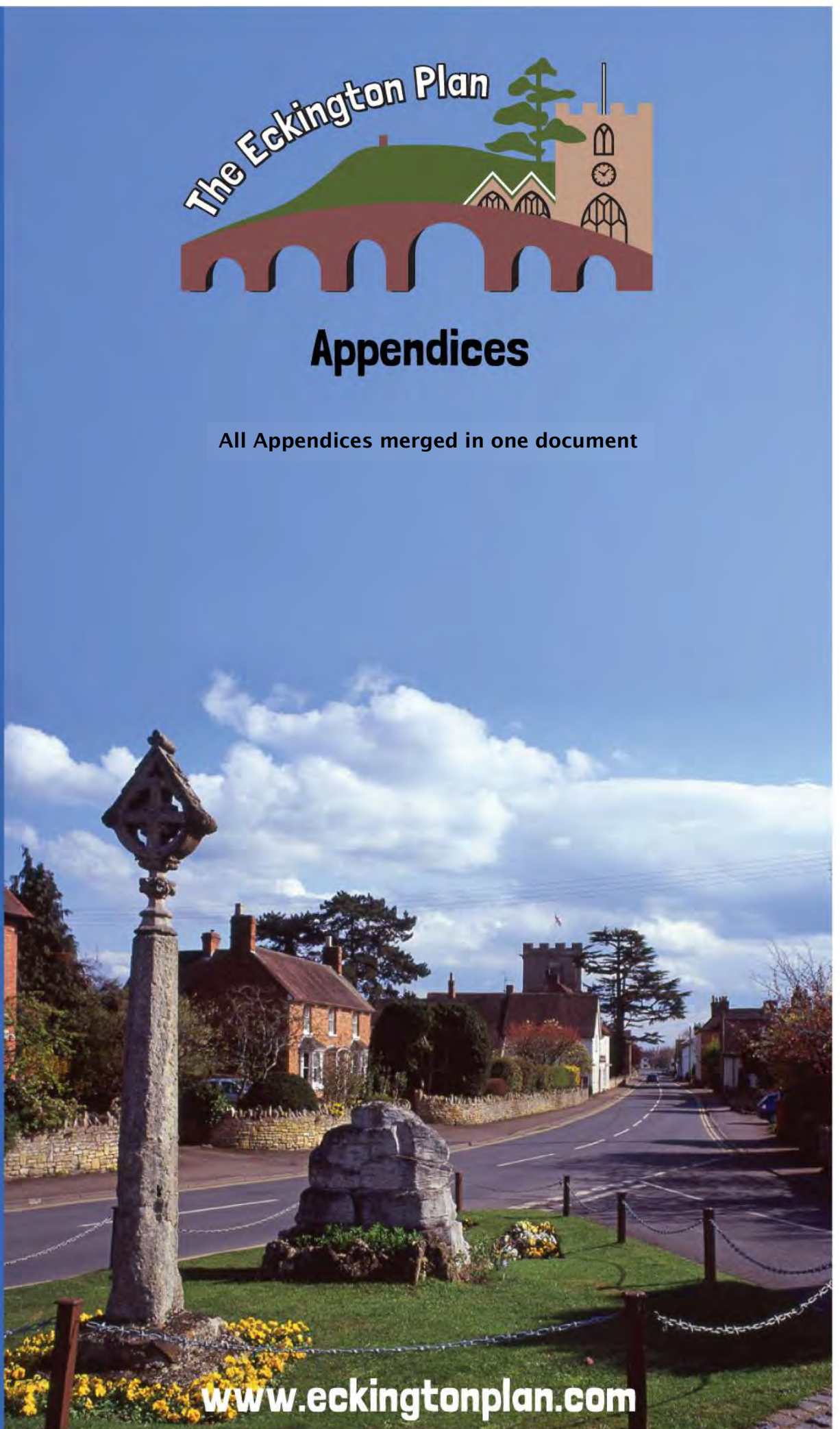


# Eckington Neighbourhood Plan



## Appendices

All Appendices merged in one document



# APPENDICES

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



# **EVIDENCE BASE & CONSULTATION REVIEW**

Eckington  
Neighbourhood  
Plan

Prepared By  
Foxley Tagg Planning Ltd  
Normandy House  
305-309 High St  
Cheltenham  
Glos  
GL50 3FB

On Behalf Of  
**Eckington Neighbourhood Plan  
Steering Group**

**JUNE 2015**

## **1.0 Introduction**

- 1.1 This document is designed to give an overview of the evidence gathered during the initial stages of the Eckington Neighbourhood Plan.
- 1.2 The ENP can currently be described as moving into the Vision and Objectives Stage as the Steering Group has undertaken evidence gathering and initial consultation exercises.
- 1.3 The purpose of this report is to consider the work undertaken and to identify any gaps in work undertaken by the Steering Group, which consists primarily of:
  - a. Evidence gathered
  - b. Consultation undertaken
- 1.4 The analysis of the work undertaken so far is carried out with the Examination of the eventual submission version of the plan in mind. In order for a NP to be considered 'Sound' at examination it must meet some 'Basic Conditions'. These are:
  - a. Have appropriate regard to national policy
  - b. Contribute to the achievement of sustainable development
  - c. Be in general conformity with strategic local policy
  - d. Be compatible with EU obligations
- 1.5 These basic conditions relate to the final plan document however. For the purposes of consideration of the work done so far it is important to remember that the policies for the final plan have to be justified by the evidence. As a consequence it is important that evidence with regard to each of the main policy areas. For the purposes of the Eckington Neighbourhood Plan these are identified as:
  - a. Housing & Population
  - b. Employment & Economy
  - c. Built Environment
  - d. Natural Environment
  - e. Community & Leisure
  - f. Transport & Infrastructure.



## **2.0 Evidence Gathered**

- 2.1 The evidence Gap Analysis Document appended to this report clearly sets out the different groups of data and evidence considered useful and a checklist to determine whether the information has yet been gathered.
- 2.2 As can be seen from a quick scan of the table, the majority of the information contained within has been collected and as consequence is contained within a Topic Group Evidence Report as compiled by the Steering Group, and if considered a key piece of information, then also contained within the Evidence Summary Report.
- 2.3 There are a handful of pieces of information that have not yet been gathered, none which are considered critical at this stage as the majority of them relate to sites and land ownership. It is not yet clear whether the ENP will look to allocate sites for future development. If the plan does look to allocate land in the future then such evidence as site assessments and the identity of landowners will be important.
- 2.4 It will be important to ensure that, as objectives and policies emerge in the plan process, that checks are carried out to ensure that the evidence is available to justify them.
- 2.5 An eye will have to be kept on emerging planning policy given that the South Worcestershire Development Plan is expected to undergo further change before it is resubmitted for examination.
- 2.6 Each sub-group has compiled a report which sets of the relevant information to their topic area and these reports are summarised by an Evidence Summary document which aims to bring together the most pertinent information in an accessible format.

## **3.0 Consultation**

- 3.1 So far the Steering Group have carried out a Parish Survey and a Community Consultation Event.

- 3.2 The Survey was distributed to every household in the parish and received a 66% return rate which is exceptional for such a survey.
- 3.3 The Community Consultation Event held on the 16<sup>th</sup> May was comprehensive in its content and well attended.
- 3.4 There are no concerns whatsoever regarding the level and quality of the consultation carried out so far and a short Consultation Summary report has been produced to indicate the headlines to emerge from consultation.

#### **4.0 Summary**

- 4.1 Overall the evidence gathered and consultation undertaken as yet are considered to be sufficient; however this will need to be constantly monitored, especially with regard to the emergence of objectives and policies which each have to be justifiable.



# Evidence Base Summary

March 2015

# Contents

1. Introduction
2. Housing & Population
3. Economic Development
4. Built Environment
5. Natural Environment
6. Community
7. Transport

# I. Introduction

This report is part of the first stage of the production of the Eckington Neighbourhood Plan. The Eckington Neighbourhood Plan will set out a vision for the future of the village as well as policies which will help shape the form of future development in the Eckington area.

## About Neighbourhood Plans

Neighbourhood Plans are a new type of planning policy document which are designed to give local communities more control over development in their area by giving them the opportunity to establish general planning policies for development and use of land in their area. Neighbourhood Plans can determine where new housing and employment land should be located, what new development should look like and introduce policies relating to land-use.

Neighbourhood Plans, once adopted, become part of the statutory development plan and form an additional layer of planning policy. In Eckington's case the

adopted Neighbourhood Plan will sit beneath the National Planning Policy Framework and the South Worcestershire Development Plan. Planning applications for new development in the Neighbourhood Plan area will be assessed with regard to the Eckington Neighbourhood Plan.

## Work Undertaken So Far

In summer 2014 there were real concerns that proposed two proposed developments around the village would change the character of the village. After a couple of robust public meetings with frank exchanges of view, the Parish Council was approached by residents to develop a Neighbourhood Plan.

At a public meeting, organised by the Council, this was given overwhelming support and Foxley Tagg were appointed as consultants to the

process. Volunteers were requested to join a steering group and all those who offered their services were appointed to the Group. Other individuals offered assistance on an ad-hoc basis.

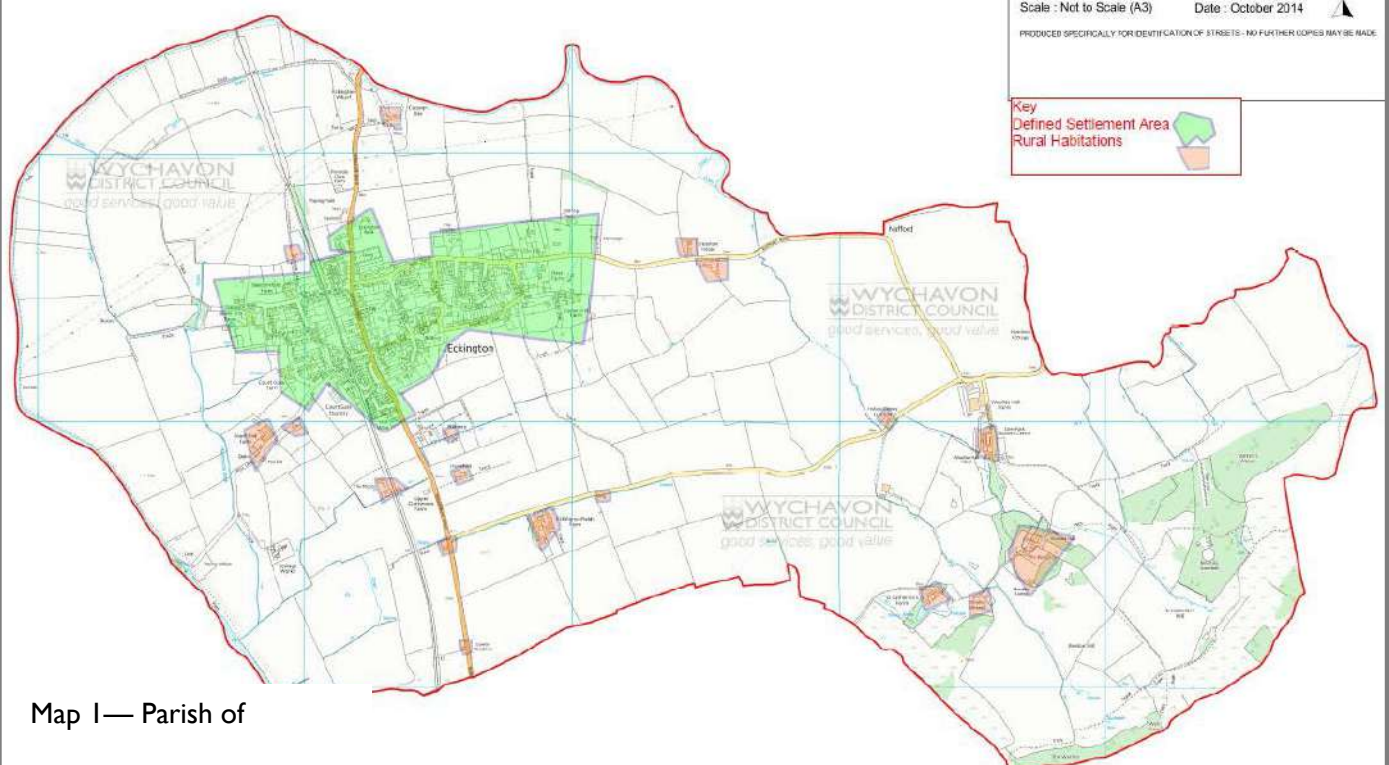
The initial work consisted of evidence gathering – understanding current views, basic statistics and gaining an understanding of what other groups had

Parish of Eckington -  
Consultation on Neighbourhood Area  
Designation Application, October 2014

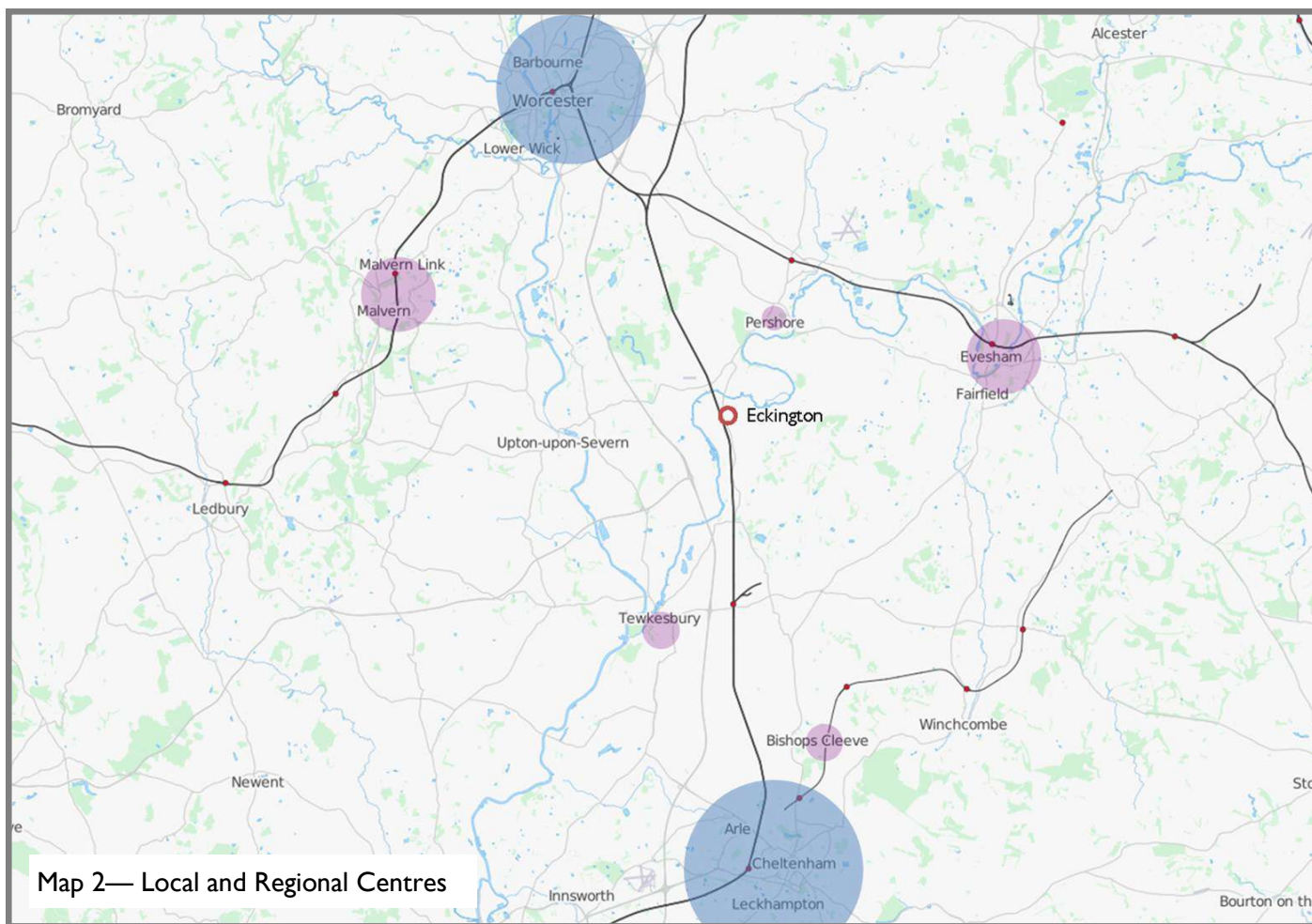
Scale : Not to Scale (A3) Date : October 2014

PRODUCED SPECIFICALLY FOR IDENTIFICATION OF STREETS - NO FURTHER COPIES MAY BE MADE

Key  
Defined Settlement Area  
Rural Habitations







Map 2— Local and Regional Centres

undertaken with their local plans. Consultation has taken place through a household survey, discussion with as many organisations and groups as possible within the Parish and a village consultation event in the village hall.

The Steering Group now have to undertake more work on some specific issues and prepare some objectives and then policies for land use in the Parish over the period to 2030.

### Local Context

Eckington is located in the District of Wychavon 4kms to the south-west of Pershore, on the B4080 road between Pershore and Tewkesbury. It sits in a loop of the River Avon, with the river to its north and west and Bredon Hill to the south-east. It is one of a number of historic villages sited on the rich agricultural soils alongside the river

Eckington lies within a ring of small settlements which encircle Bredon Hill. It sits to the south of Pershore, in the county of Worcestershire, and is bisected by the main Birmingham to Bristol railway line.

The village is surrounded by local towns such as Evesham, Pershore and Tewkesbury while the larger regional centres of Worcester and Cheltenham are each approximately 13 miles away.

### History of the Village

Archaeological finds indicate that Eckington has been an important crossing place of the River Avon far back into antiquity.

Signs of early habitation of Eckington including the Neolithic period are for example the Iron Age camp on Bredon Hill, a Roman Villa, plus evidence of the Saxons and Normans. The present settlement consists of an attractive mix of old and new buildings including several farm groups which border the village.

The first documentary evidence of Eckington is in the Saxon period, in a charter of King Edgar in AD972. It records land at Eckington belonging to Pershore Abbey. Indeed the name “Eckington” is derived from the Saxon name “Eccyngtune”, believed to mean an enclosed settlement of a Saxon chieftain and his family.

The church is the earliest surviving building in the village today. It dates from the late 12th century and was probably built by Westminster Abbey at the heart of the early medieval village. Although there are no other surviving buildings in the village from such an early date, Eckington's Enclosure Plan of 1813 shows a wide linear main street (Church Street) lined with rectangular plots with the church at the centre.

The layout apparent at this date suggests Church Street to be a planned element to the village, probably laid out by the Abbey along a pre-existing route between Pershore and Tewkesbury and possibly originating from around the time of the construction of the church in the 12th century. Existing development at Eckington was likely consolidated as a farming community by Westminster Abbey and worked by tenants of the monastic estate to contribute to support of the Abbey.

There remain several 16th and 17th century timber framed cottages within the village, many of which continue to be thatched. There are also a number of timber framed cottages which have been disguised by



having brick facades.

