Plan

Your village....your Plan....your future



What's happening with the Plan?

Following all the excitement of the Consultation Event in May the steering group has taken time to analyse all the information we had gleaned and attempt to list exactly what will meet the needs of the village going forward.

A couple of documents summarise the evidence collected so far and the consultation undertaken; these have taken a little longer to complete than we had expected but will be available on our web site very shortly.

We have asked any businesses who may need a small premises, to buy or rent in the village, to contact us so we may judge the demand for this type of development.

You will also see in this month's magazine that we are making a "Call for Sites". We know we have to allocate some land for modest developments in the years ahead. We think we have an understanding of what is needed and now with the help of Foxley Tagg Planning will try to find out what land is available and what ideas there are for its use. Of course any suggested developments will be in line with the needs that were outlined at the consultation event and will be subject to a referendum of the whole parish later in the process.

We are also talking to the managers and users of the various community facilities in the village to understand what their requirements may be in the years ahead.

Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

Your village....your Plan....your future



September Update Design Statement Published

An essential part of the Neighbourhood Plan has been the production of a revised Design Statement for Eckington by a small group of Eckington residents. This has now been published following the approval of the steering group. The Parish Council is expected to approve it early in September and Wychavon planning department has agreed with its contents.

A Village Design Statement is a publication produced by village residents that defines the character of their village 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.

The 2015 Design Statement builds on the design statement produced in 2008 to supplement the Village Plan.

The Eckington Neighbourhood Plan creates a framework that will guide the development and conservation of our community through to 2030.

How do I view the Design Statement?.....Download it from the web site (but beware it is a large file), see it on display in various places in the village or ask us to loan you a paper copy by e-mailing: info@eckingtonplan.co.uk

Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group

www.eckingtonplan.co.uk

info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

Your village....your Plan....your future



November Update Design Statement Approved

As an important part of the Neighbourhood Planning programme it was decided to update the Eckington Village Design Statement, previously compiled in 2008. This will bring it up to date and add crucial evidence to support the Neighbourhood Plan itself.

The work has now been completed and on Tuesday 13th October at their monthly meeting the Parish Council adopted the document unanimously and it will now go forward to Wychavon DC Planning Department for them to accept it formally as a Local Information Source. From then on they will use it for guidance when considering any application for planning permission. When the Neighbourhood Plan is completed and the villagers have voted to approve the content the Design Statement it will be annexed to the Plan and will become legally enforceable and as such form an integral part of our ability to shape our own future as a community.

Meanwhile the Statement contains an excellent appraisal of the village in 2015 and makes for interesting reading. A full copy can be accessed and downloaded online or a copy may be loaned if you email us. It is important that the document reflects the general views of the community and any comments you may have will be welcomed. They should be directed to info@eckingtonplan.co.uk as soon as possible and preferably within one month.

Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

Your village....your Plan....your future



December Update Moving forward!

The programme to deliver a Neighbourhood Plan for the village is moving forward at a pace now.

Village Design Statement (VDS): The updated Village Design Statement has been produced by village residents and defines the character of our village and its landscape setting, for use by planners and developers. It was recently reviewed and supported by Wychavon Planners. Thank you to everyone who has commented on the VDS. We have received some very constructive input and would welcome more. It is a “live” document and is still available to read or download on our website (<http://www.eckingtonplan.co.uk>). We will make copies available in the shop, church and other locations around the village. Ultimately it will be an important part of the Neighbourhood Plan that the village as a whole will need to formally support via a referendum, so it is important we have as much input as possible.

Land Call: Our recent call for land received a very positive response. Based on the guidance of a professional planning consultancy, we have now completed preliminary discussions with all the land owners that took part. We have been impressed with the options that these discussions have opened up for the village and believe this process will identify sufficient land for the scale of development that the village requires. Discussions will continue with those involved so that we can present a set of viable options for your review and consideration at our next consultation open-day. This is planned for early in the first quarter of 2016.

Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

Your village....your Plan....your future



Village Consultation February 2016

Your participation in this event is vital to the future of the village. Based on extensive input over the past 12 months, proposals for the plan are now well advanced and we would like to share them with you.

Inevitably there will be some new houses in the village. You have said that the community should define where and how development in Eckington happens. We don't want developers to make these decisions on our behalf and so your input at this event is needed to help decide:

- ***how many new homes?***
- ***what sort of homes we need?***
- ***where homes are to be built?***

Please drop into the Village Hall either on

**Friday 26th February 2016 between 6pm and 10pm or
Saturday 27th February between 10am and 4pm**

This is your last opportunity to influence the proposals.....please don't miss it!

After all, it is: *Your village...your Plan...your future.*

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan
Your village....your Plan....your future



Village Consultation
February 2016

Thank you to everyone who came to the Consultation Event in the village hall at the end of February. Your participation and contributions are very much appreciated.

We are now analysing everything we have been told and we will give the village an update as soon as possible.

Thank you....

Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

Our village...our Plan...our future



Village Consultation February 2016

Thank you to the many people who came to the second village consultation event in the village hall at the end of February. In total 273 people registered, including 27% of the population over 18 years of age.

A full analysis will be undertaken of all the responses and comments but we wanted to share some headline numbers with you as soon as possible.

Altogether we had in excess of 2,600 responses to questions and 90% of these were *positive*. Everyone thought there was *clarity* in what was suggested at the consultation and virtually 80% believed the overall Plan was *excellent* or very good.

This positive result was also reflected through the specific questions about *housing* with supportive answers given on each of the areas: -

- ✓ Is the number of *new houses* about right - 229 agreed (93%)
- ✓ Is the *type* suggested right – 95% said yes
- ✓ *Village Centre* plan in principle – 205 or 85% thought so
- ✓ *Pershore Road* – 94% believed it was a good plan in principle
- ✓ 86% or 208 people think that the *locations* of the *new houses* is right.

Based on your feedback, there are some areas we will reconsider, including: -

- ? The location of the *village centre car park* needs rethinking
- ? Whilst there was significant support for the *supported retirement houses*, some questions were raised about a *care home*.
- ? Some concerns were noted about the location of 2 of the *reserve sites* albeit these are not in the immediate period of the Plan.

An amazing 76 individual comment forms were also completed which we will now analyse.

All this information will now be considered further and we will feedback to the village the overall results of the second consultation as soon as we can.

Thank you....and thank you for your support and comments.

after all....it is....

Our village...our Plan...our future.

Eckington Neighbourhood Plan

Our village...our Plan...our future



You may be thinking it had all gone quiet on the Neighbourhood Plan front following the February Consultation Event and so this is a brief update.

We have been working hard with the local planners, members of the community, our consultant and others to make progress on several fronts, particularly:

- ✓ *Summarising all the feedback and outcomes from the Consultation Event*
- ✓ *Following up on the 2 main areas of concern raised by the community during the event, namely the car park location in the "village centre" and the type of care provision that might make sense.*
- ✓ *Finalising an approach to policy making that enables the key projects while fitting within the planning policy framework required of a Neighbourhood Plan*

Eckington is in a unique position in that no other community in Wychavon is proposing the combination of some housing and added community facilities to the same extent. Consequently, some things are taking longer than anticipated as this involves a learning curve for the professionals as well as our volunteer ENP Steering Group.

However, we hope to have proposals on how we can move forward and have the draft plan itself ready for sharing over the next couple of months. We will keep you updated as the work progresses.

Thank you....and thank you for your continued support and the help we are receiving in so many areas.

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

Your village....your Plan....your future



The Plan Moves Forward

The Steering Group have been working hard, since the Consultation Event in February, to put together and enable the main elements of the plan. You may recall, we had a very positive response to the proposals at the event. Altogether we had in excess of 2,600 responses to questions and 90% of these were *positive*. Everyone thought there was *clarity* in what was suggested at the consultation and virtually 80% believed the overall Plan was *excellent* or *very good*.

Based on your feedback, there were two areas that needed to be reconsidered:-

- The location of the village centre car park
- Whilst there was significant support for the *supported retirement houses*, some questions were raised about a *care home*.

Two working groups were set up to address these.

- Village Centre - The group is working closely with the school and is looking at a number of alternatives.
- A commercially run Care Home of around twenty beds will not be financially viable in the current climate and therefore there are no immediate plans for this. It is proposed that the land be re-allocated for a Community Centre, should there be a requirement for one in the future.
- The design of the Retirement+ homes continues to be considered.

We are now in the important phase of agreeing and drafting the policies that will enable the main elements of the plan.

The Steering Group proposes to appoint Legal advisors to draw up agreements to safeguard the delivery of the proposals for both the Landowners and the Community

We are hopeful that there will be significant movement over the next month which we will report in due course.

Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan

Your village....your Plan....your future



The Plan Moves Forward

Work has started on producing a Draft Plan, with particular focus on the policies which will support and allow the execution of the proposals outlined and supported in February.

Working Groups to review the proposals for the Care Home provision and the Village Centre, which were outlined at the Consultation Event, have both reached some conclusions;

- Whilst the five Retirement+ homes remain a core part of the plan, the Care Home has been discounted as not being commercially viable or suitable for Eckington.
- Discussions continue in relation to the exciting developments for the School, however the concept of the Hackett's Lane car park has been discounted.

Very positive discussions are ongoing with two landowners, who are very keen to support the wishes of the village.

Early next year a draft plan will be available for the village to review, after which it will be passed to Wychavon and subsequently for independent inspection.

Your village...your Plan...your future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan

Our village....our Plan....our future



Drafting going full speed ahead!

Work is well under way with the draft Eckington Neighbourhood Plan. This is not an easy document to write as it must meet the planning requirements, summarise what has been two years' work and yet be readable for everyone.

Once the draft has been finished we will make it available to everyone through the web site and our hope is that as many people as possible read it and comment as appropriate.