On the lower slopes of Bredon Hill stands Woollas Hall, the ancestral home of the Hanfords and which was built in 1611.

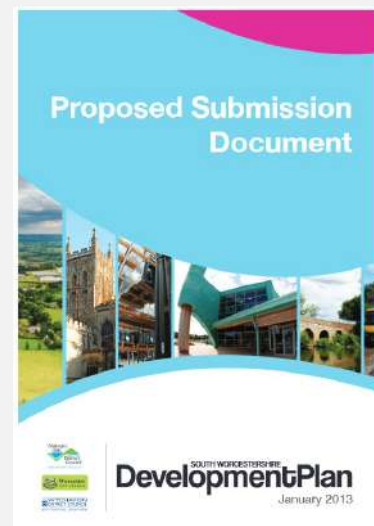
The construction of Eckington Station and goods yard with the arrival of the Birmingham to Gloucester Railway in 1840 provided the opportunity for Eckington market gardeners to send their fruit and vegetables to markets to towns and cities in the Midlands and beyond. Many new orchards and allotments were established within the village to take advantage of the demand from growing industrial areas. The station closed in 1965 but the railway line continues to operate as a main line serving Penzance in the south to Newcastle in the north.

Eckington Church of England School opened in 1869 and it continues to play a very important role in the village today.

As a tribute to those servicemen that lost their lives in the First World War, parishioners painstakingly raised funds during difficult economic times in order to build the village hall. It eventually opened in 1928.

The major employer in the village, from 1926 to 1995, was Perks Bros.Ltd, builder and undertaker, and several buildings in Eckington are attributable to this firm. The main employer in the village today is a company that grows and supplies instant hedging.

The number of farms in the village has declined, the last of the dairy farms ceased in 2004 and there are now only three main farms operating.



The other major changes to the village in the latter half of the 20th century have been the closure of several shops and a garage, leaving just one grocery shop operating, whilst at the same time the population of the village has doubled due to new development.

### Planning Policy Context

The emerging South Worcestershire Development Plan (SWDP) is the key planning policy document which will shape development in Worcester, Wychavon and Malvern Hills until 2030.

The SWDP sets out its purpose as follows:

- a. *To provide a Vision for South Worcestershire to 2030.*
- b. *To set out a Development Strategy and planning policies, including the allocation of land for*

## 2. Housing & Population

### Population

Eckington has a population of 1,217 people according to the 2011 Census, a negligible increase of just 0.7% since 2001. Conversely, the number of households has increased by 5.9% over the same period reflected in the reduction in average household size of 3.1%

### Age & Lifestage

There are 972 people classified as being in their 'adult lifestage' (aged 16+) in the village and 245 under the age of 16. The average age in the village as of 2011 was 46.3, a significant increase from 43.7 in 2001 of 5.9%.

**Fig. 1—Young People in Eckington**

	Number 2011	% of Pop. 2011	% Change since '01
Pre-school (0-4)	54	4.4%	-18.2%
Early School Age (5-9)	72	5.9%	10.7%
Senior School Age (10-19)	119	9.8%	-12.5%

Similarly the number of children in the village has decreased in real terms by 7.2% over the same period. As a result the proportion of children in the village dropped from 21.8% to 20.1%, taking it just below the national average of 20.6%.

Not surprisingly, therefore, Eckington has a higher

**Fig. 2—Population & Housing Facts**

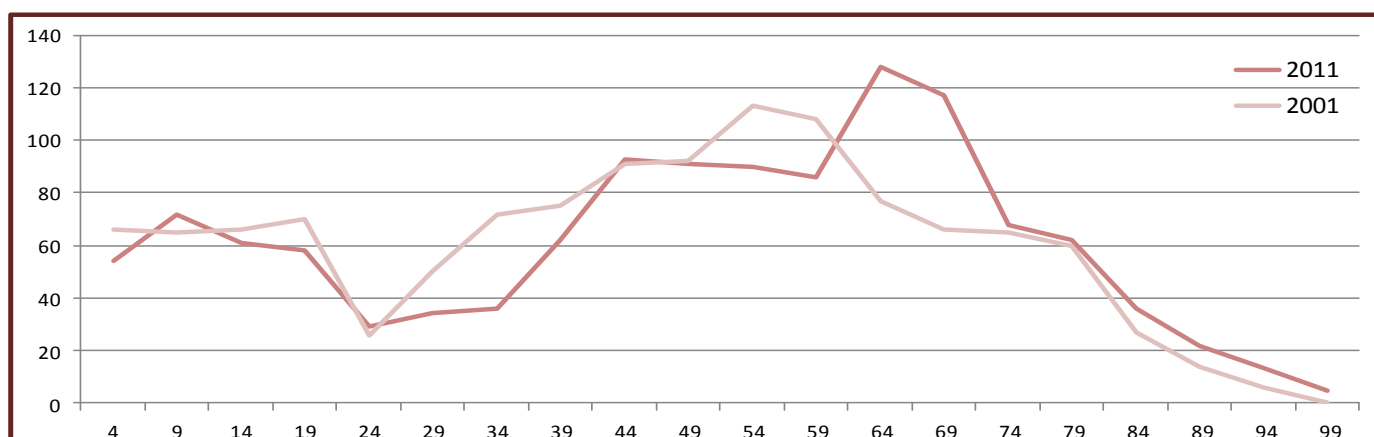
Population	1,217
Average Age	46.3
Children (0-18)	245
Working Age (19-64)	649
Retirement Age (65+)	323
Number of Households	519
Average Household Size	2.345
Area ( Hectares)	876
Population Density (People per ha)	1.4
Tenure (% owned properties)	82.60%

proportion of older people (those aged 65 and over) than both the national and county averages. In Eckington 26.6% of the population are aged 65 or over compared to 21.4% in Wychavon and 16.3% nationally. This works out as 67% higher than the national ratio and nearly 30% higher than the ratio in Wychavon district as a whole.

The table above demonstrates clearly that Eckington has an older population than both the local and national averages. There is a higher proportion of 'passive' retired people and a significantly higher proportion of 'active' retired people in the village than in Wychavon and England.

As a result there is a slightly lower proportion of people of working age and a significantly lower proportion of people of 'early work & college age' than both the district and national averages.

The population of Eckington can therefore be said to be aging. Indeed the ONS 2011 Census extrapolated by Wychavon growth projections plus immigration indicated that the proportion of retired people is expected to increase from the current figure of 27% to 30% by 2020 and 34% by 2030. Furthermore, the



**Fig. 3—Age distribution in Eckington**

**Fig. 4—Adult Population**

	England	Wych- avon	Ecking- ton
% Early Work/College (20-24)	6.8%	4.6%	2.4%
% Working Age (25-64)	52.9%	52.5%	50.9%
% Active Retirement (65-84)	14.1%	18.5%	23.3%
% Passive Retired (85+)	2.2%	2.9%	3.3%

number of over-85s will double in real terms by this point.

Such a demographic shift represents a significant challenge to the village. It is considered that the number of residents suffering from mobility problems and debilitating illnesses such as dementia is likely to rise significantly.

## Household Size

The average household size in the village of 2.3 persons is in line with average for England and Worcestershire, while the figure for Wychavon is slightly higher at 2.4.

The proportion of smaller (1 & 2 person) households is in line with the local and county averages but it is considered that due to the demographic of the village these smaller households are made up of more older people than young professionals.

An ageing population will lead to an increase in one-person households which could potentially lead to a slowdown in the growth or even a drop in the population as the average household size decreases.

## Ethnicity

The level of both ethnic and cultural diversity is very low within the community. It is however not dissimilar from the overall analysis for Wychavon as a district.

Ninety-seven percent of the population of Eckington

classify themselves as 'White: British'- slightly higher than the district average of 94% but significantly higher than the national average of 80%.

## Immigration

The incidence of ethnic or cultural immigration to the parish is very low and represents no discreet pressure issues to resources. As a proportion of the population just 0.1% of residents moved to the United Kingdom between 2001 and 2011.

## Heath & Well-being

People who live in the Parish are statistically much healthier than both the national and the regional averages.

This is likely to be a prime factor for the increasing life age of residents over the norms and the lower mortality rates in each age-group segment.

It is probable therefore that people in Eckington will live longer than the average and retain a more active and healthy life throughout their life cycle.

**Fig. 5—Wellbeing**

% of Population classified as:	Worcs.	Wych- avon	Ecking- ton
'Healthy'	41%	52 %	86%
'Health Challenges'	18%	18 %	9 %
'Caution'	26%	21 %	5%
'At Risk'	0.1%	0.1 %	0%



## Housing

The 1,217 residents of Eckington live in 519 homes meaning an average household size of 2.3 people per household. The total housing stock increased by 10% between 2001 and 2011. The addition of Hanson Drive (26 homes) and the prospect Roman Meadow II (20 homes) will increase the housing stock by a further 9% in the much shorter period of 4 years.

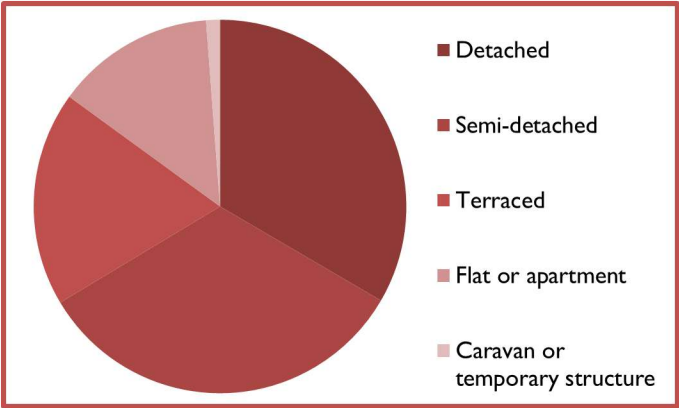


Fig. 6—Dwelling type

### Dwelling type

Fifty-seven percent of residential properties in Eckington are detached houses which is significantly higher than the averages for the county (33%) and the district (57%). This is to be expected in a village such as Eckington. It is therefore also not surprising that, although the number of semi-detached homes is largely commensurate with the county and district averages, the number of terraced homes and flats is significantly lower.

Three-bedroom homes are the most common dwelling size in Eckington, as in Worcestershire and Wychavon, although the village has a higher proportion of larger homes. Five or more bedroom homes represent 10% of the housing stock in Eckington which is double the average for Worcestershire. The overall average number of bedrooms per dwelling in Eckington is 3.2, more than the figure of 2.9 for the county and the district.

Just 26% of homes in Eckington are 1 or 2 bedroom while the figures for Worcestershire and Wychavon both exceed 31%.

Overall Eckington has a wide choice of properties and a type and size of homes that is broadly in line with the trend for England as a whole. The relatively small

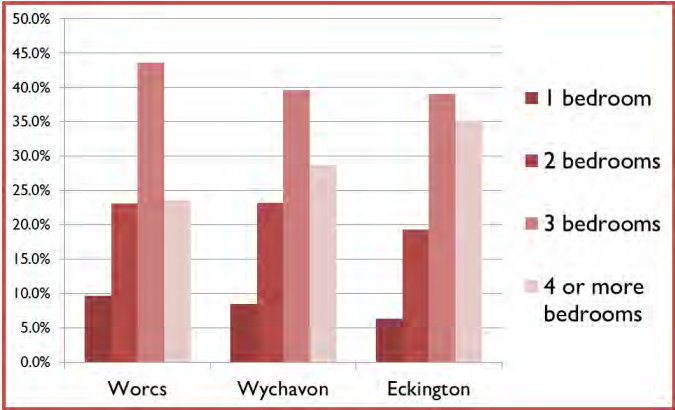


Fig. 7—No. Bedrooms

supply of one bedroom properties does not necessarily reflect the aging demographic of the village. That is to say that the number of one person households in Eckington is likely to increase which in turn would lead to an increase in the demand for smaller properties.

## Housing Tenure

Eckington has a very high rate of home ownership. Four fifths of households own their own property either outright or with a mortgage or loan. This is significantly higher than the national average. Consequently there are fewer rented properties in the village than either the county or the national averages.

Fig. 8—Tenure

	England	Worcs.	Eckington
Owned (inc. mortgage)	63%	71%	80%
Shared ownership	1%	1%	0%
Social rented	18%	15%	11%
Private rented	17%	12%	8%
Living rent free	1%	1%	2%

These figures are not so hugely divergent from the regional norm however and are to be expected in a village community.

## Affordability

According to Worcestershire County Council the average price of a house in Eckington in 2013 was £285,679. This was 40% higher than the average for



Worcestershire and 23% higher than the average for the district but much closer in value to similar villages in the locality.

**Fig. 10—Average House Prices 2012/13**

	Eckington	Bredon	Elmley Castle
Average House Price	£285,679	£266,480	£309,406
Detached House	£342,375	£324,089	£367,200
Semi-Detached	£248,667	£195,694	£250,500
Terrace	£158,300	£198,700	£175,667
Flat/Maisonette	£237,500	-	-

The high house prices in Eckington make it very difficult for local people to access open market housing and suggest a relative lack of small starter homes available to early stage buyers.

### Housing Need

Wychavon District Council undertook a Housing Needs Survey in 2009. A total of 500 surveys were sent out to each household within the parish with a response rate of 43.6%.

The survey highlighted a potential need for 30 additional affordable housing units within the parish, with 26 households stating they will need to change their accommodation in the next 5 years.

## 3. Employment & Economy

### The Economic Evolution

Eckington has a rich commercial history, with land usage forming the core of the economic activity. As far back as the Domesday Book, a third of the village population were listed as Farmers. As well as crops, by the 19th century there were a large number of orchards as fruit growing blossomed with over 20 fruit growers based in the village about 100 years ago.

The land based economy was supplemented by a wide variety of businesses and the village sustained a good range of shops, pubs and services. Perks Bros Ltd (builders) employed nearly 50 people during the middle part of the 20th century, with carpentry, building supplies and funeral directors also forming part of their portfolio. Bakers, Blacksmiths, Glove making and many other industries flourished.

### Agriculture

Farming around Eckington has gradually changed and become less intense. There are now 11 active farms (NFU data 2014) although dairy herds are pretty much all gone and the principle activities are:

- Grazing
- Livestock / Cattle
- Conservation
- Horticulture
- Organic farming

Much of the land can be managed by very few people. This is reinforced by the 2001 and 2011 census data which shows the number of residents employed in “Agriculture, Forestry and Fishing” within the parish reducing from 29 in 2001 to only 10 in 2011, from a working population of 550 - 600. And even then, their places of employment are not necessarily all based within the parish.

### Tourism

Overall however the level of economic activity in the parish is pretty high and very diverse for a village of just over 1200 people, although there is still an

important core of land based commerce with leisure and tourism is growing.

There are a number of tourism-based businesses such as B&B's and Caravan Sites with the River Avon offering fishing, walking and boating opportunities while visitors can walk and cycle on Bredon Hill.

Furthermore the close proximity of the Cotswolds, the Malverns and numerous attractive small and large tourist destinations (Broadway, Upton, Worcester, Cheltenham) all provide attractive destinations for locally based tourists.

### Businesses

There is a very diverse range of businesses, with a total count of about 50 operating from within the parish. Relatively few employ a workforce of significant size (the biggest is about 17).

Many are home based micro businesses. There is very little provision of workshops, small units or live work units. There is no large scale manufacturing and the South Worcestershire Employment Land Review lists no potential sites within Eckington parish.

The diversity of small businesses in the parish and the long term success of the service businesses (pubs, shops, etc) are both viewed as strongly linked to the continued influx of young families to the village. This influx is critically dependent on the continued success of the school to attract young families, as well as availability of suitable housing.

### Working

A lower proportion of residents of Eckington are

**Fig. 11—Economically Active Residents**

	England	Wych- avon	Ecking- ton
Total	69.9%	71.7%	66.5%
Employee: Part-time	13.7%	15.0%	12.2%
Employee: Full-time	38.6%	38.4%	35.7%
Self-employed	9.8%	12.6%	13.6%
Unemployed	4.4%	3.1%	2.5%
Full-time student	3.4%	2.5%	2.5%

**Fig. 12—Economically Inactive Residents**

	England	Wych- avon	Ecking- ton
Total	30.1%	28.3%	33.5%
Retired	13.7%	17.4%	25.3%
Student	5.8%	3.3%	2.6%
Looking after home or family	4.4%	3.4%	3.8%
Long-term sick or disabled	4.0%	2.7%	1.0%
Other	2.2%	1.6%	0.8%

economically active than nationally— 67% compared with 70% nationally. Consequently the number of those in full-time and part-time employment is lower than the national average. This is the result of a much higher proportion of the population of Eckington being retired than is the case nationally rather than a high rate of unemployment – the proportion of retired people in the village is nearly twice the national average.

Indeed the rate of unemployment in the village is lower at 2.5% than in Wychavon (3.1%) and in England (4.4%). Unsurprisingly given the demographics of the village the proportion of students and long-term sick or disabled are also relatively low.

### Qualifications, Occupation & Income

Residents of Eckington are typically better qualified than the average for both the district and the county.

**Fig. 13—Residents' Highest Level of Qualification**

	Worcs.	Wych- avon	Ecking- ton
No qualifications	23%	22%	16%
Level 1 qualifications	13%	13%	9%
Level 2 qualifications	16%	16%	16%
Apprenticeship	4%	4%	4%
Level 3 qualifications	12%	12%	12%
Level 4 qualifications +	27%	29%	40%
Other qualifications	5%	5%	4%

This is reflected by the fact that 17% of working age residents of the village are in managerial, directorial or senior official positions compared to 11% of the population nationwide. There are also more residents in professional and technical occupations and associate professional and technical occupations than is the case nationally. There are therefore fewer people in less skilled occupations and this is reflected in the income profile of the village which is significantly higher than in the surrounding areas and nationally.

According to the ACORN Database, Achievement Categories 81% of residents are considered to be 'Affluent Achievers' which is extremely high compared to a county-wide average of 36%.

## 4. Built Environment

Eckington has a main straight north-south axis with two parallel narrow lanes to each side. Connecting east-west lanes link these north-south routes, forming a broadly rectangular settlement made up of a loose grid of main street and narrow secondary lanes.

This framework of roads and lanes is likely to be medieval, or earlier, in origin and indicates Eckington to have been a sizeable settlement in its current form from early days.

The railway line and main B4080 road run parallel through the village, bisecting it into what is locally known as Upper and Lower End. Other streets such as Boon Street, Jarvis Street and Pass Street also run in the same north/south direction with linking roads at each end, thus forming a 'ladder' pattern of roads.

A minor road leading out of the village to the east goes up to Nafford, Woollas Hall and then around Bredon Hill, linking the small villages.

Eckington has developed around the Church, school, shop and 2 public houses. Developments within the centre of the village are controlled through a designated Conservation area. Development outside of this central area has been, up until recently, on a limited scale on suitable sites identified by the Local Plan.

Cumulatively Eckington has seen much encroachment by modern development on former gardens, orchard and farms. The preservation of the spaces that remain in the village is seen as desirable to preserving its character and appearance

### Character & Built Form

The character of the Eckington village is that of an historic rural village comprising a series of houses, cottages, farm and outbuildings set within an earlier framework of plots and roads. The prominence of well-preserved older buildings and the presence of farm buildings, open space, gardens, the village cross, large mature trees, local stone walls and narrow lanes with grass banks and verges, maintain the character of an historic rural village despite encroachment by modern development.

Within this complex interaction of individual elements has evolved the development of modern and heritage building areas of similar character. In spite of the more modern housing development over recent years Eckington has retained much of its distinctive character. The whole village shows a wide diversity of buildings reflecting the changing styles over many years.

### Character Areas

A significant result of the detailed Placecheck survey undertaken by community members is that a number of broad areas of the village were identified as having similar architectural characteristics and streetscape.

These have been categorised as:

- Conservation Area
- Northern Approaches
- Southern Approaches
- Glenmore/The Close
- Eastern Approaches

A more detailed analysis of these individual character Areas can be found in the Design Statement.

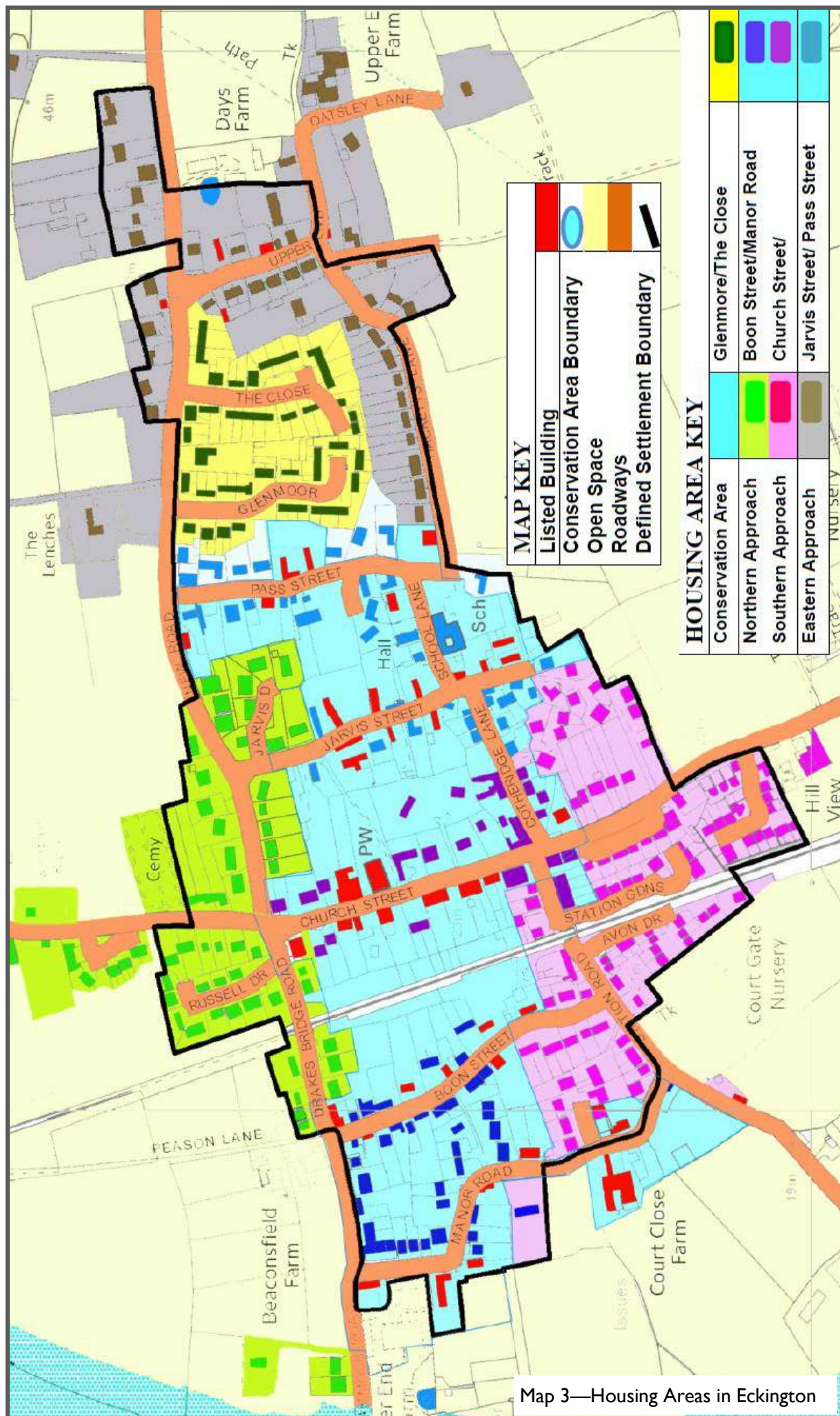
### The Conservation Area

The majority of early buildings in the village today are timber framed cottages and houses, dating from the 16th and 17th centuries.

These are numerous and are scattered along all of its principal streets, indicating that the layout of its historic core was probably well established by this time, and that Eckington was already a substantial settlement by this date.







Map 3—Housing Areas in Eckington



### Church Street Area

This is the planned medieval street running through the heart of the village, with the church near its centre. Here linear plots, characteristic of a medieval plan, are still well-defined, particularly on the west side of the street. Historic buildings are sited to the front of their plots tight against the back of the pavements with open space at the rear.

This tight grain and distinctive relationship of building to plot and building to road is a characteristic feature of a medieval settlement plan and is a key element of



the character and special interest of this part of the conservation area.

### Boon Street/ Manor Road Area

Boon Street is a quietly winding road, offering a developing vista. Buildings hug the roadway tightly with little or no space between them along its western edge. Opposite there are buildings set back from the road, providing a more open spacious character.



This is the area of the village to the west of Church Street, where the two parallel lanes of Manor Road and Boon Street form a rough grid with Drakesbridge Road, Pudding Alley and Mill Lane. Here buildings dating from the 16th, 17th, 18th, 19th and 20th centuries line the narrow lanes.

### Jarvis Street/Pass Street Areas

This is the area of the village to the east of Church Street, where the two parallel lanes of Jarvis Street

and



Pass Street form a grid with New Road, Cotheridge Lane and School Lane. Here buildings from the 17th, 19th and 20th centuries line the narrow lanes.

Both Pass Street and Jarvis Street are similar in nature, with the older buildings situated tight against the road. In many cases the buildings are set at right angles to the street with the gardens running along the roadside. This unusual feature not only lends character to the area but provides 'active' open spaces and settings for the buildings.

### Northern Approaches

The area constitutes the houses on both sides of the main B4080 Pershore Road entering the village from the northerly direction from Eckington Bridge, Birlingham, Pershore and finishing at the Memorial Cross. Properties on Pershore Rd, Drakesbridge Rd, and the westerly part of New Road are included as is the more recent development at Roman Meadows.

Predominantly a mixture of newer houses and



bungalows dating from the post-war years through to the current time the area is low density housing which are well spaced with open field on its northerly exposure and the Conservation Area to the south.

## Southern Approaches

The area represents a somewhat similar character to the Northern Approach having the houses on both sides of the main B4080 Tewkesbury Road exiting the village to the southerly direction. Station Road has been severed by the railway line and varies in character from one side to the other.

The housing stock in the area is mostly brick built with tiled roofs and dates from the 1960's through to the present day. It has been exposed to the majority of the newer developments in the village over the past 10 years significantly increasing the housing density in the area.



## Glenmoor/The Close

In the 1950's The Close was built with a mix of dwelling types including semis, terraces and bungalows. In the late 1960's the Wychavon Council provided further housing at Glenmoor.

Although the densest area of housing in the village prior to Hanson Drive the sensitive use of green space and creative layout design has managed to retain an openness and variably pleasant street scene.

This area is partly privately owned and partly housing association which forms a compact unit of development but offers limited scope for future expansion.



## Eastern Approaches Area

This grouping constitutes the properties creating the boundary around the eastern extremity of the settlement area. The area extends along the eastern end of New Road onto Nafford Road, Upper End leading to Oatsley Lane, and Stoney Furlong and back along Hacketts Lane.

Upper End is not dissimilar to Pass Street and Jarvis Street in character having a mixture of heritage properties with more modern infill properties albeit on a wider street scape.



Hacketts Lane was original a Local Authority grouping that now faces across the southern aspect of the village giving excellent views over the Bredon Hill

The remaining properties on the north side of New Road/Nafford Road are on the edge of the boundary and back on to open land. The views over open countryside and the AONB are of particular importance to the essential character of the village





## 5. Natural Environment

### Green Infrastructure

Figure 1 (overleaf) shows the principal Green Infrastructure (GI) within the built-up area of Eckington and immediate surrounds. The main areas of GI are:

- The railway corridor: mixture of woodland, mature scrub, private gardens and trees line the route of the railway where it bisects the western end of the village (though not a continuous green corridor);
- Private gardens: A substantial proportion of the built up area of the village is comprised of private gardens, many of which back on to one another creating relatively large areas of contiguous greenspace. Many of these private gardens are very mature, supporting a range of large trees, shrubs and boundary hedges.
- The churchyard;
- The cemetery;
- The school playing fields;

Due to the historic settlement patterns of the village, there are no uninterrupted green corridors that bisect the built-up area. The only publically accessible open space within the built-up area of the village is the churchyard.

Surrounding the village, GI provision is more extensive and typologies more diverse and include amenity areas (recreation ground), nurseries, and mixed farmland. Fragments of orchards immediately surround the village and are a relic of what would have once been the main land use in the village.

Radiating from the village is a relatively dense network of mature hedgerows, some with associated ditches. Key linkages with GI in the wider parish include hedge-lined lanes / green lanes such as the following:

- Mill Lane and Hammock Lane which provide connectivity between the village and the River Avon to the west;
- Green lane adjacent to 'The Lenches' off New

Road which connects with the River Avon heading due north (privately owned);

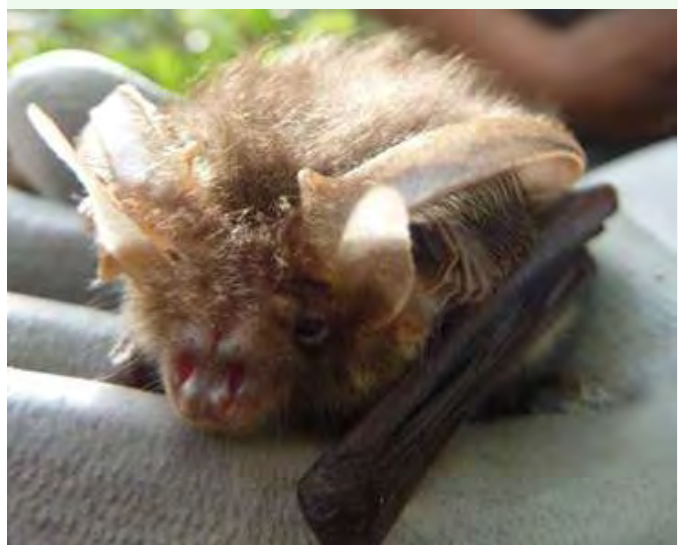
- Nafford Road and Stony Furlong Lane with their mature hedges (with trees) which connect the village to the lower slopes of Bredon Hill.

### Designated Sites

Four statutory sites designated for their biodiversity or geological value fall within Eckington Parish as detailed in the table below with their locations shown on Figure 2.

Of these designated sites, only one falls close to the village, namely Eckington Railway Cutting Site of Special Scientific Interest (SSSI) which is designated for the geological significance of its rock exposures which have yielded large numbers of Pleistocene fossils most notable of which was a hippopotamus!

The upper slopes of Bredon Hill are covered by three statutory designations and are of international importance as a Special Area of Conservation (SAC) for the population of violet click beetle *Limoniscus violaceus* and two other rare species of beetle occurring here. Bredon Hill is also designated as a Site of Special Scientific Interest (SSSI) as well as a National Nature Reserve (NNR) for its valuable habitats which includes ancient trees, extensive scrub, unimproved limestone grassland and an active landslip which support a rich flora and fauna including many rare and notable species.







Map 4— Green Infrastructure

**Fig. 14—Legally Protected Species of Fauna Recorded in Eckington Parish**

Group	Species Recorded
Mammals	<p>Bats: 14 of the UK's 18 bat species: Barbastelle, Bechstein's bat, Brandt's, Brown long-eared bat, Common pipistrelle, Daubenton's bat, Greater Horseshoe Bat, Leisler's Bat, Lesser horseshoe bat, Natterer's bat, Noctule, Serotine, Soprano Pipistrelle and Whiskered bat;</p> <p>Badgers</p> <p>Water Vole</p> <p>Otter</p>
Reptiles	<p>Common Lizard</p> <p>Grass Snake</p> <p>Slow-worm</p>
Birds	<p>Bittern</p> <p>Barn Owl</p> <p>Kingfisher</p> <p>Hobby</p> <p>Red Kite</p> <p>Bearded Tit</p>
Amphibians	Great Crested Newt
Invertebrates	<p>Violet Click Beetle</p> <p>Stag Beetle (protection against sale only)</p>

## Protected and Notable Species

With the exception of Bluebell *Hyacinthoides non-scripta* which is listed under the Wildlife & Countryside Act, 1981 for protection against sale only (to prevent commercial harvesting of wild bulbs), no legally protected species of flora have been recorded in the parish. Several notable species have however been recorded (see table above).

The table above details all those species protected by European and / or UK wildlife law that occur within the parish.

Examples of notable species recorded in the parish include mammals such as Hedgehog, Brown Hare and Harvest Mouse, red-list birds such as Cuckoo, Tree Pipit, Spotted Flycatcher, Turtle Dove and Lesser Spotted Woodpecker and notable plants such as Narrow-fruited Cornsalad, Sainfoin and Greater Dodder as well as lower plants and fungi including Weather Earthstar. Invertebrates make up the vast majority of records found and include beetles such as the Noble Chafer and Pear Weevil and butterflies such as Dingy Skipper and Small Blue.

## Landscape

### Designations

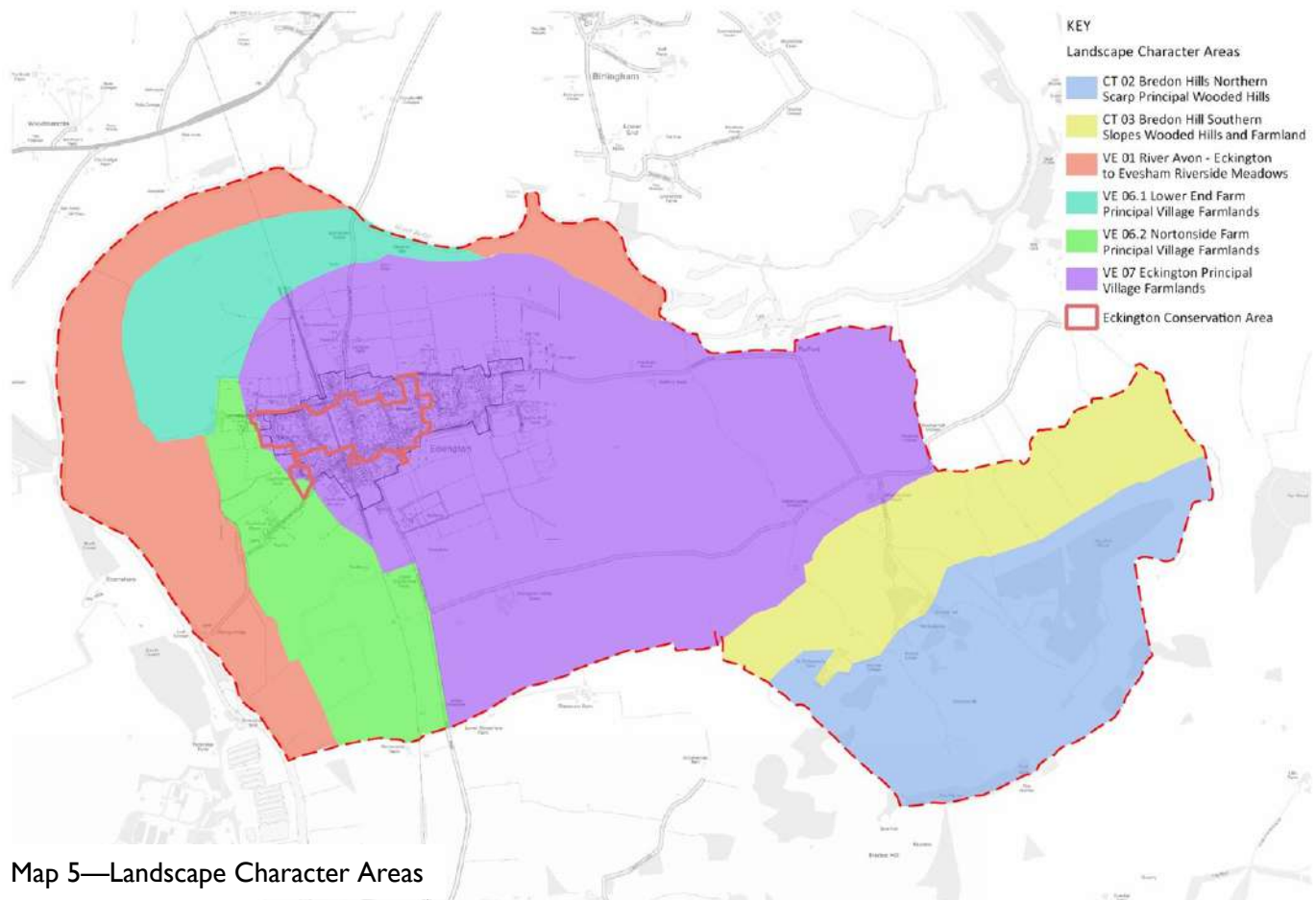
The eastern part of the parish (encompassing all land to the east of Nafford Road and south of Holland Road) is included within the Cotswold Area of Outstanding Natural Beauty (AONB), a national landscape designation, based on the notion of natural beauty and designed to protect and enhance the natural landscape. The AONB boundary is shown on Figure 4 below.

The County Structure Plan and the Wychavon District Plan include policies relating specifically to AONBs, giving them added protection and restricting development. The Cotswolds AONB Management Plan sets out additional policies to protect and enhance the AONB.

### Landscape in the NP Area

Eckington Parish comprises a mainly low-lying agricultural vale landscape, but includes higher ground on the western slopes of Bredon Hill. The two most significant landscape features are Bredon Hill in the east, visible from throughout the surrounding flat vales, and the River Avon which encircles the northern and western parish boundary. The landscape is generally very open and predominantly used for agriculture. Woodland and tree cover is very sparse within the parish, being almost entirely concentrated on the slopes of Bredon Hill, although traditional orchards are relatively widespread, mostly as remnants of former commercial orchards.