Thank you to the people who commented on the **Village Design Statement**. The suggested changes, which are mainly issues of clarification, have largely been included in the latest version. Full details of these changes are available on the Eckington Neighbourhood Plan web site. Wychavon has accepted the changes and will also be using the latest version.

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group

www.eckingtonplan.co.uk

info@eckingtonplan.co.uk

Tel: 751335

Eckington Neighbourhood Plan

Our village....our Plan....our future



Experienced Proof-reader Required!

The first draft of the Eckington Neighbourhood Plan is close to completion. Whilst there are some detailed items that still must be finalised, overall the Plan is well on its way.

Ideally, we would like to find someone in the Village who has proof-reading experience to check the final drafts for those silly little errors that always seem to creep into documents when one's back is turned! If you have these skills and would like to volunteer to help in the final preparation of the Plan, then please contact one of the Steering Group, email info@eckingtonplan.co.uk or leave a message on 751335.

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan

Our village....our Plan....our future



Consultation in Village Hall

7pm Friday 22nd & 10am Saturday 23rd September 2017

In our last update, we said the Plan was well underway subject to some detailed items that had to be agreed. Discussions have followed with the site owners, Wychavon planners and other interested parties.

We now have far greater detail on the proposed layout of the development on New Road and an update on the plans for the area around the School and Jarvis Street. Everyone will remember that these two sites gave huge potential benefits to the village in general and the school in particular. The total number and mix of houses remain unchanged but their location and some other details have been updated.

At the consultation, overall plans will be available and we'll share the opportunities for the school and the community at large ...we think you'll like it!

Of course, there's still some way to go; following this consultation the Neighbourhood Plan as a whole will be finalised, legal agreements confirmed with the site owners and the plan sent to the Wychavon Planners for the start of the formal consultation period, which ultimately leads to a referendum.

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan

Our village....our Plan....our future



Consultation in Village Hall

Thank you to everyone who came to the presentation and consultation in the village hall at the end of last month.

We presented greater detail on the proposed layout of the development on New Road/Pershere Road and an update on the plans for the area around the School and Jarvis Street.

If you missed the events or should you wish to look at the presentation again, it may be downloaded from the Eckington Neighbourhood Plan web site.

As we said in last month's Parish Mag, there's still some way to go; following this consultation the Neighbourhood Plan will be finalised, legal agreements confirmed with the site owners and then the complete plan will be made available to the village for consultation. The Plan will then be sent to the Wychavon Planners for the start of their formal consultation period, which ultimately leads to a referendum when everyone within the Parish is entitled to a vote.

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk
Tel: 751335

Eckington Neighbourhood Plan

Our village...our Plan...our future



Village Consultation Update

Thank you to those who attended the third village consultation event in the village hall at the end of September. In total 95 people registered over the two days.

The purpose of the Consultation was to share with the community greater detail of the proposed layout for the development on New Road and an update on the plans for the area around the School and Jarvis Street. The total number and mix of houses remain unchanged but their location and some other details have been updated.

The overall response was very positive with over 79% agreeing outright with the proposals. Of those who were unable to agree completely with the proposals, their concerns were with some of the details rather than the revised proposals as a whole. Only one person disagreed with the plan as a whole.

The top concerns raised at the meeting are as follows:

- The location of car parking and a drop off point in School lane. 6% raised this as an issue.
- Traffic issues around Jarvis Street. 5%

All the issues raised at the meeting will be taken into account as we finalise the draft Plan which will be available for review in due course.

Thank you....and thank you for your support and comments,

after all....it is....

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

Our village...our Plan...our future



May Update

The next main phase of the Neighbourhood Plan is a formal public consultation. This provides a host of statutory bodies with the opportunity to review the complete plan for the first time. Most importantly this phase provides the community with the chance to see how we have represented your wishes into a plan that is as clear and robust as possible and will "survive" the statutory reviews and inspections that are required before it can go to the next stage. This will lead eventually to a referendum and, subject to your support, be adopted.

We had hoped to kick off this formal public consultation phase by March or April, but frustratingly this has not been possible due to the complexities of dealing with Planning, Highways and contractual matters that need resolution prior to starting this process. We are working hard to resolve all these issues as quickly as possible and appreciate everyone's patience. Please keep an eye on the Village News and the Eckington Neighbourhood Plan web site (see below) for updates,

after all....it is....

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.co.uk
info@eckingtonplan.co.uk

Eckington Neighbourhood Plan

Our village...our Plan...our future



Draft Plan Completed

The draft plan has been completed.

We are now entering a crucial stage, which is a six-week consultation period known as 'Reg14' which requires us to *'publicise the plan, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area'*. The steering group will therefore be contacting numerous statutory bodies, local councils and businesses to obtain their feedback.

Most importantly we need the views of Eckington Residents.

The consultation period will run from Nov 1st to Dec 13th, 2018.