Map 5—Landscape Character Areas

## Character Areas

Through combining the landscape character areas described in the Worcestershire Landscape Character Assessment with the Eickington Conservation Area, the parish can be divided into seven landscape character areas:

### VE01—River Avon - Eickington to Evesham Riverside Meadows:

*A low lying, flat landscape of river alluvium with poorly draining wetland soils. A largely unsettled area of former meadow and grazing marsh, with a tree cover relating to the watercourses and hedgelines, the land use today is inherently pastoral.*

### VE06.1—Lower End Farm Principal Village Farmlands:

*A low lying, flat river terrace of alluvium with pockets of mixed sands and gravels with sandy free draining soils supporting an arable land use. The settlement pattern is nucleated with tree cover represented by scattered trees along watercourses and hedgerows, and by tree groups around settlements.*

### VE06.2—Nortonside Farm Principal Village Farmlands:

*A low lying, flat river terrace of alluvium with pockets of mixed sands and gravels with sandy free draining soils supporting an arable land use. The settlement pattern is nucleated with tree cover represented by scattered trees along watercourses and hedgerows, and by tree groups around settlements.*

### VE07—Eickington Principal Village Farmlands:

*An area of lias clay with free draining base rich clay soils and a rolling lowland topography. The settlement pattern is nucleated and the land use predominantly arable with the tree cover relating to scattered trees along hedgerows and watercourses and to trees grouped around settlements.*

### VE07—Bredon Hills Northern Scarp Principal Wooded Hills:

*A steeply sloping topography of mixed siltstones and clays, with free draining brown soils. The land use is pastoral, with interlocking, or frequent, discrete, usually large, blocks of ancient woodland. The settlement pattern of scattered stone farmsteads and rural dwellings is associated with a piecemeal enclosure pattern.*

## Flood Risk

Large parts of the Parish, where adjacent to the River Avon, are assessed by the Environment Agency to fall within Flood Risk Zone 3. With the exception of the western ends of Mill Lane and Hammock Road, the built-up area of Eckington is situated on higher ground above the assessed flood risk zones.

**Flood Zone 1** - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

**Flood Zone 2** - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year

**Flood Zone 3** - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

## Agricultural Land Classification

The village of Eckington itself, together with a small area to the east, are classified as 'Grade 2', and a small area to the south of the village is classified as 'Grade 1'. These are described as:

### Grade 1 - excellent quality agricultural land

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

### Grade 2 - very good quality agricultural land

Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

Agricultural Land within the wider parish predominantly falls within the 'Grade 3' category, which is described as:

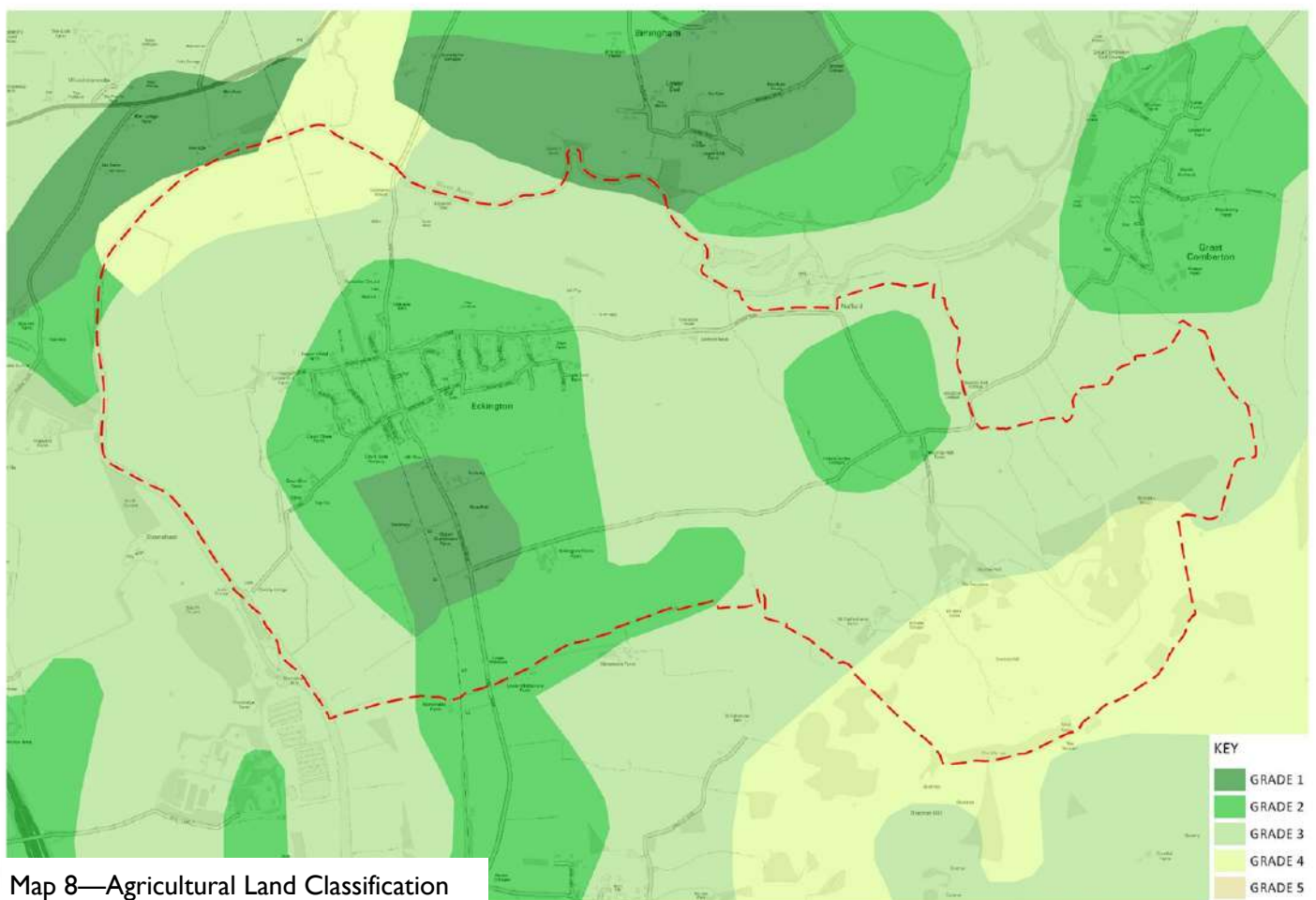
### Grade 3 - good to moderate quality agricultural land

Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

The slopes of Bredon Hill and small areas near the River Avon are of lower agricultural quality and classified as Grade 4.

### Grade 4 - poor quality agricultural land

Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.





## 6. Community

Although a small village Eckington does have a number of community buildings, open spaces and sports facilities.

### Community Facilities

The village is home to a small number of community facilities and meeting places. The Holy Trinity Church, part of the Diocese of Worcester, holds regular Sunday services as well as a coffee morning every Thursday.



There are two pubs in the village: the Anchor which serves food and has accommodation; and the Bell, which also serves food and has bed & breakfast accommodation. Eckington Stores is the only grocery store in the village but enables the local community to purchase staple foods without having to travel to Pershore or another neighbouring town.

The village is served by a primary school, Eckington Church of England First School, a maintained school which caters for pupils between the ages of 5 and 10. As of January 2014 the school had 99 pupils, while the capacity was considered by the Department of Education to be 120. The school was rated 'Good' in its last Ofsted Inspection in June 2012.

Eckington Under Fives is a privately but not-for-profit run pre-school in the village for children between 2.5 years and 5 years old. The group is open every day from 9am-3pm Monday and Wednesday and from 9:15am to 12:15pm Tuesday, Thursday and Friday.

### Open Space

Formal open spaces within Eckington include the Riverside picnic area and the Recreation Ground (see Map 4). Further open space commonly used by the local community include the River Walk and Bredon Hill.

Eckington enjoys a number of places where residents can enjoy the surrounding countryside. Included within these are two of those areas previously mentioned in this evidence, Eckington Wharf picnic area, where the boats often moor up with the occupants being able to reach the centre of the village within a 10 minute walk. The wharf is situated next to Eckington Bridge, the only entrance to the village on the Northern side, a problem when flooding occurs.

In the village itself there are a number of historic orchards for people to enjoy as they walk around the outskirts of Eckington, in particular those at Court Close Farm on the South West edge of the village; and Hacketts Lane on the South Eastern side.

Other public green spaces include the churchyard, fully occupied with past residents of Eckington, the graveyard situated on Pershore Road and a large open area on the Northern side of New Road adjoining a property known as The Lenches. This is currently used only nominally for village activities, it being a car park for the now famous Eckington Open Gardens Flower Festival.

**The maps overleaf demonstrate the Open Aspects in Eckington and areas in the village (in public and private ownership) with exceptional views.**

The village also boasts allotments and a scout and guide hut.

### Sports Provision

There is sports and play provision at the Recreation Ground including two football pitches with goals, cricket pitches in the summer and some, although not a great deal, of play equipment.

### Other Provision

The village also boasts allotments and a scouts and guides hut for youngsters.







## 7. Transport

### Context & Layout

Since Saxon times, the village of Eckington has developed in a West to East direction. There are three roads providing access in and out of the village: The B4080 Pershore Road leading north; the B4080 Tewkesbury Road leading south and the Nafford Road leading east.

The main thoroughfare, the B4080 Tewkesbury Road, leads to Tewkesbury via Bredon to the south and meets the A4104 to the north which leads on to Pershore. There is no access to the west due to the presence of the River Avon.

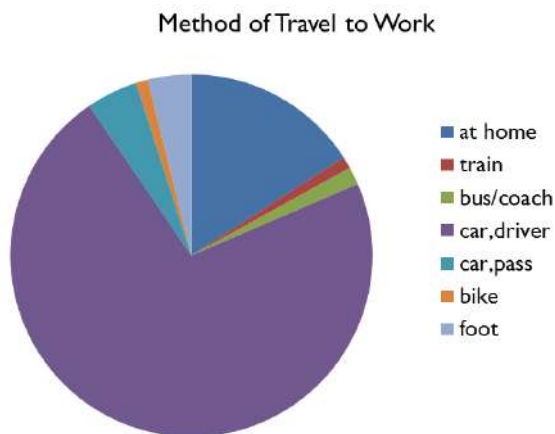
The mainline railway linking Birmingham and Bristol also divides the village. The line runs close to and parallel with the B4080, compounding the split in the village.

Most residential roads in the village are accessed from New Road which runs East to West and provides the only vehicular crossing over the railway track.

Tewkesbury can be reached in around 15 minutes by car while Pershore is around 10 minutes drive away. The larger local centre of Evesham is around 20 minutes drive, while regional centres Cheltenham and Worcester can both be reached in around 25 minutes.

The village has a good connection to the M5 which can be accessed at Junction 9 for Tewkesbury and Ashchurch in 12 minutes.

### Travel Habits



In the 2011 census of the 519 properties in Eckington only 43 or 8% did not own at least one car or van. This situation is little changed from the 2001 census when there were 489 dwellings.

The 2011 census shows an active workforce of 562 and the method of travel to work is largely by private transport. This situation is little changed from 2001 census. However, given the limited bus service, rural village aspect and relative affluence this is perhaps not so surprising.

A very small percentage of residents commute by bicycle or on foot but this reflects the limited employment opportunities in the village.

### Public Transport

Although the village is bisected by the railway Eckington is not served by a station. The nearest provision is at Pershore, 5 miles away. Pershore is on the London to Hereford line which also means that as well as those destinations, Worcester and Oxford are also within reach.

**Fig. 15—Pershore Rail Connections**

Operators: First Great Western & Cross Country

Destination	Direct route?	Shortest journey time
Worcester	direct	15 m
Hereford	direct	1 hr 10 m
Oxford	direct	1 hr 10 m
London Paddington	change	2 hr 00 m

There is also a station at Ashchurch, 7 miles away, from which one can travel to Bristol, Birmingham, Nottingham and Cardiff directly. There are further

**Fig. 16—Ashchurch Rail Connections**

Operators: First Great Western & Cross Country

Destination	Direct route?	Shortest journey time
Birmingham New St	direct	45 m
Bristol, Temple Meads	direct	1 hr 10 m
Cardif Central	direct	1 hr 25 m
Nottingham	direct	1 hr 30 m
London Paddington	change	2 hr 30 m
Manchester Oxford Rd	change	3 hr 00 m

stations at Evesham, Worcester and Cheltenham.

Eckington is served predominantly by a single bus service, the 382, an hourly, weekday and Saturday service connecting the community to Worcester and Pershore.

#### Fig. 17—Service 382

Operator	Astons Coaches		
Route	Worcester - Eckington - Pershore		
Travel Time	Eckington - Worcester	42 mins	
	Eckington - Pershore	18 mins	

The service operates hourly, Mon-Sat, daytime only.

The first service to Worcester leaves Eckington at 07.26 while the last service from Worcester arrives in Eckington at 18.25. The first service to Pershore leaves Eckington at 08.10 and the last service from Pershore arrives in Eckington at 17.59.

Consequently it is possible to commute to Worcester by bus, whilst the 08.15 service from Worcester and the 15.46 service from Pershore also operate as a school bus serving Pershore High School.

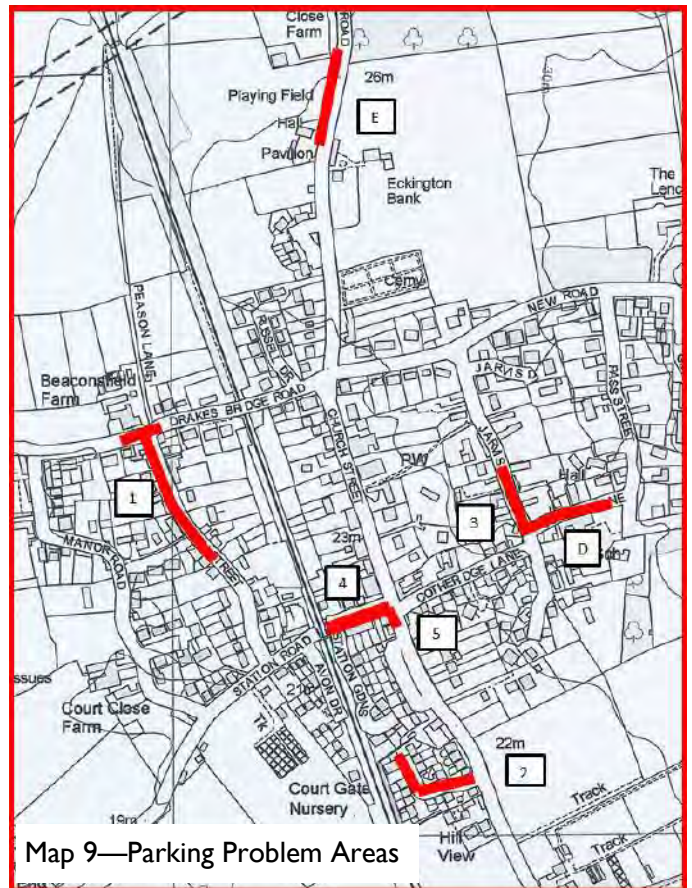
There is no bus service that links the village of Eckington directly with either railway station however.

### Residential Parking

There are several streets within the village where residential on-street parking takes place. This can cause difficulties for motorists trying to negotiate the restricted road widths and chicanes that are formed by vehicles being parked on both sides of the road.

Locations of problem parking areas are as follows:

1. Boon Street—insufficient off-street parking resulting in parking on the road
2. Hanford Drive—insufficient off-street parking despite it being a new development resulting in parking on the road
3. Jarvis Street—congestion occurs at school dropping-off and picking-up times.
4. Station Road East—some residents have no off-street parking (or insufficient) so park on the road. Footways get obstructed



Map 9—Parking Problem Areas

5. Junction of Tewkesbury Road & Station Road—vehicles park on double yellow lines restricting visibility for motorists
- D. Eckington School—No parking available for parent use. The Village Hall car park together with Jarvis Street, Cotheridge Lane and Pass Street are used. The use of parking at the Anchor Pub at school time has now been removed since the owners have started building 2 houses on the site. This has significantly increased the parking problem in the area.
- E. Recreation Centre—At the weekend, when Junior football takes place, insufficient parking is available to cater for the needs of the club so parents park on the road and pavement.

### Eckington Bridge

Built in 1729 from sandstone, Eckington Bridge is designated a Scheduled Monument and a Grade II Listed Building maintained by Worcestershire County Council.

The bridge has suffered from frequent traffic collisions and chemical erosion from road salt penetration

affecting the parapet walls and causing decay to the stonework. As a result the bridge appears on the “At Risk” Register where its condition is described as “poor”. Therefore, on occasions the bridge is closed for repair works which results in traffic having to be diverted through Great Comberton.

Should the B4080 be impassable at Eckington Bridge, due to the River Avon overflowing its banks, then a Flood Diversion Route is signed by Worcestershire County Council Highways Department. Traffic is directed via Hollands Road, through the village of Great Comberton to join the B4084 at Pershore Bridge, a route that adds 1.6 miles to the normal journey.

A daily average of 4,000 vehicles cross over Eckington Bridge so that Great Comberton has to bear the brunt of the high volume of diverted traffic. When the bridge is closed due to flooding or maintenance works, trade in the village store becomes affected due to the lack of passing traffic. The two pubs also suffer loss of trade particularly with booked meals being cancelled at the last minute. Businesses that require deliveries experience delays and general deliveries to residents such as supermarket deliveries are also affected. The regular hourly bus service reverts to an already established “Flood Timetable” but journeys take longer due to the narrow diversion route.”

## **Walking Around Eckington**

Eckington Village has a long history dating back hundreds of years, and has grown bit by bit over the centuries. Many buildings were therefore built long before pathways or automobiles were a consideration. The boundaries of the properties and even the buildings themselves can sometimes abut the roadway. As a result there is little to no scope for pathways in large parts of the village, particularly in Eckington village conservation area.

This should also be seen as a significant contributing factor to the charm and aesthetic beauty of the village today but it can present a number of challenges to pedestrians.

Some examples of areas of the footway network which may impact on pedestrians’, wheelchair users’ and users of mobility scooters’ ability to navigate the

village include:

- The footbridge over the railway line at Station Rd is not suitable for wheelchair users, pushchair users and other pedestrians with mobility concerns
- The lack of dropped kerbs and tactile pavers at the junction of Station Road, Church Street, Cotheridge Lane and Tewkesbury Road.
- The lack of dropped kerbs and tactile pavers at the junction of New Street, Church Street, Pershore Road and Drakesbridge Road.
- The poor quality of the footway on the north side of New Street, and the lack of true dropped kerbs at the entrances of Jarvis Street, Pass Street and Glenmoor to New Road.
- Parked cars obstructing the pavement on the eastern end of Station Road.
- The proximity of speeding vehicles when passing by Pike House on Pershore Road.

## **Cycling Around Eckington**

At present there is no dedicated cycle path or cycling route within Eckington parish. However many people cycle on the road network within Eckington parish, either to complete a short journey within the parish boundaries, or to pass through the parish as part of a longer journey.