The Draft Plan will be available for viewing, during the period, on the website – **www.eckingtonplan.com**. There will also been some hard copies available to borrow from Eckington Stores. Please submit any comments or feedback preferably by email to **info@eckingtonplan.com**, through the web site or in hard copy at the shop. Please note that if you comment your name will be publicly available along with your comment albeit any personal information such as email or home address will be removed.

Anonymous comments cannot be considered.

Plan Summary

What follows is a brief summary of what the plan will deliver.

At its heart, this plan is all about maintaining and nurturing the social vibrancy of the community by recognising the vital role the school plays in this as well as in the economic health of the village. You may recall that the community has agreed that there is a need for limited development, aimed at keeping the school strong and also agreed there should be an emphasis on maximising the number of 'manageable' or downsize homes, suitable for older residents. These homes will allow older residents to stay in the village while releasing their larger, under-utilised family homes to enable younger families to move in.

The Plan also recognises the 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. This land will be owned by the village and therefore will not be available for development.

As outlined at the last Consultation event, the Proposed Developments are as follows and shown on the map overleaf.

Roman Meadow 2 & Pershore Road

- 19 Open Market Sale Residential Homes.
- 8 Affordable Residential Homes.
- 6 Homes suitable for those wishing to downsize (Manageable Homes), 3 of which will be restricted to over 65 year olds.
- 5 Open Market Retirement Homes.

Jarvis Street

- 2 Open Market Sale Residential Homes.
- 4 Homes suitable for those wishing to downsize (Manageable Homes)

In addition, the village will receive from the landowners, two areas of community land which are shown on the map.

When agreed, this Plan will meet our requirements of attracting young families to the village and enabling our ageing population to downsize, whilst delivering valuable land for community use.

This community land 'could' be used for a mix of the following:

- A footway to allow access between the recreation ground and Roman Meadows 2, creating a safe pedestrian route to the Recreation Centre.
- An extension to the cemetery on Pershore Road.
- Green Space and potential additional playing fields for the Recreation Centre.
- Land with the potential to become an overflow car park for the Recreation Centre.
- A new access road to the overflow car park from Pershore Road.
- Provision of land with the potential to build a future Community Building.
- School Car Park and Drop off – for Community use outside School hours.
- Land for a playing field for the School (and Community outside School hours)
- Opportunity to expand current school buildings onto the existing playing field.

Once the plan is completed it will be for the residents of Eckington, the Parish Council, the School and other Community Groups to decide the best use for this land.

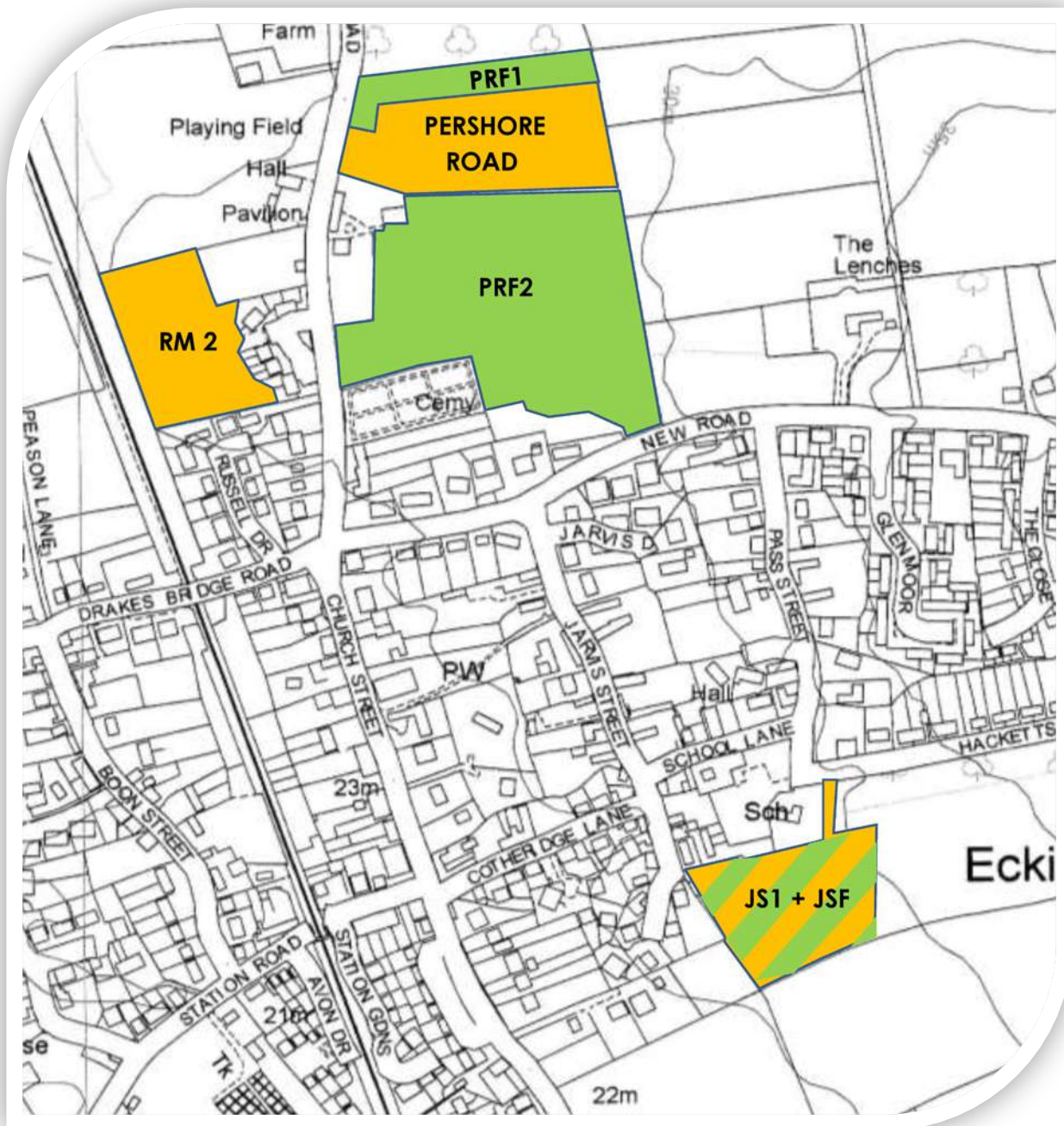
Please try to read the plan as a whole, as this was only a brief summary. Your support is important to us!

after all....it is....

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.com
info@eckingtonplan.com

ALLOCATION OF SITES



KEY:

- PRF1 – Proposed community land
- PRF2 – Proposed community land
- Pershore Road – Proposed site for 21 homes
- RM2 – Proposed site for 17 homes
- 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*



Press Release

14th November 2018

Draft Eckington Neighbourhood Plan Published Significant community benefits should follow its adoption

The Draft Eckington Neighbourhood Plan was published recently and is subject to a 6-week consultation period.

Steering Group chair Colin Chapman stated, "at its heart, the plan is all about maintaining and nurturing the social vibrancy of the community by recognising the vital role the school plays in this as well as in the economic health of the village".

Colin continued "Two potential sites for limited development have been identified, aimed at attracting young families into the community while providing manageable homes that allow older residents to downsize within the village. The plan also identifies significant community benefits including the potential for community and school playing fields, additional off-road car parking and improved road safety in key areas of the village".

The purpose of the consultation period is to invite comment from statutory bodies, local councils and businesses and most importantly, local residents. Although the community has provided overwhelming support for the content of the plan, this is the first time the full plan has been available for review in the form required by the Neighbourhood Planning regulations. The consultation period will run to December 13th, 2018 and the plan is available on the website - **www.eckingtonplan.com**.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.com
info@eckingtonplan.com

Eckington Neighbourhood Plan

Our village...our Plan...our future



Thank you for your comments

Thank you to all those who have submitted comments already on the draft Neighbourhood Plan. They will all be taken into account as we finalise the Plan prior to submission to Wychavon early next year for the formal review process that precedes the referendum.

If you have any comments on the plan, please ensure they are submitted by December 13th. As a reminder, the details are summarised below:

The consultation period will run from Nov 1st to Dec 13th, 2018.

*The Draft Plan will be available for viewing, during the period, on the website – www.eckingtonplan.com. There will also been some hard copies available to borrow from Eckington Stores. Please submit any comments or feedback preferably by email to info@eckingtonplan.com, through the web site or in hard copy at the shop. Please note that if you comment your name will be publicly available along with your comment albeit any personal information such as email or home address will be removed.
Anonymous comments cannot be considered.*

We will be responding to all the comments individually and also publishing a summary of all the comments shortly after the 6-week consultation period is completed.

after all....it is....

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.com
info@eckingtonplan.com

Eckington Neighbourhood Plan

Our village...our Plan...our future



Eckington Neighbourhood Plan – NEXT STEPS

You may remember that at the Consultation Event held in September 2017 we outlined the proposed layout for the development in the Pershore Road area and gave an update on the plans around the School and Jarvis Street. We also outlined the **NEXT STEPS** with the overall process. The recently published Draft Plan differs very little from the plans shared in September 2017. In terms of “**NEXT STEPS**”, these are also broadly unchanged but are worth summarising again as we move towards the latter stages of the process.

NEXT STEPS - The Neighbourhood Plan Document:

- The “pre-submission” consultation (called ‘Reg 14’) ended on December 13th.
- Following a review of all the comments from the consultation the Plan will be amended to form the final submission version.
- This final version will be submitted to Wychavon District Council (WDC) early next year for further and final formal review (called ‘Reg 16’). A statutory inspection by a government appointed inspector will be part of this process.
- Any further revisions needed following the ‘Reg16’ consultation will then be made.
- A formal referendum to approve the Plan will be run along the same lines as a local election. Assuming the plan is supported by a simple majority of voters, it then forms a statutory part of the planning process.