# Evidence Base Summary

July 2015



# Contents

1. Introduction
2. Housing & Population
3. Economic Development
4. Built Environment
5. Natural Environment
6. Community
7. Transport

## I. Introduction

This report is part of the first stage of the production of the Eckington Neighbourhood Plan. The Eckington Neighbourhood Plan will set out a vision for the future of the village as well as policies which will help shape the form of future development in the Eckington area.

### About Neighbourhood Plans

Neighbourhood Plans are a new type of planning policy document which are designed to give local communities more control over development in their area by giving them the opportunity to establish general planning policies for development and use of land in their area. Neighbourhood Plans can determine where new housing and employment land should be located, what new development should look like and introduce policies relating to land-use.

Neighbourhood Plans, once adopted, become part of the statutory development plan and form an additional layer of planning policy. In Eckington's case the adopted Neighbourhood Plan will sit beneath the National Planning Policy Framework and the South

Worcestershire Development Plan. Planning applications for new development in the Neighbourhood Plan area will be assessed with regard to the Eckington Neighbourhood Plan.

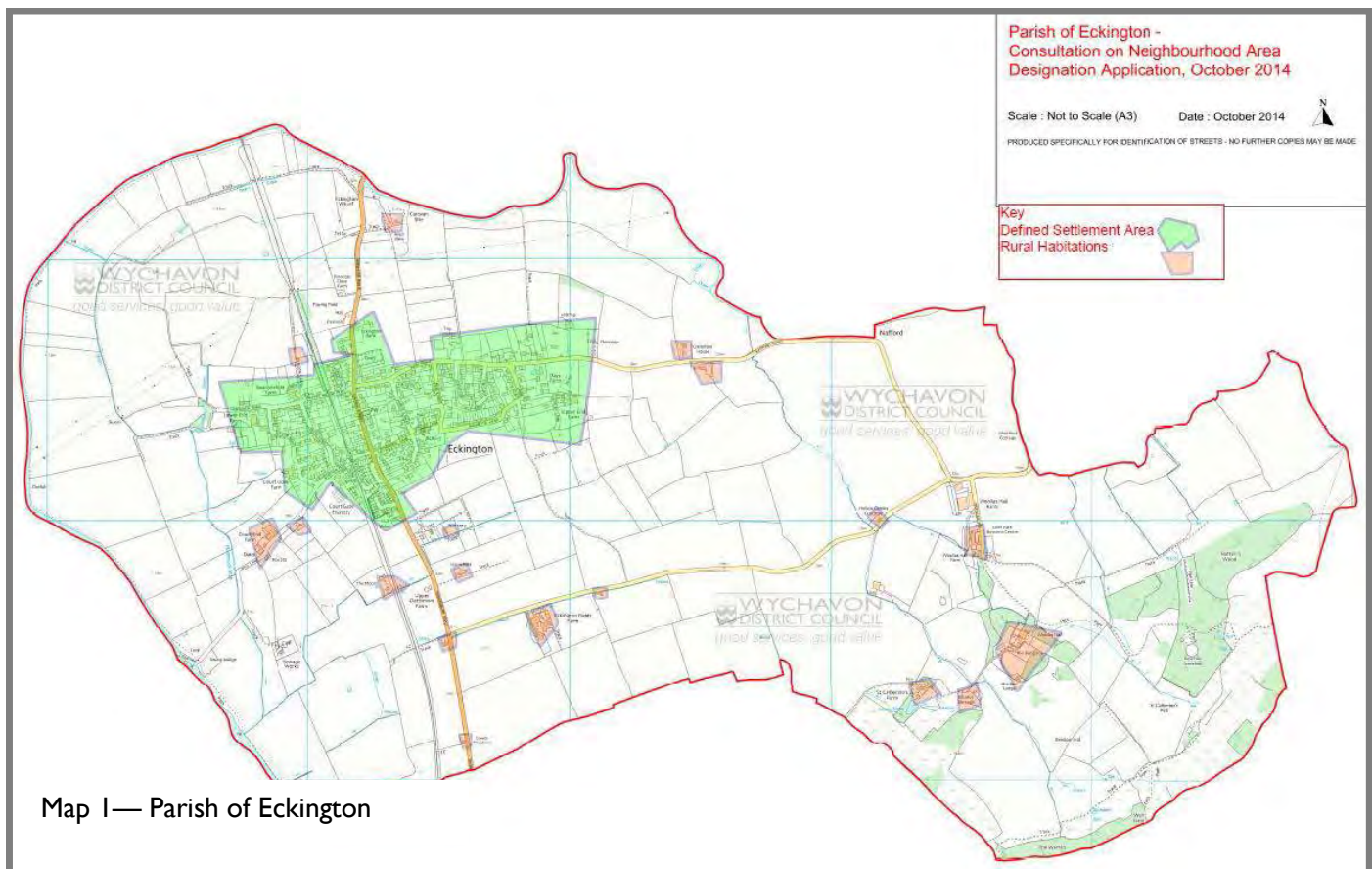
### Work Undertaken So Far

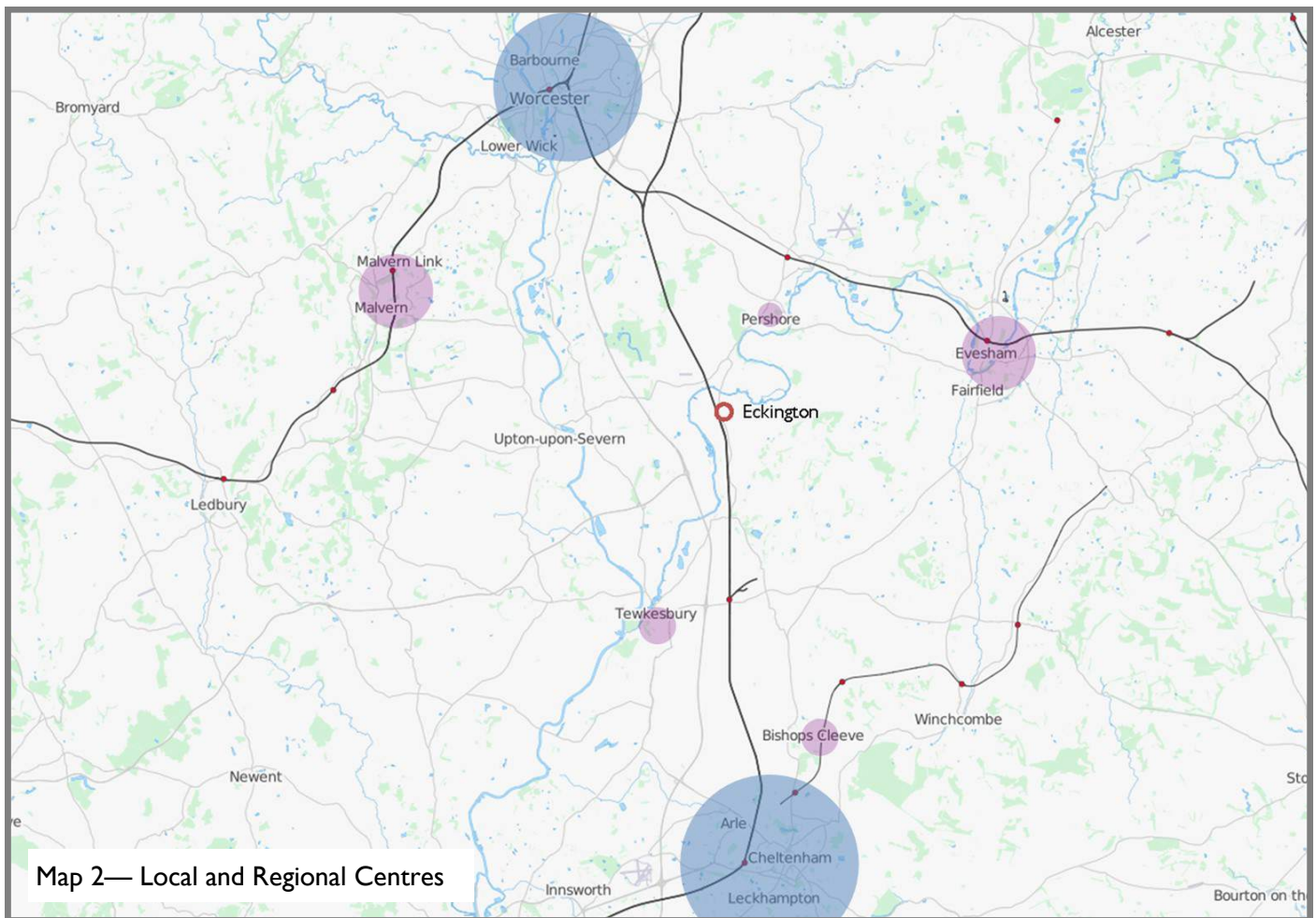
In summer 2014 there were real concerns that two proposed developments around the village would change the character of the village. After a couple of robust public meetings with frank exchanges of view, the Parish Council was approached by residents to develop a Neighbourhood Plan.

At a public meeting, organised by the Council, this was given overwhelming support and Foxley Tagg were appointed as consultants to the process.

Volunteers were requested to join a steering group and all those who offered their services were appointed to the Group. Other individuals offered assistance on an ad-hoc basis.

The initial work consisted of evidence gathering – understanding current views, basic statistics and gaining an understanding of what other groups had undertaken with their local plans. Consultation has taken place through a household survey, discussion with as many organisations and groups as possible





within the Parish and a village consultation event in the village hall.

The Steering Group now have to undertake more work on some specific issues and prepare some objectives and then policies for land use in the Parish over the period to 2030.

### Local Context

Eckington is located in the District of Wychavon 4kms to the south-west of Pershore, on the B4080 road between Pershore and Tewkesbury. It sits in a loop of the River Avon, with the river to its north and west and Bredon Hill to the south-east. It is one of a number of historic villages sited on the rich agricultural soils alongside the river

Eckington lies within a ring of small settlements which encircle Bredon Hill. It sits in the county of Worcestershire, and is bisected by the main Birmingham to Bristol railway line.

The village is surrounded by local towns such as Evesham, Pershore and Tewkesbury while the larger regional centres of Worcester and Cheltenham are each approximately 13 miles away.

### History of the Village

Archaeological finds indicate that Eckington has been an important crossing place of the River Avon far back into antiquity.

Signs of early habitation of Eckington including the Neolithic period are for example the Iron Age camp on Bredon Hill, a Roman Villa, plus evidence of the Saxons and Normans. The present settlement consists of an attractive mix of old and new buildings including several farm groups which border the village.

The first documentary evidence of Eckington is in the Saxon period, in a charter of King Edgar in AD972. It records land at Eckington belonging to Pershore Abbey. Indeed the name “Eckington” is derived from the Saxon name “Eccyngtune”, believed to mean an enclosed settlement of a Saxon chieftain and his family.

The church is the earliest surviving building in the village today. It dates from the late 12th century and was probably built by Westminster Abbey at the heart of the early medieval village. Although there are no other surviving buildings in the village from such an



early date, Eckington's Enclosure Plan of 1813 shows a wide linear main street (Church Street) lined with rectangular plots with the church at the centre.

The layout apparent at this date suggests Church Street to be a planned element to the village, probably laid out by the Abbey along a pre-existing route between Pershore and Tewkesbury and possibly originating from around the time of the construction of the church in the 12th century. Existing development at Eckington was likely consolidated as a farming community by Westminster Abbey and worked by tenants of the monastic estate to contribute to support of the Abbey.

There remain several 16th and 17th century timber framed cottages within the village, many of which continue to be thatched. There are also a number of timber framed cottages which have been disguised by having brick facades.

On the lower slopes of Bredon Hill stands Woollas Hall, the ancestral home of the Hanfords and which was built in 1611.

The construction of Eckington Station and goods yard with the arrival of the Birmingham to Gloucester



Railway in 1840 provided the opportunity for Eckington market gardeners to send their fruit and vegetables to markets to towns and cities in the Midlands and beyond. Many new orchards and allotments were established within the village to take advantage of the demand from growing industrial areas. The station closed in 1965 but the railway line continues to operate as a main line serving Penzance in the south to Newcastle in the north.

Eckington Church of England School opened in 1869 and it continues to play a very important role in the village today.

As a tribute to those servicemen that lost their lives in the First World War, parishioners painstakingly raised funds during difficult economic times in order

to build the village hall. It eventually opened in 1928.

The major employer in the village, from 1926 to 1995, was Perks Bros. Ltd, builder and undertaker, and several buildings in Eckington are attributable to this firm. The main employer in the village today is a company that grows and supplies instant hedging.

The number of farms in the village has declined, the last of the dairy farms ceased in 2004 and there are now only three main farms operating.

The other major changes to the village in the latter half of the 20th century have been the closure of several shops and a garage, leaving just one grocery shop operating, whilst at the same time the population of the village has doubled due to new development.

### Planning Policy Context

The emerging South Worcestershire Development Plan (SWDP) is the key planning policy document which will shape development in Worcester, Wychavon and Malvern Hills until 2030.

The SWDP sets out its purpose as follows:

- a. *To provide a Vision for South Worcestershire to 2030.*
- b. *To set out a Development Strategy and planning policies, including the allocation of land for employment, housing and other land uses and to guide infrastructure and service provision. This will help to deliver the aims of the area's Sustainable Community Strategy and promote economic prosperity across south Worcestershire.*

The plan makes provision for around 23,200 dwellings during the plan period which are distributed between three housing areas: the Wider Worcester Area (WWA); Malvern Hills; and Wychavon. Of the housing provision 8,900 are planned to be located in Wychavon.

The SWDP further plans for an additional 280 hectares of employment land and 50,000 sqm of additional retail space.

Eckington is classified in the plan as a Category 2 village, meaning it has at least two key services, including a shop, and residents have access to daily services for employment and shopping purposes.

The plan allocates 20 dwellings for Eckington at Land north of Russell Drive, Pershore Road (SWDP60/15).



## 2. Housing & Population

### Population

Eckington has a population of 1,217 people according to the 2011 Census, a negligible increase of just 0.7% since 2001. Conversely, the number of households has increased by 5.9% over the same period reflected in the reduction in average household size of 3.1%

### Age & Lifestage

There are 972 people classified as being in their 'adult lifestage' (aged 16+) in the village and 245 under the age of 16. The average age in the village as of 2011 was 46.3, a significant increase from 43.7 in 2001 of 5.9%.

Similarly the number of children in the village has decreased in real terms by 7.2% over the same period.

**Fig. 1—Young People in Eckington**

	Number 2011	% of Pop. 2011	% Change since '01
Pre-school (0-4)	54	4.4%	-18.2%
Early School Age (5-9)	72	5.9%	10.7%
Senior School Age (10-19)	119	9.8%	-12.5%

The proportion of children in the village dropped from 21.8% to 20.1%, taking it just below the national average of 20.6%.

Not surprisingly, therefore, Eckington has a higher proportion of older people (those aged 65 and over) than both the national and county averages.

**Fig. 2—Population & Housing Facts**

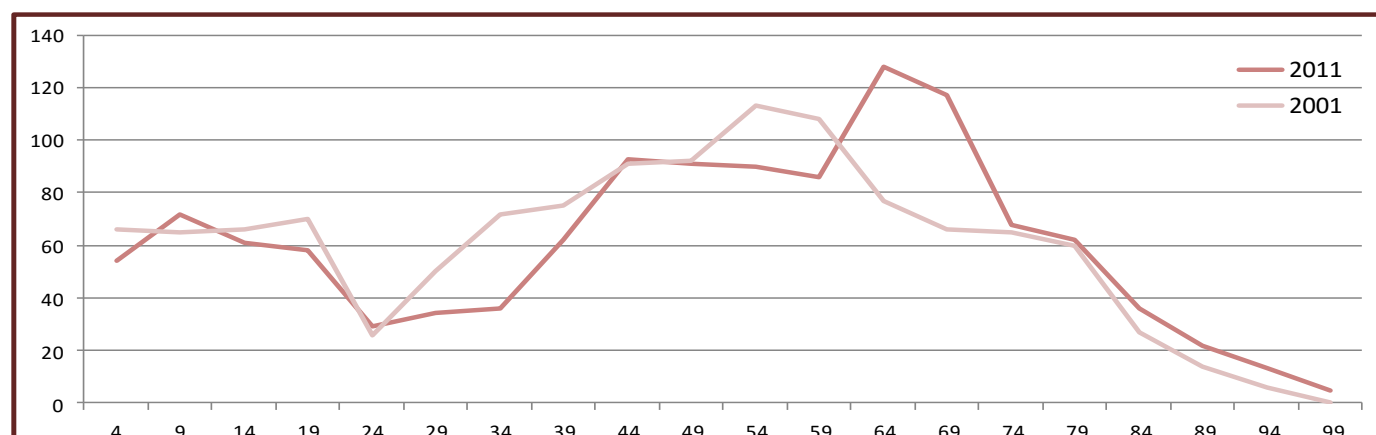
Population	1,217
Average Age	46.3
Children (0-18)	245
Working Age (19-64)	649
Retirement Age (65+)	323
Number of Households	519
Average Household Size	2.345
Area ( Hectares)	876
Population Density (People per ha)	1.4
Tenure (% owned properties)	82.60%

In Eckington 26.6% of the population are aged 65 or over compared to 21.4% in Wychavon and 16.3% nationally. This is 67% higher than the national ratio and nearly 30% higher than the ratio for Wychavon district as a whole.

The table above demonstrates clearly that Eckington has an older population than both the local and national averages. There is a higher proportion of 'passive' retired people and a significantly higher proportion of 'active' retired people in the village than in Wychavon and England.

As a result there is a slightly lower proportion of people of working age and a significantly lower proportion of people of 'early work & college age' than both the district and national averages.

The population of Eckington can therefore be said to be aging. Indeed the ONS 2011 Census extrapolated by Wychavon growth projections plus immigration indicated that the proportion of retired people is expected to increase from the current figure of 27% to 30% by 2020 and 34% by 2030. Furthermore, the number of over-85s will double in real terms by this time.



**Fig. 3—Age distribution in Eckington**

**Fig. 4—Adult Population**

	England	Wych- avon	Ecking- ton
% Early Work/College (20-24)	6.8%	4.6%	2.4%
% Working Age (25-64)	52.9%	52.5%	50.9%
% Active Retirement (65-84)	14.1%	18.5%	23.3%
% Passive Retired (85+)	2.2%	2.9%	3.3%

Such a demographic shift represents a significant challenge to the village. It is considered that the number of residents suffering from mobility problems and debilitating illnesses such as dementia is likely to rise significantly.

### Household Size

The average household size in the village of 2.3 persons is in line with average for England and Worcestershire, while the figure for Wychavon is slightly higher at 2.4.

The proportion of smaller (1 & 2 person) households is in line with the local and county averages but it is considered that due to the demographic of the village these smaller households are made up of more older people than young professionals.

An ageing population will lead to an increase in one-person households which could potentially lead to a slowdown in the growth or even a drop in the population as the average household size decreases.

### Ethnicity

The level of both ethnic and cultural diversity is very low within the community. It is however not dissimilar from the overall analysis for Wychavon as a district.

Ninety-seven percent of the population of Eckington classify themselves as 'White: British'- slightly higher than the district average of 94% but significantly higher than the national average of 80%.