NEXT STEPS - Proposed Developments: It's worth remembering that:

- The Neighbourhood Plan is only an enabling activity to provide the community with control of land use.
- None of the changes and benefits envisioned in the plan will happen unless landowners/developers **and** the village community itself implement the plan.
- In terms of the two main housing development areas, the next steps remain as we outlined in the September 2017 Consultation Event (see www.eckingtonplan.com).

North End of Village (Pershore Road area):

First signs of the early work required prior to submitting a planning application (called pre-app) will be seen very soon and will progress in tandem with the Plan approval process.

So why will this early work start before the plan is formally adopted? The landowner has put the proposed development of Roman Meadow 2 (outline planning for 25 dwellings was granted in February 2016 unconnected to the Neighbourhood Plan) on hold for nearly 3 years to work with the Neighbourhood Plan. As a result, we now have a plan that meets the requirements of the community and delivers some significant community benefits.

Although **completion of the formal planning process will be dependent on the adoption of the approved Neighbourhood Plan**, to minimise delays some ‘pre-app’ work will be completed in tandem with the Neighbourhood Plan approval process. As part of this, there will also be a planning application for “change of use” for the land that will be owned by the Parish Council on the community's behalf.

Jarvis Street:

At this stage we believe this proposed development will proceed slightly later in the planning period and will be dependent primarily on the stakeholders.

after all....it is....

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.com
info@eckingtonplan.com

Eckington Neighbourhood Plan

Our village...our Plan...our future



Eckington Neighbourhood Plan UPDATE ON CONSULTATION

Thank you again to everyone who responded at the end of last year to the consultation on the Draft Eckington Neighbourhood Plan.

We had around 50 responses which we've carefully considered and subsequently, where appropriate, clarified or updated the Plan.

The next step is for us to prepare a version of the Plan which will be the 'submission' copy. This will include any required changes following the earlier consultation. Also, within this submission will be a document listing all the comments on the previous version of the Plan and our responses.

Wychavon DC will then have an opportunity to comment further and will undertake another consultation in order that the final version of the Plan may be produced – this consultation is known as Reg16.

Thank you again to those who responding last year; this is much appreciated.

after all....it is....

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group

www.eckingtonplan.com

info@eckingtonplan.com

Pre-Submission Consultation Plan

At every stage throughout the Plan preparation the Steering Group has maintained consultation action plans. This Pre-Submission Consultation Plan is included here by way of example





This is an updated version of previous documents circulated in 2017 and Jan 2018. The intention of the document is to act as an aide memoir as we move to Reg 14 Consultation and as evidence of the process followed in the pre-submission consultation. All reference to The Plan refers to the Draft Plan in its 'polished' format as agreed by the Steering Group.

Distribution of the Draft Plan:

- Whenever possible the Plan will be distributed electronically.
- Physical copies will be made available for loan within the village and for those who are unable to access electronic copies through capacity or capability.
- Advance copies will be provided to:
 - **Wychavon planners** – following a meeting to thoroughly check our/their understanding of the process.
 - **Wychavon executive & politicians** – following the meeting with planners
 - **Site owners** – to be emailed a couple of days prior to general circulation
 - **The School** – following a meeting with the Head and Governors to re-state the Steering Group's understanding of their position.

Electronic Distribution:

The Draft Plan will be circulated electronically to a number of groups:

- The **Steering Group & Parish Clerk** (for circulation to the PC)
- The **Consultation Database** (89 people as at Oct-18) which consists of:
 - Statutory Consultees taken from a database provided by Wychavon planners.
 - Neighbouring Parish Clerks
 - Local Employers
 - Local community, educational and religious groups
- The **Eckington Communication database** (301 people as at Oct-18)
 - This consists of individuals who have all asked to be kept informed of progress of the Eckington Neighbourhood Plan.
 - The database includes those formally on the 'Stop 100' database.

Other considerations with electronic communication:

- Each group listed above will have a tailored email consisting of:
 - A letter of introduction from the Chair of the Steering Group.
 - A statement of why they have been emailed and a request to forward the email to the interested party if not them (particularly relevant for the Consultation Database).
 - A resume of the main benefits of the Draft Plan.
 - A request to respond with comments on the Draft Plan; and how/when.
 - A link to the Plan downloads page of the ENP website.
 - Notice of where hard copies will be available.
- There will inevitably be repetition between the various emails but there will be **no attempt to de-dupe** due to the separate messages that will be sent to each group.
- Monitoring of the Consultation Database, (where the recipient does not block), will record: confirmation of receipt; confirmation of opening/reading; recording of links opened/ reason if the email is rejected – i.e. hard or soft bounce.

Publicity:



Whilst the paragraphs above detail how the Plan will be made available to interested parties, we will also publicise the publication of the Plan through:

- Placing prominent banners on each of the roads leading into the village
- Putting a one page double sided 'flyer' into the village magazine
- Placing a notice on the Eckington Web site and Eckington Facebook
- Placing a notice (with approval) on the parish, district and if appropriate county web site
- Putting notices on some of the telephone poles in the village
- Putting notices in the village businesses, shop, pubs, school & church

Responses:

- Comments will be encouraged.
- Responses may be made through:
 - E-mail to info@eckingtonplan.co.uk.
 - The contact page on the website.
 - Telephoning 01386 751335
 - Writing to Eckington Neighbourhood Plan Steering Group, c/o Hollies End, Manor Road, Eckington, PERSHORE, WR10 3BH.
 - Placing comments in a box in the shop.
- There will be **no attempt** to ask for approval or otherwise at this stage – that's what's the referendum is for.
- A 'thank you, we will consider' response will be sent to all comments – this will include details of the process for considering comments and reporting on them.

Included for information an extract from Neighbourhood Plans Roadmap Guide by Locality

“Pre-Submission Consultation

The Neighbourhood Planning regulations require the proposed plan to be the subject of a 6-week consultation before it is submitted to the local authority for independent examination. The requirement includes the following:

- *publicise the plan in a manner which brings it to the attention of people who live, work or run businesses in the neighbourhood area. This should include details of the proposed Neighbourhood Plan, details of where and when it may be viewed, details on how to make comments on the plan and the date by which comments must be received (at least 6 weeks from the date on which it is first publicised).*
- *consult statutory consultation bodies whose interests may be affected by the plan. The local council should be able to advise on this, but it includes the county council (if applicable), the Environment Agency, Natural England and English Heritage.*
- *send a copy of the proposed plan to the local authority. It is also advisable to consult any neighbouring local, town or parish councils, significant landowners, local businesses and local community organisations, such as chambers of commerce, civic societies and local trusts.*

Any comments received should be considered and, where necessary, the proposed Neighbourhood Plan should be amended. A brief report should be produced, summarising comments received and describing if and how the plan has been modified in response to the issues raised.

Eckington Neighbourhood Plan

Pre-Submission Consultation – Updated Oct-2018



Possible options for fulfilling the above requirements include:

- *putting the plan on the Neighbourhood Plan website if there is one*
- *asking the local authority to publish it on their website*
- *placing copies of the plan in key public buildings, such as libraries, community centres or council offices*
- *placing copies of the plan in important local businesses, such as shopping centres or supermarkets*

Many people will not want to read through the whole document, so it may be useful to produce a simple leaflet or display boards that set out the main aims and main focus of policies in the plan."

Draft Plan (Regulation 14) Leaflet



Eckington Neighbourhood Plan

Our village...our Plan...our future



Draft Plan Completed

The draft plan has been completed.

We are now entering a crucial stage, which is a six-week consultation period known as 'Reg14' which requires us to *'publicise the plan, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area'*. The steering group will therefore be contacting numerous statutory bodies, local councils and businesses to obtain their feedback.

Most importantly we need the views of Eckington Residents.

The consultation period will run from Nov 1st to Dec 13th, 2018.

The Draft Plan will be available for viewing, during the period, on the website – **www.eckingtonplan.com**. There will also been some hard copies available to borrow from Eckington Stores. Please submit any comments or feedback preferably by email to **info@eckingtonplan.com**, through the web site or in hard copy at the shop. Please note that if you comment your name will be publicly available along with your comment albeit any personal information such as email or home address will be removed.

Anonymous comments cannot be considered.

Plan Summary

What follows is a brief summary of what the plan will deliver.

At its heart, this plan is all about maintaining and nurturing the social vibrancy of the community by recognising the vital role the school plays in this as well as in the economic health of the village. You may recall that the community has agreed that there is a need for limited development, aimed at keeping the school strong and also agreed there should be an emphasis on maximising the number of 'manageable' or downsize homes, suitable for older residents. These homes will allow older residents to stay in the village while releasing their larger, under-utilised family homes to enable younger families to move in.

The Plan also recognises the 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. This land will be owned by the village and therefore will not be available for development.

As outlined at the last Consultation event, the Proposed Developments are as follows and shown on the map overleaf.

Roman Meadow 2 & Pershore Road

- 19 Open Market Sale Residential Homes.
- 8 Affordable Residential Homes.
- 6 Homes suitable for those wishing to downsize (Manageable Homes), 3 of which will be restricted to over 65 year olds.
- 5 Open Market Retirement Homes.

Jarvis Street

- 2 Open Market Sale Residential Homes.
- 4 Homes suitable for those wishing to downsize (Manageable Homes)

In addition, the village will receive from the landowners, two areas of community land which are shown on the map.

When agreed, this Plan will meet our requirements of attracting young families to the village and enabling our ageing population to downsize, whilst delivering valuable land for community use.