### Immigration

The incidence of ethnic or cultural immigration to the parish is very low and represents no discreet pressure issues to resources. As a proportion of the population just 0.1% of residents moved to the United Kingdom between 2001 and 2011.

### Heath & Well-being

People who live in the Parish are statistically much healthier than both the national and the regional averages.

This is likely to be a prime factor for the increasing life age of residents over the norms and the lower mortality rates in each age-group segment.

It is probable therefore that people in Eckington will live longer than the average and retain a more active and healthy life throughout their life cycle.

**Fig. 5—Wellbeing**

% of Population classified as:	Worcs.	Wych- avon	Ecking- ton
'Healthy'	41%	52 %	86%
'Health Challenges'	18%	18 %	9 %
'Caution'	26%	21 %	5%
'At Risk'	0.1%	0.1 %	0%

## Housing

The 1,217 residents of Eckington live in 519 homes meaning an average household size of 2.3 people per household. The total housing stock increased by 10% between 2001 and 2011. The addition of Hanson Drive (26 homes) and the prospect Roman Meadow II (20 homes) will increase the housing stock by a further 9% in the much shorter period of 4 years.

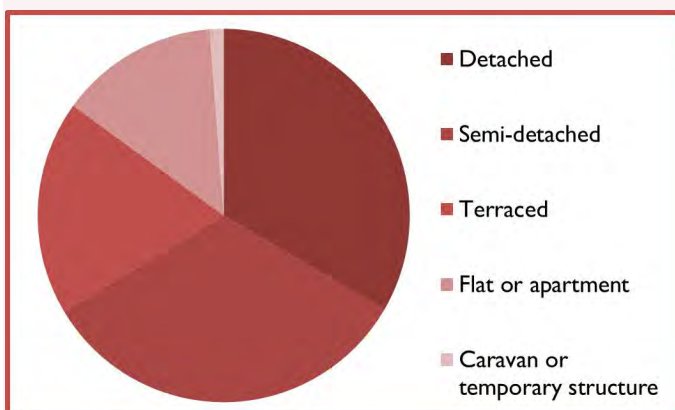


Fig. 6—Dwelling type

### Dwelling type

Fifty-seven percent of residential properties in Eckington are detached houses which is significantly higher than the averages for the county (33%) and the district (57%). This is to be expected in a village such as Eckington. It is therefore also not surprising that, although the number of semi-detached homes is largely commensurate with the county and district averages, the number of terraced homes and flats is significantly lower.

Three-bedroom homes are the most common dwelling size in Eckington, as in Worcestershire and Wychavon, although the village has a higher proportion of larger homes. Five or more bedroom homes represent 10% of the housing stock in Eckington which is double the average for Worcestershire. The overall average number of bedrooms per dwelling in Eckington is 3.2, more than the figure of 2.9 for the county and the district.

Just 26% of homes in Eckington are 1 or 2 bedroom while the figures for Worcestershire and Wychavon both exceed 31%.

Overall Eckington has a wide choice of properties and a type and size of homes that is broadly in line with the trend for England as a whole. The relatively small

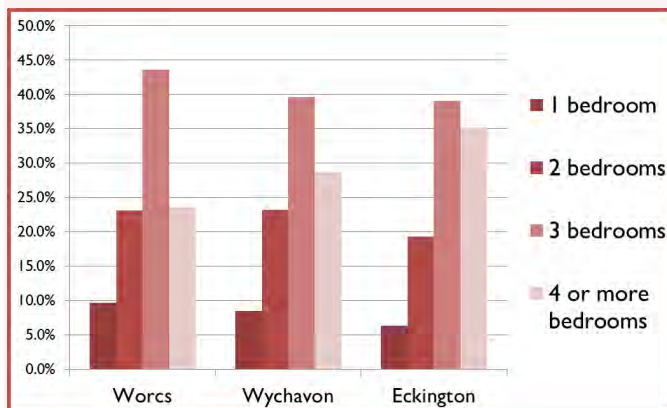


Fig. 7—No. Bedrooms

supply of one bedroom properties does not necessarily reflect the aging demographic of the village. That is to say that the number of one person households in Eckington is likely to increase which in turn would lead to an increase in the demand for smaller properties.

## Housing Tenure

Eckington has a very high rate of home ownership. Four fifths of households own their own property either outright or with a mortgage or loan. This is significantly higher than the national average. Consequently there are fewer rented properties in the village than either the county or the national averages.

Fig. 8—Tenure

	England	Worcs.	Eckington
Owned (inc. mortgage)	63%	71%	80%
Shared ownership	1%	1%	0%
Social rented	18%	15%	11%
Private rented	17%	12%	8%
Living rent free	1%	1%	2%

These figures are not so hugely divergent from the regional norm however and are to be expected in a village community.

## Affordability

According to Worcestershire County Council the average price of a house in Eckington in 2013 was £285,679. This was 40% higher than the average for

Worcestershire and 23% higher than the average for the district but much closer in value to similar villages in the locality.

**Fig. 10—Average House Prices 2012/13**

	<b>Eckington</b>	<b>Bredon</b>	<b>Elmley Castle</b>
Average House Price	£285,679	£266,480	£309,406
Detached House	£342,375	£324,089	£367,200
Semi-Detached	£248,667	£195,694	£250,500
Terrace	£158,300	£198,700	£175,667
Flat/Maisonette	£237,500	-	-

The high house prices in Eckington make it very difficult for local people to access open market housing and suggest a relative lack of small starter homes available to early stage buyers.

## **Housing Need**

Wychavon District Council undertook a Housing Needs Survey in 2009. A total of 500 surveys were sent out to each household within the parish with a response rate of 43.6%.

The survey highlighted a potential need for 30 additional affordable housing units within the parish, with 26 households stating they will need to change their accommodation in the next 5 years.



## 3. Employment & Economy

### The Economic Evolution

Eckington has a rich commercial history, with land usage forming the core of the economic activity. As far back as the Domesday Book, a third of the village population were listed as Farmers. As well as crops, by the 19th century there were a large number of orchards as fruit growing blossomed with over 20 fruit growers based in the village about 100 years ago.

The land based economy was supplemented by a wide variety of businesses and the village sustained a good range of shops, pubs and services. Perks Bros Ltd (builders) employed nearly 50 people during the middle part of the 20th century, with carpentry, building supplies and funeral directors also forming part of their portfolio. Bakers, Blacksmiths, Glove making and many other industries flourished.

### Agriculture

Farming around Eckington has gradually changed and become less intense. There are now 11 active farms (NFU data 2014) although dairy herds are pretty much all gone and the principle activities are:

- Grazing
- Livestock / Cattle
- Conservation
- Horticulture
- Organic farming

Much of the land can be managed by very few people. This is reinforced by the 2001 and 2011 census data which shows the number of residents employed in "Agriculture, Forestry and Fishing" within the parish reducing from 29 in 2001 to only 10 in 2011, from a working population of 550 - 600. And even then, their places of employment are not necessarily all based within the parish.

### Tourism

Overall however the level of economic activity in the parish is pretty high and very diverse for a village of just over 1200 people, although there is still an

important core of land based commerce with leisure and tourism is growing.

There are a number of tourism-based businesses such as B&B's and Caravan Sites with the River Avon offering fishing, walking and boating opportunities while visitors can walk and cycle on Bredon Hill.

Furthermore the close proximity of the Cotswolds, the Malverns and numerous attractive small and large tourist destinations (Broadway, Upton, Worcester, Cheltenham) all provide attractive destinations for locally based tourists.

### Businesses

There is a very diverse range of businesses, with a total count of about 50 operating from within the parish. Relatively few employ a workforce of significant size (the biggest is about 17).

Many are home based micro businesses. There is very little provision of workshops, small units or live work units. There is no large scale manufacturing and the South Worcestershire Employment Land Review lists no potential sites within Eckington parish.

The diversity of small businesses in the parish and the long term success of the service businesses (pubs, shops, etc) are both viewed as strongly linked to the continued influx of young families to the village. This influx is critically dependent on the continued success of the school to attract young families, as well as availability of suitable housing.

### Working

A lower proportion of residents of Eckington are

**Fig. 11—Economically Active Residents**

	England	Wych- avon	Ecking- ton
Total	69.9%	71.7%	66.5%
Employee: Part-time	13.7%	15.0%	12.2%
Employee: Full-time	38.6%	38.4%	35.7%
Self-employed	9.8%	12.6%	13.6%
Unemployed	4.4%	3.1%	2.5%
Full-time student	3.4%	2.5%	2.5%

**Fig. 12—Economically Inactive Residents**

	England	Wych- avon	Ecking- ton
Total	30.1%	28.3%	33.5%
Retired	13.7%	17.4%	25.3%
Student	5.8%	3.3%	2.6%
Looking after home or family	4.4%	3.4%	3.8%
Long-term sick or disabled	4.0%	2.7%	1.0%
Other	2.2%	1.6%	0.8%

economically active than nationally— 67% compared with 70% nationally. Consequently the number of those in full-time and part-time employment is lower than the national average. This is the result of a much higher proportion of the population of Eckington being retired than is the case nationally rather than a high rate of unemployment – the proportion of retired people in the village is nearly twice the national average.

Indeed the rate of unemployment in the village is lower at 2.5% than in Wychavon (3.1%) and in England (4.4%). Unsurprisingly given the demographics of the village the proportion of students and long-term sick or disabled are also relatively low.

### Qualifications, Occupation & Income

Residents of Eckington are typically better qualified than the average for both the district and the county.

**Fig. 13—Residents' Highest Level of Qualification**

	Worcs.	Wych- avon	Ecking- ton
No qualifications	23%	22%	16%
Level 1 qualifications	13%	13%	9%
Level 2 qualifications	16%	16%	16%
Apprenticeship	4%	4%	4%
Level 3 qualifications	12%	12%	12%
Level 4 qualifications +	27%	29%	40%
Other qualifications	5%	5%	4%

This is reflected by the fact that 17% of working age residents of the village are in managerial, directorial or senior official positions compared to 11% of the population nationwide. There are also more residents in professional and technical occupations and associate professional and technical occupations than is the case nationally. There are therefore fewer people in less skilled occupations and this is reflected in the income profile of the village which is significantly higher than in the surrounding areas and nationally.

According to the ACORN Database, Achievement Categories 81% of residents are considered to be 'Affluent Achievers' which is extremely high compared to a county-wide average of 36%.

A higher proportion of the population of the village earn more than £50,000 a year (31%) than is the case locally (Wychavon—25%) and regionally (Worcestershire—24%).

## 4. Built Environment

Eckington has a main straight north-south axis with two parallel narrow lanes to each side. Connecting east-west lanes link these north-south routes, forming a broadly rectangular settlement made up of a loose grid of main street and narrow secondary lanes.

This framework of roads and lanes is likely to be medieval, or earlier, in origin and indicates Eckington to have been a sizeable settlement in its current form from early days.

The railway line and main B4080 road run parallel through the village, bisecting it into what is locally known as Upper and Lower End. Other streets such as Boon Street, Jarvis Street and Pass Street also run in the same north/south direction with linking roads at each end, thus forming a 'ladder' pattern of roads.

A minor road leading out of the village to the east goes up to Nafford, Woollas Hall and then around Bredon Hill, linking the small villages.

Eckington has developed around the church, school, shop and 2 public houses. Developments within the centre of the village are controlled through a designated Conservation area. Development outside of this central area has been, up until recently, on a limited scale on suitable sites identified by the Local Plan.

Cumulatively Eckington has seen much encroachment by modern development on former gardens, orchards and farms. The preservation of the spaces that remain in the village is seen as desirable to preserving its character and appearance.

### Character & Built Form

The character of the Eckington village is that of an historic rural village comprising a series of houses, cottages, farms and outbuildings set within an earlier framework of plots and roads. The prominence of well-preserved older buildings and the presence of farm buildings, open space, gardens, the village cross, large mature trees, local stone walls and narrow lanes with grass banks and verges, maintain the character of an historic rural village despite encroachment by modern development.

Within this complex interaction of individual elements has evolved the development of modern and heritage building areas of similar character. In spite of the more modern housing development over recent years Eckington has retained much of its distinctive character. The whole village shows a wide diversity of buildings reflecting the changing styles over many years.

### Character Areas

A significant result of the detailed Placecheck survey undertaken by community members is that a number of broad areas of the village were identified as having similar architectural characteristics and streetscape.

These have been categorised as:

- Conservation Area
- Northern Approaches
- Southern Approaches
- Glenmore/The Close
- Eastern Approaches

A more detailed analysis of these individual character Areas can be found in the Design Statement.

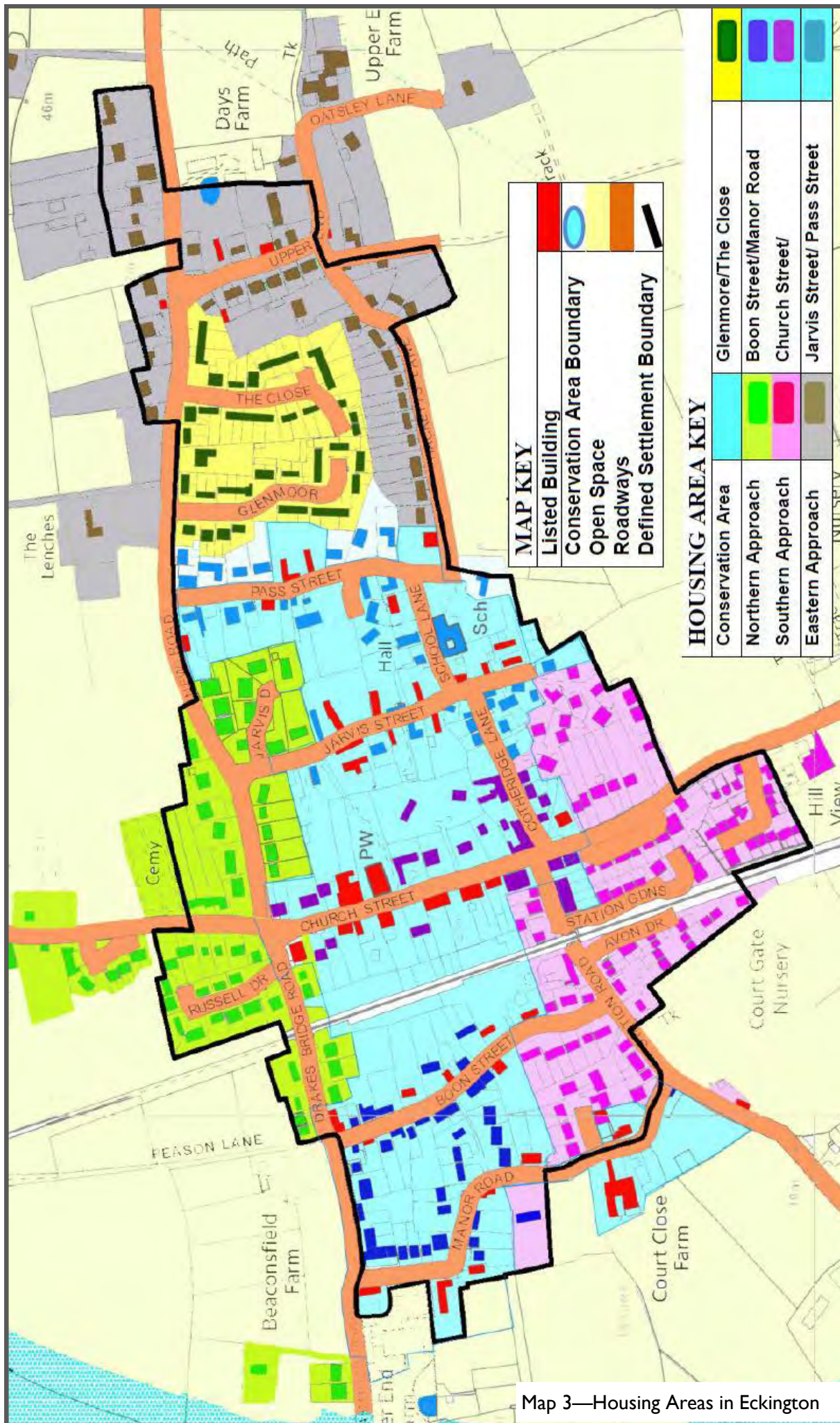
### The Conservation Area

The majority of early buildings in the village today are timber framed cottages and houses, dating from the 16th and 17th centuries.

These are numerous and are scattered along all of its principal streets, indicating that the layout of its historic core was probably well established by this time, and that Eckington was already a substantial settlement by this date.







Map 3—Housing Areas in Eckington



### Church Street Area

This is the planned medieval street running through the heart of the village, with the church near its centre. Here linear plots, characteristic of a medieval plan, are still well-defined, particularly on the west side of the street. Historic buildings are sited to the front of their plots tight against the back of the pavements with open space at the rear.

This tight grain and distinctive relationship of building to plot and building to road is a characteristic feature of a medieval settlement plan and is a key element of



the character and special interest of this part of the conservation area.

### Boon Street/ Manor Road Area

Boon Street is a quietly winding road, offering a developing vista. Buildings hug the roadway tightly with little or no space between them along its western edge. Opposite there are buildings set back from the road, providing a more open spacious character.



This is the area of the village to the west of Church Street, where the two parallel lanes of Manor Road and Boon Street form a rough grid with Drakesbridge Road, Pudding Alley and Mill Lane. Here buildings dating from the 16th, 17th, 18th, 19th and 20th centuries line the narrow lanes.

### Jarvis Street/Pass Street Areas

This is the area of the village to the east of Church Street, where the two parallel lanes of Jarvis Street



and Pass Street form a grid with New Road, Cotheridge Lane and School Lane. Here buildings from the 17th, 19th and 20th centuries line the narrow lanes.

Both Pass Street and Jarvis Street are similar in nature, with the older buildings situated tight against the road. In many cases the buildings are set at right angles to the street with the gardens running along the roadside. This unusual feature not only lends character to the area but provides 'active' open spaces and settings for the buildings.

### Northern Approaches

The area constitutes the houses on both sides of the main B4080 Pershore Road entering the village from the northerly direction from Eckington Bridge, Birlingham, Pershore and finishing at the Memorial Cross. Properties on Pershore Rd, Drakesbridge Rd, and the westerly part of New Road are included as is the more recent development at Roman Meadows.



Predominantly a mixture of newer houses and bungalows dating from the post-war years through to the current time the area is low density housing which is well spaced with open field on its northerly exposure and the Conservation Area to the south.

## Southern Approaches

The area represents a somewhat similar character to the Northern Approach having the houses on both sides of the main B4080 Tewkesbury Road exiting the village to the southerly direction. Station Road has been severed by the railway line and varies in character from one side to the other.

The housing stock in the area is mostly brick built with tiled roofs and dates from the 1960's through to the present day. It has been exposed to the majority of the newer developments in the village over the past 10 years significantly increasing the housing density in the area.



## Glenmoor/The Close

In the 1950's The Close was built with a mix of dwelling types including semis, terraces and bungalows. In the late 1960's the Wychavon Council provided further housing at Glenmoor.

Although the densest area of housing in the village prior to Hanson Drive the sensitive use of green space and creative layout design has managed to retain an openness and variably pleasant street scene.

This area is partly privately owned and partly housing association which forms a compact unit of development but offers limited scope for future expansion.



## Eastern Approaches Area

This grouping constitutes the properties creating the boundary around the eastern extremity of the settlement area. The area extends along the eastern end of New Road on to Nafford Road, Upper End leading to Oatsley Lane, and Stoney Furlong and back along Hacketts Lane.

Upper End is not dissimilar to Pass Street and Jarvis Street in character having a mixture of heritage properties with more modern infill properties albeit on a wider street scape.



Hacketts Lane was original a Local Authority grouping that now faces across the southern aspect of the village giving excellent views over the Bredon Hill.

The remaining properties on the north side of New Road/Nafford Road are on the edge of the boundary and back on to open land. The views over open countryside and the AONB are of particular importance to the essential character of the village.





## 5. Natural Environment

### Green Infrastructure

Figure 1 (overleaf) shows the principal Green Infrastructure (GI) within the built-up area of Eckington and immediate surrounds. The main areas of GI are:

- The railway corridor: mixture of woodland, mature scrub, private gardens and trees line the route of the railway where it bisects the western end of the village (though not a continuous green corridor);
- Private gardens: A substantial proportion of the built up area of the village is comprised of private gardens, many of which back on to one another creating relatively large areas of contiguous greenspace. Many of these private gardens are very mature, supporting a range of large trees, shrubs and boundary hedges.
- The churchyard;
- The cemetery;
- The school playing fields;

Due to the historic settlement patterns of the village, there are no uninterrupted green corridors that bisect the built-up area. The only publically accessible open space within the built-up area of the village is the churchyard.

Surrounding the village, GI provision is more extensive and typologies more diverse and include amenity areas (recreation ground), nurseries, and mixed farmland. Fragments of orchards immediately surround the village and are a relic of what would have once been the main land use in the village.

Radiating from the village is a relatively dense network of mature hedgerows, some with associated ditches. Key linkages with GI in the wider parish include hedge-lined lanes / green lanes such as the following:

- Mill Lane and Hammock Lane which provide connectivity between the village and the River Avon to the west;
- Green lane adjacent to 'The Lenches' off New Road which connects with the River Avon heading due north (privately owned);

- Nafford Road and Stony Furlong Lane with their mature hedges (with trees) which connect the village to the lower slopes of Bredon Hill.

### Designated Sites

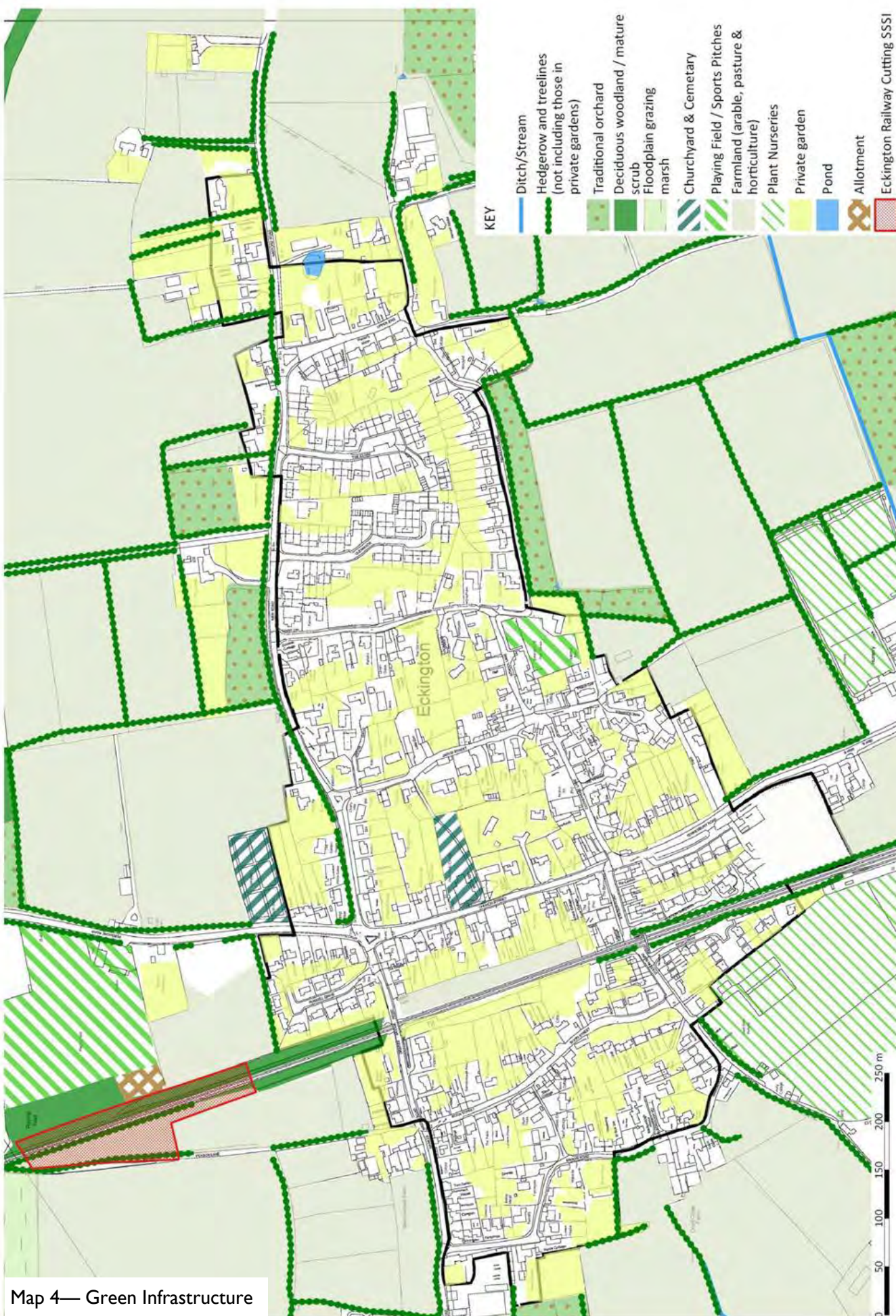
Four statutory sites designated for their biodiversity or geological value fall within Eckington Parish as detailed in the table below with their locations shown on Figure 2.

Of these designated sites, only one falls close to the village, namely Eckington Railway Cutting Site of Special Scientific Interest (SSSI) which is designated for the geological significance of its rock exposures which have yielded large numbers of Pleistocene fossils most notable of which was a hippopotamus!

The upper slopes of Bredon Hill are covered by three statutory designations and are of international importance as a Special Area of Conservation (SAC) for the population of violet click beetle *Limoniscus violaceus* and two other rare species of beetle occurring here. Bredon Hill is also designated as a Site of Special Scientific Interest (SSSI) as well as a National Nature Reserve (NNR) for its valuable habitats which includes ancient trees, extensive scrub, unimproved limestone grassland and an active landslip which support a rich flora and fauna including many rare and notable species.







Map 4— Green Infrastructure

**Fig. 14—Legally Protected Species of Fauna Recorded in Eckington Parish**

Group	Species Recorded
Mammals	Bats: 14 of the UK's 18 bat species: Barbastelle, Bechstein's bat, Brandt's, Brown long-eared bat, Common pipistrelle, Daubenton's bat, Greater Horseshoe Bat, Leisler's Bat, Lesser horseshoe bat, Natterer's bat, Noctule, Serotine, Soprano Pipistrelle and Whiskered bat; Badgers Water Vole Otter
Reptiles	Common Lizard Grass Snake Slow-worm
Birds	Bittern Barn Owl Kingfisher Hobby Red Kite Bearded Tit
Amphibians	Great Crested Newt
Invertebrates	Violet Click Beetle Stag Beetle (protection against sale only)

## Protected and Notable Species

With the exception of Bluebell *Hyacinthoides non-scripta* which is listed under the Wildlife & Countryside Act, 1981 for protection against sale only (to prevent commercial harvesting of wild bulbs), no legally protected species of flora have been recorded in the parish. Several notable species have however been recorded (see table above).

The table above details all those species protected by European and /or UK wildlife law that occur within the parish.

Examples of notable species recorded in the parish

include mammals such as Hedgehog, Brown Hare and Harvest Mouse, red-list birds such as Cuckoo, Tree Pipit, Spotted Flycatcher, Turtle Dove and Lesser Spotted Woodpecker. Notable plants such as Narrow-fruited Cornsalad, Sainfoin and Greater Dodder as well as lower plants and fungi including Weather Earthstar. Invertebrates make up the vast majority of records found and include beetles such as the Noble Chafer and Pear Weevil and butterflies such as Dingy Skipper and Small Blue.

## Landscape

### Designations

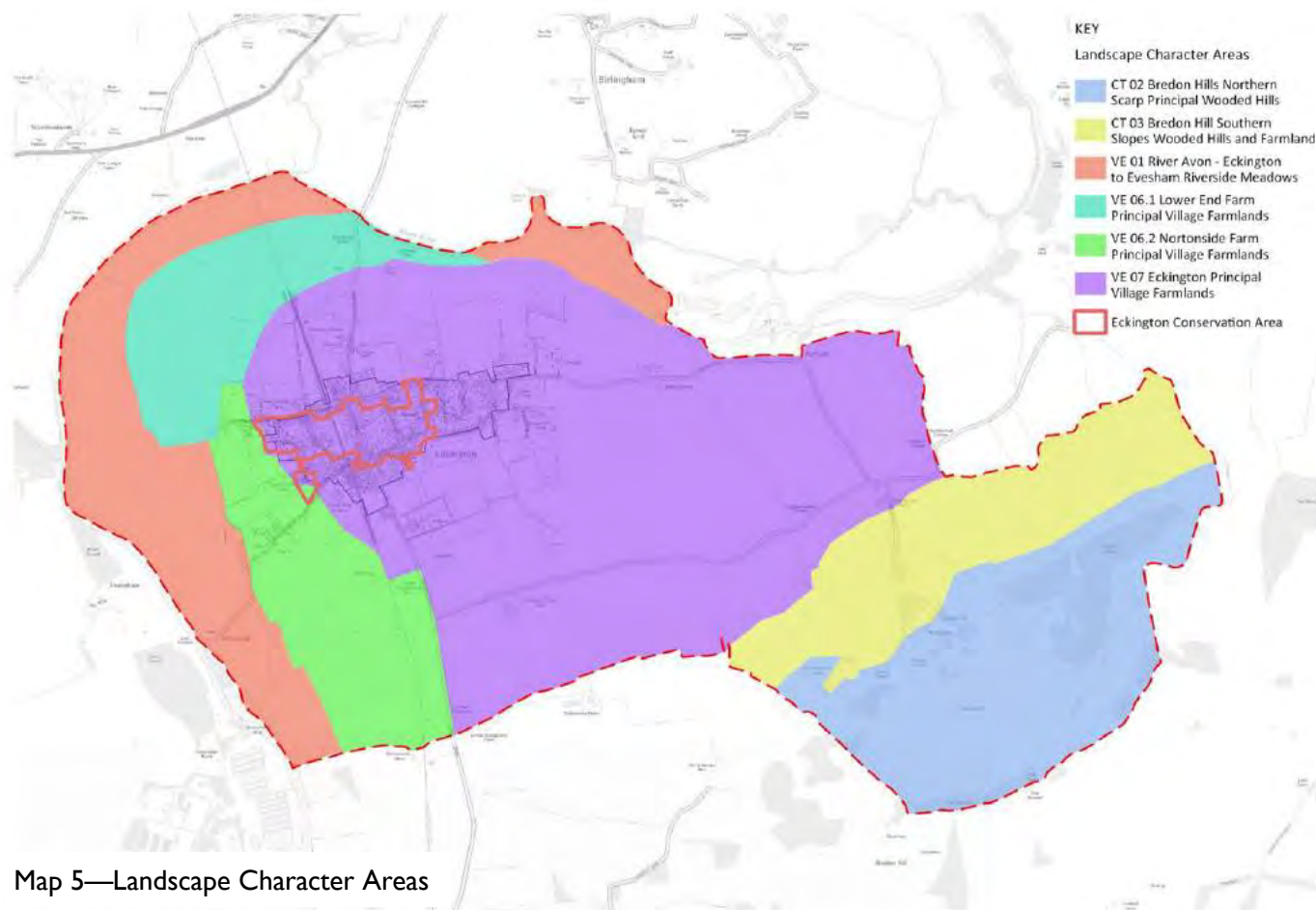
The eastern part of the parish (encompassing all land to the east of Nafford Road and south of Holland Road) is included within the Cotswold Area of Outstanding Natural Beauty (AONB), a national landscape designation, based on the notion of natural beauty and designed to protect and enhance the natural landscape. The AONB boundary is shown on Figure 4 below.

The County Structure Plan and the Wychavon District Plan include policies relating specifically to AONBs, giving them added protection and restricting development. The Cotswolds AONB Management Plan sets out additional policies to protect and enhance the AONB.

### Landscape in the NP Area

Eckington Parish comprises a mainly low-lying agricultural vale landscape, but includes higher ground on the western slopes of Bredon Hill. The two most significant landscape features are Bredon Hill in the east, visible from throughout the surrounding flat vales, and the River Avon which encircles the northern and western parish boundary. The landscape is generally very open and predominantly used for agriculture. Woodland and tree cover is very sparse within the parish, being almost entirely concentrated on the slopes of Bredon Hill, although traditional orchards are relatively widespread, mostly as remnants of former commercial orchards.





Map 5—Landscape Character Areas

## Character Areas

Through combining the landscape character areas described in the Worcestershire Landscape Character Assessment with the Eckington Conservation Area, the parish can be divided into seven landscape character areas:

### VE01—River Avon - Eckington to Evesham Riverside Meadows:

*A low lying, flat landscape of river alluvium with poorly draining wetland soils. A largely unsettled area of former meadow and grazing marsh, with a tree cover relating to the watercourses and hedgelines, the land use today is inherently pastoral.*

### VE06.1—Lower End Farm Principal Village Farmlands:

*A low lying, flat river terrace of alluvium with pockets of mixed sands and gravels with sandy free draining soils supporting an arable land use. The settlement pattern is nucleated with tree cover represented by scattered trees along watercourses and hedgerows, and by tree groups around settlements.*

### VE06.2—Nortonside Farm Principal Village Farmlands:

*A low lying, flat river terrace of alluvium with pockets of mixed sands and gravels with sandy free draining soils supporting an arable land use. The settlement pattern is nucleated with tree cover represented by scattered trees along watercourses and hedgerows, and by tree groups around settlements.*

### VE07—Eckington Principal Village Farmlands:

*An area of lias clay with free draining base rich clay soils and a rolling lowland topography. The settlement pattern is nucleated and the land use predominantly arable with the tree cover relating to scattered trees along hedgerows and watercourses and to trees grouped around settlements.*

### VE07—Bredon Hills Northern Scarp Principal Wooded Hills:

*A steeply sloping topography of mixed siltstones and clays, with free draining brown soils. The land use is pastoral, with interlocking, or frequent, discrete, usually large, blocks of ancient woodland. The settlement pattern of scattered stone farmsteads and rural dwellings is associated with a piecemeal enclosure pattern.*

## Flood Risk

Large parts of the Parish, where adjacent to the River Avon, are assessed by the Environment Agency to fall within Flood Risk Zone 3. With the exception of the western ends of Mill Lane and Hammock Road, the built-up area of Eckington is situated on higher ground above the assessed flood risk zones.

**Flood Zone 1** - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

**Flood Zone 2** - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year

**Flood Zone 3** - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

## Agricultural Land Classification

The village of Eckington itself, together with a small area to the east, are classified as 'Grade 2', and a small area to the south of the village is classified as 'Grade 1'. These are described as:

### Grade 1 - excellent quality agricultural land

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

### Grade 2 - very good quality agricultural land

Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

Agricultural Land within the wider parish predominantly falls within the 'Grade 3' category, which is described as:

### Grade 3 - good to moderate quality agricultural land

Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

The slopes of Bredon Hill and small areas near the River Avon are of lower agricultural quality and classified as Grade 4.

### Grade 4 - poor quality agricultural land

Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.





## 6. Community

Although a small village Eckington does have a number of community buildings, open spaces and sports facilities.

### Community Facilities

The village is home to a small number of community facilities and meeting places. The Holy Trinity Church, part of the Diocese of Worcester, holds regular Sunday services as well a coffee morning every Thursday.



There are two pubs in the village: the Anchor which serves food and has accommodation; and the Bell, which also serves food and has bed & breakfast accommodation. The former pub was partly engulfed by fire in the summer of 2015; its future is yet to be confirmed. Eckington Stores is the only grocery store in the village and enables the local community to purchase staple foods without having to travel to Pershore or another neighbouring town.

The village is served by a primary school, Eckington Church of England First School, a maintained school which caters for pupils between the ages of 5 and 10. As of January 2014 the school had 99 pupils, while the capacity was considered by the Department of Education to be 120. The school was rated 'Good' in its last Ofsted Inspection in June 2012.

Eckington Under Fives is a privately run but not-for-profit pre-school in the village for children between 2.5 years and 5 years old. The group is open from 9am to 3pm Monday and Wednesday and from 9:15am to 12:15pm Tuesday, Thursday and Friday.

### Open Space

Formal open spaces within Eckington include the Riverside picnic area and the Recreation Ground (see Map 4). Further open space commonly used by the local community include the River Walk and Bredon Hill.

Eckington enjoys a number of places where residents can enjoy the surrounding countryside. Included within these are two of those areas previously mentioned in this evidence, Eckington Wharf picnic area, where the boats often moor up with the occupants being able to reach the centre of the village within a 10 minute walk. The wharf is situated next to Eckington Bridge, the only entrance to the village on the Northern side, a problem when flooding occurs.

In the village itself there are a number of historic orchards for people to enjoy as they walk around the outskirts of Eckington, in particular those at Court Close Farm on the South West edge of the village; and Hacketts Lane on the South Eastern side.

Other public green spaces include the churchyard, fully occupied with past residents of Eckington, the graveyard situated on Pershore Road and a large open area on the Northern side of New Road adjoining a property known as The Lenches. This is currently used only nominally for village activities, it being a car park for the now famous Eckington Open Gardens and Flower Festival.