This community land 'could' be used for a mix of the following:

- A footway to allow access between the recreation ground and Roman Meadows 2, creating a safe pedestrian route to the Recreation Centre.
- An extension to the cemetery on Pershore Road.
- Green Space and potential additional playing fields for the Recreation Centre.
- Land with the potential to become an overflow car park for the Recreation Centre.
- A new access road to the overflow car park from Pershore Road.
- Provision of land with the potential to build a future Community Building.
- School Car Park and Drop off – for Community use outside School hours.
- Land for a playing field for the School (and Community outside School hours)
- Opportunity to expand current school buildings onto the existing playing field.

Once the plan is completed it will be for the residents of Eckington, the Parish Council, the School and other Community Groups to decide the best use for this land.

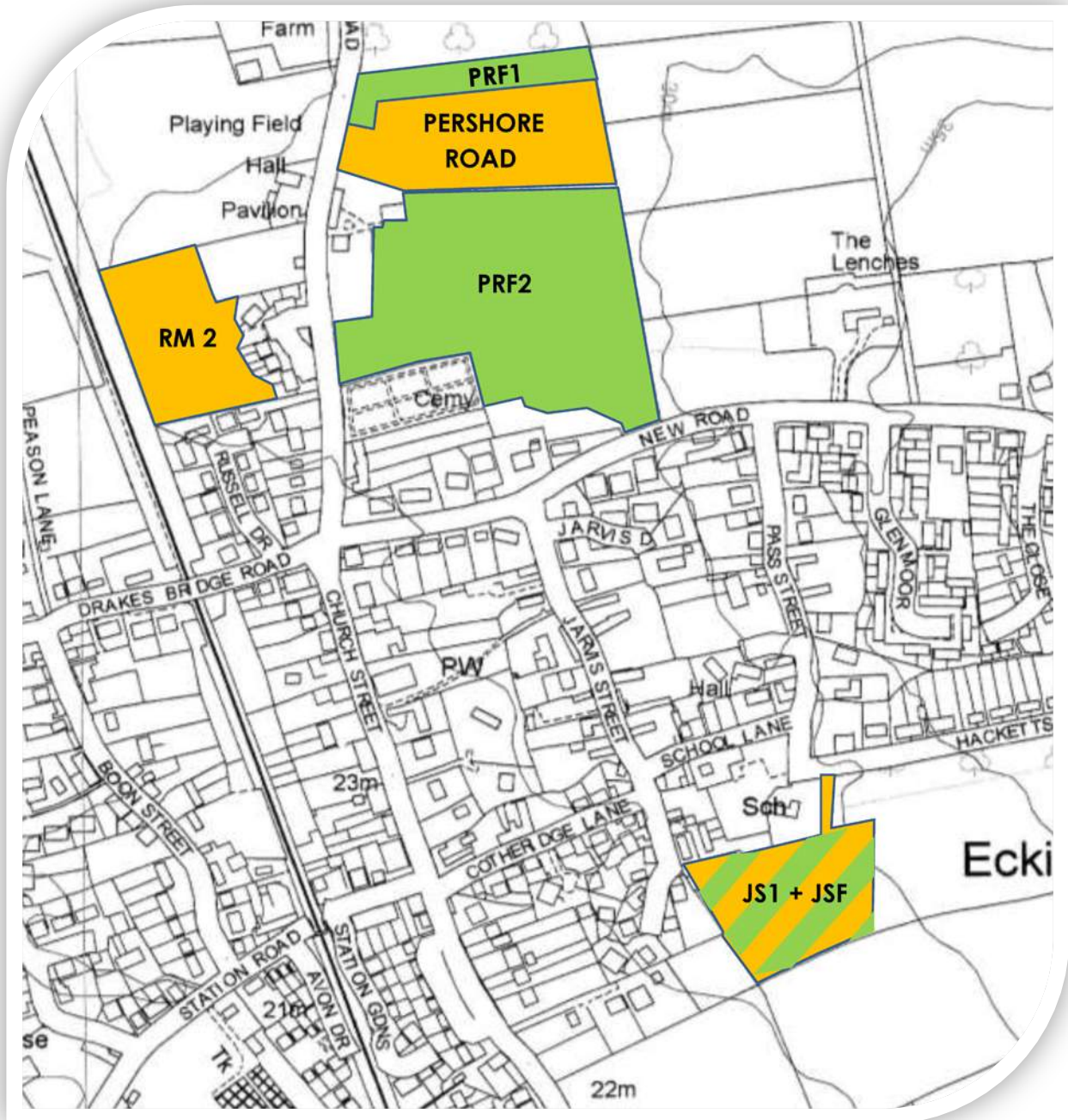
Please try to read the plan as a whole, as this was only a brief summary. Your support is important to us!

after all....it is....

Our village...our Plan...our future.

Eckington Neighbourhood Plan Steering Group
www.eckingtonplan.com
info@eckingtonplan.com

ALLOCATION OF SITES



KEY:

- PRF1 – Proposed community land
- PRF2 – Proposed community land
- Pershore Road – Proposed site for 21 homes
- RM2 – Proposed site for 17 homes
- 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*