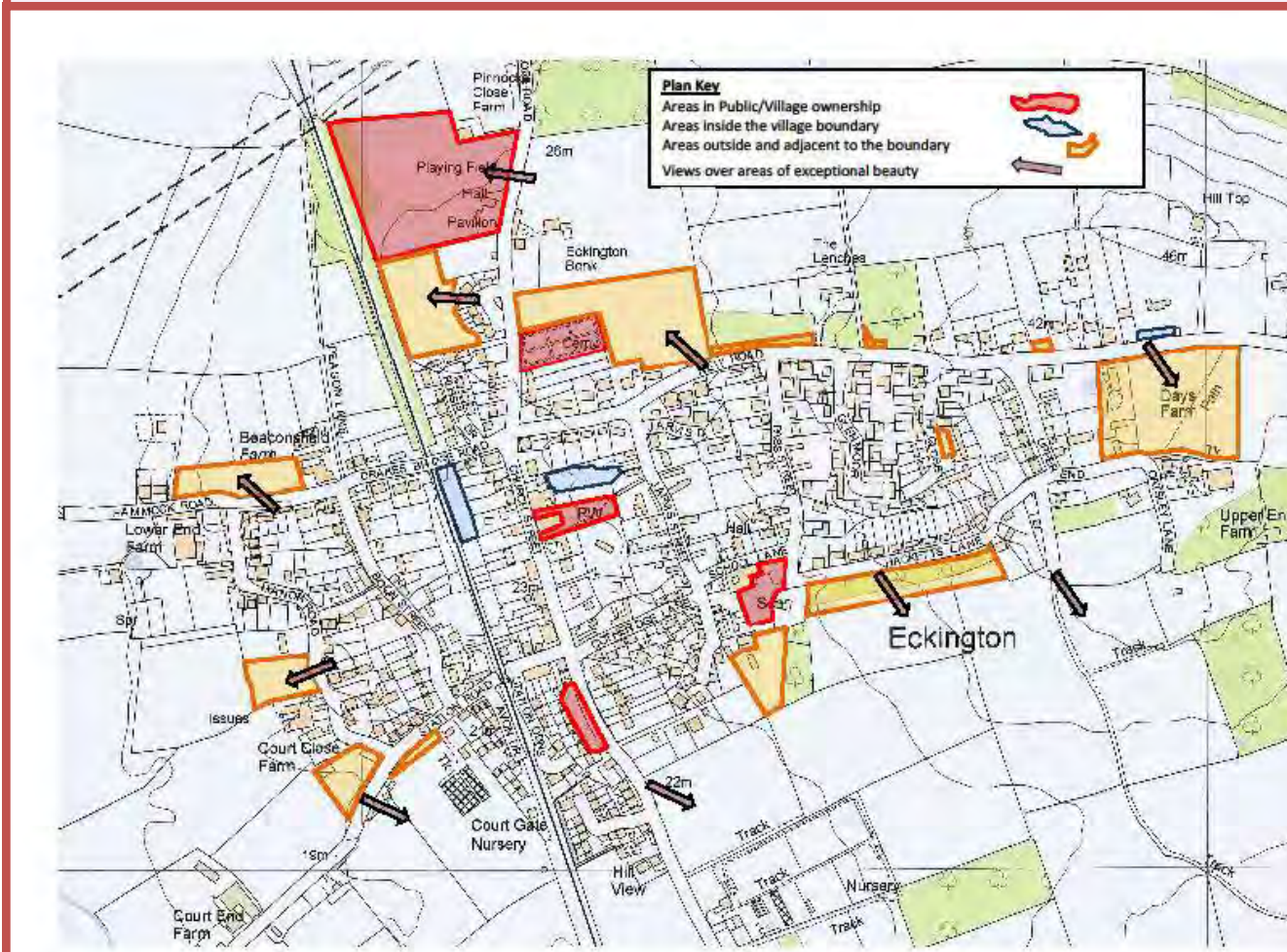
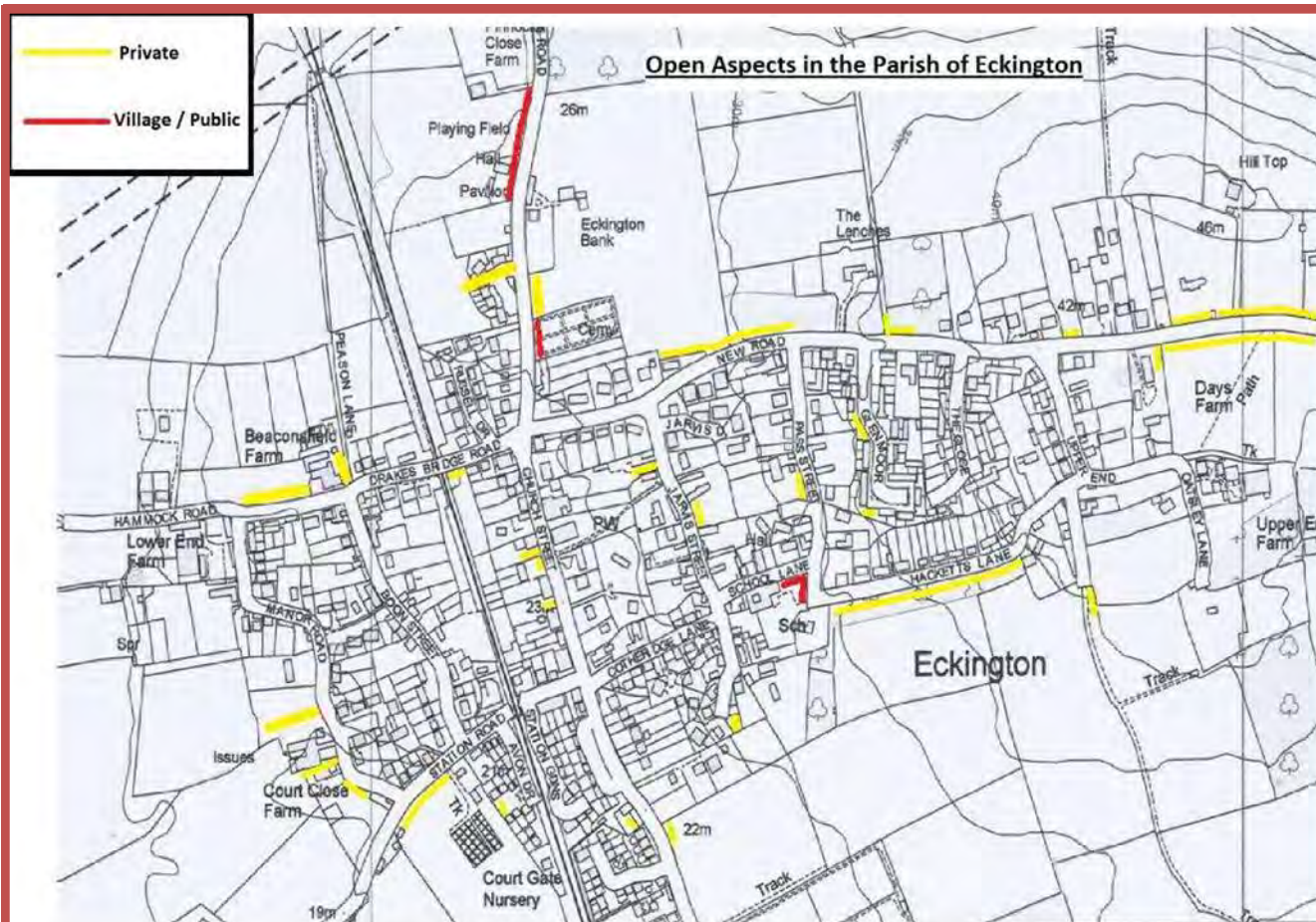
The maps overleaf demonstrate the Open Aspects in Eckington and areas in the village (in public and private ownership) with exceptional views.

The village also boasts allotments and a Scout and Guide hut.

### Sports Provision

There is sports and play provision at the Recreation Ground including two football pitches with goals, cricket pitches in the summer and some, although not a great deal, of play equipment.







## 7. Transport

### Context & Layout

Since Saxon times, the village of Eckington has developed in a West to East direction. There are three roads providing access in and out of the village: the B4080 Pershore Road leading north; the B4080 Tewkesbury Road leading south and the Nafford Road leading east.

The main thoroughfare, the B4080 Tewkesbury Road, leads to Tewkesbury via Bredon to the south and meets the A4104 to the north which leads on to Pershore. There is no access to the west due to the presence of the River Avon.

The mainline railway linking Birmingham and Bristol also divides the village. The line runs close to and parallel with the B4080, compounding the split in the village.

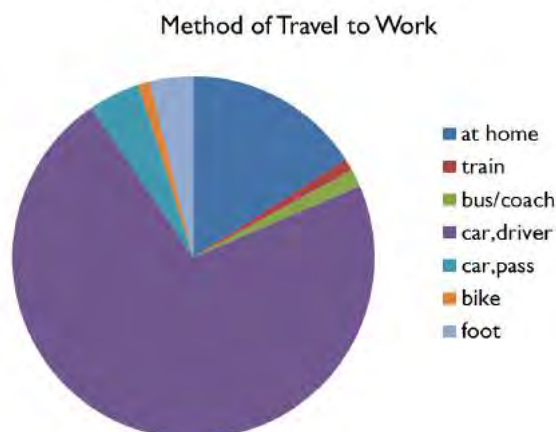
Most residential roads in the village are accessed from New Road which runs East to West and provides the only vehicular crossing over the railway track.

Tewkesbury can be reached in around 15 minutes by car while Pershore is around 10 minutes drive away. The larger local centre of Evesham is around 20 minutes drive, while regional centres Cheltenham and Worcester can both be reached in around 25 minutes.

The village has a good connection to the M5 which can be accessed at Junction 9 for Tewkesbury and Ashchurch in 12 minutes.

### Travel Habits

In the 2011 census of the 519 properties in Eckington



only 43 or 8% did not own at least one car or van. This situation is little changed from the 2001 census when there were 489 dwellings.

The 2011 census shows an active workforce of 562 and the method of travel to work is largely by private transport. This situation is little changed from 2001 census. However, given the limited bus service, rural village aspect and relative affluence this is perhaps not so surprising.

A very small percentage of residents commute by bicycle or on foot but this reflects the limited employment opportunities in the village.

### Public Transport

Although the village is bisected by the railway Eckington is not served by a station. The nearest provision is at Pershore, 5 miles away. Pershore is on the London to Hereford line which also means that as well as those destinations, Worcester and Oxford are also within reach.

**Fig. 15—Pershore Rail Connections**

Operators: First Great Western & Cross Country

Destination	Direct	Shortest
Worcester	direct	15 m
Hereford	direct	1 hr 10 m
Oxford	direct	1 hr 10 m
London Paddington	change	2 hr 00 m

There is also a station at Ashchurch, 7 miles away, from which one can travel to Bristol, Birmingham, Nottingham and Cardiff directly. There are further

**Fig. 16—Ashchurch Rail Connections**

Operators: First Great Western & Cross Country

Destination	Direct	Shortest
Birmingham New St	direct	45 m
Bristol, Temple Meads	direct	1 hr 10 m
Cardif Central	direct	1 hr 25 m
Nottingham	direct	1 hr 30 m
London Paddington	change	2 hr 30 m
Manchester Oxford Rd	change	3 hr 00 m



stations at Evesham, Worcester and Cheltenham.

Eckington is served predominantly by a single bus service, the 382, an hourly, weekday and Saturday service connecting the community to Worcester and Pershore.

**Fig. 17—Service 382**

Operator	Astons Coaches		
Route	Worcester - Eckington - Pershore		
Travel Time	Eckington - Worcester	42 mins	
	Eckington - Pershore	18 mins	

The service operates hourly, Mon-Sat, daytime only.

The first service to Worcester leaves Eckington at 07.26 while the last service from Worcester arrives in Eckington at 18.25. The first service to Pershore leaves Eckington at 08.10 and the last service from Pershore arrives in Eckington at 17.59.

Consequently it is possible to commute to Worcester by bus, whilst the 08.15 service from Worcester and the 15.46 service from Pershore also operate as a school bus serving Pershore High School.

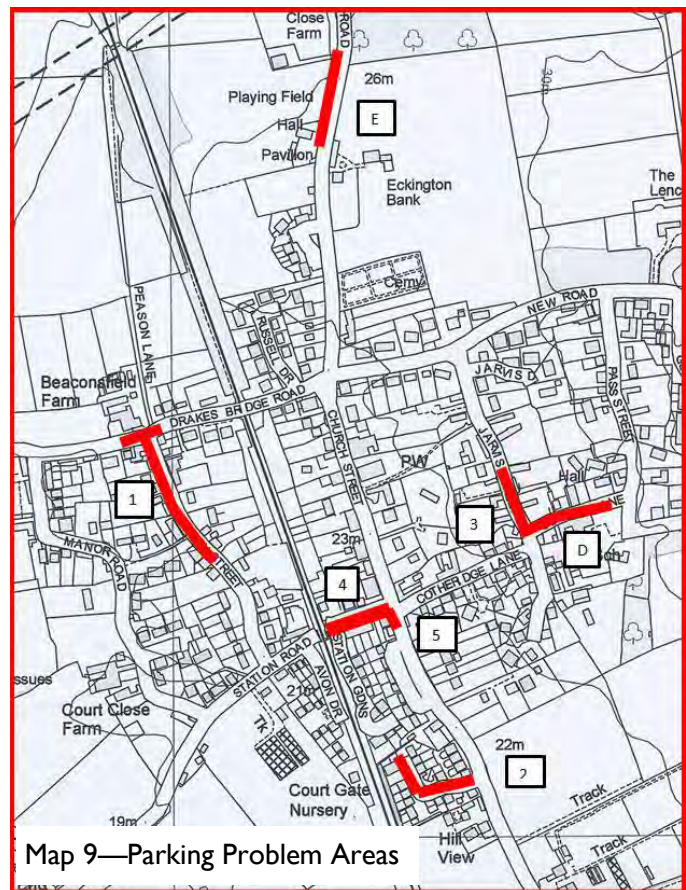
There is no bus service that links the village of Eckington directly with either railway station however.

## Residential Parking

There are several streets within the village where residential on-street parking takes place. This can cause difficulties for motorists trying to negotiate the restricted road widths and chicanes that are formed by vehicles being parked on both sides of the road.

Locations of problem parking areas are as follows:

1. Boon Street—insufficient off-street parking resulting in parking on the road
2. Hanford Drive—insufficient off-street parking despite it being a new development resulting in parking on the road
3. Jarvis Street—congestion occurs at school dropping-off and picking-up times
4. Station Road East—some residents have no off-street parking (or insufficient) so park on the road. Footways get obstructed



**Map 9—Parking Problem Areas**

5. Junction of Tewkesbury Road & Station Road—vehicles park on double yellow lines restricting visibility for motorists
- D. Eckington School—No parking available for parent use. The Village Hall car park together with Jarvis Street, Cotheridge Lane and Pass Street are used. The use of parking at the Anchor Pub at school time has now been removed since the owners have started building 2 houses on the site. This has significantly increased the parking problem in the area
- E. Recreation Centre—At the weekend, when Junior football takes place, insufficient parking is available to cater for the needs of the club so parents park on the road and pavement.

## Eckington Bridge

Built in 1729 from sandstone, Eckington Bridge is designated a Scheduled Monument and a Grade II Listed Building maintained by Worcestershire County Council.

The bridge has suffered from frequent traffic collisions and chemical erosion from road salt penetration

affecting the parapet walls and causing decay to the stonework. As a result the bridge appears on the “At Risk” Register where its condition is described as “poor”. Therefore, on occasions the bridge is closed for repair works which results in traffic having to be diverted through Great Comberton.

Should the B4080 be impassable at Eckington Bridge, due to the River Avon overflowing its banks, then a Flood Diversion Route is signed by Worcestershire County Council Highways Department. Traffic is directed via Hollands Road, through the village of Great Comberton to join the B4084 at Pershore Bridge, a route that adds 1.6 miles to the normal journey.

A daily average of 4,000 vehicles cross over Eckington Bridge so that Great Comberton has to bear the brunt of the high volume of diverted traffic. When the bridge is closed due to flooding or maintenance works, trade in the village store becomes affected due to the lack of passing traffic. The two pubs also suffer loss of trade particularly with booked meals being cancelled at the last minute. Businesses that require deliveries experience delays and general deliveries to residents such as supermarket deliveries are also affected. The regular hourly bus service reverts to an already established “Flood Timetable” but journeys take longer due to the narrow diversion route.”

## **Walking Around Eckington**

Eckington Village has a long history dating back hundreds of years, and has grown bit by bit over the centuries. Many buildings were therefore built long before pathways or automobiles were a consideration. The boundaries of the properties and even the buildings themselves can sometimes abut the roadway. As a result there is little to no scope for pathways in large parts of the village, particularly in Eckington village conservation area.

This should also be seen as a significant contributing factor to the charm and aesthetic beauty of the village today but it can present a number of challenges to pedestrians.

Some examples of areas of the footway network which may impact on pedestrians, wheelchair users and users of mobility scooters ability to navigate the

village include:

- The footbridge over the railway line at Station Road is not suitable for wheelchair users, pushchair users and other pedestrians with mobility concerns
- The lack of dropped kerbs and tactile pavers at the junction of Station Road, Church Street, Cotheridge Lane and Tewkesbury Road
- The lack of dropped kerbs and tactile pavers at the junction of New Street, Church Street, Pershore Road and Drakesbridge Road
- The poor quality of the footway on the north side of New Street, and the lack of true dropped kerbs at the entrances of Jarvis Street, Pass Street and Glenmoor to New Road
- Parked cars obstructing the pavement on the eastern end of Station Road

The proximity of speeding vehicles when passing by Pike House on Pershore Road.

## **Cycling Around Eckington**

At present there is no dedicated cycle path or cycling route within Eckington parish. However many people cycle on the road network within Eckington parish, either to complete a short journey within the parish boundaries, or to pass through the parish as part of a longer journey.

For more information:

[www.eckingtonplan.co.uk](http://www.eckingtonplan.co.uk)

[info@eckingtonplan.co.uk](mailto:info@eckingtonplan.co.uk)



Version: 12-Aug-2015

## HIGHWAYS AND TRANSPORT

1.1 These issues are important to residents of Eckington, but most are topics that cannot be addressed by Neighbourhood Plan Policies. Therefore, the decision was taken to include "Community Actions" in the document in order to formally register resident's concerns and to ensure that the issues are progressed.

### INTRODUCTION

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

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

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

The following highways and transport issues were also identified

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

### SPEEDING TRAFFIC

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

1.4 Despite the reassurances from "Safer Roads Partnership", the Household Survey showed that residents were still concerned about speeding traffic. The Parish Council approached the "Safer Roads Partnership" for advice and as a result a "Community Speed Watch" group was set up in Eckington, run by local volunteers.



### **Community Action No. 1 – Speeding Traffic**

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

ACTION FOR: Eckington Parish Council

**Justification: To respond to resident's concerns about traffic speeding through the village.**

**This Community Action meets with Objective 8.**

### **PARKING ISSUES ON SIDE STREETS**

1.5 A number of streets were identified in the Household Survey where parked vehicles were causing problems.

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

1.6 Some of the parking issues are caused by residents having no off street parking available to them. Should the opportunity arise to provide more off-street parking through new development or extensions of buildings within the Development Boundary then this is to be encouraged. (Policy H9) Where a road is privately owned such as Hanford Drive, there is little action that can be taken other than ensuring future developments have appropriate levels of off-road parking.

### **Community Action No. 2 - Parking**

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

ACTION FOR: Eckington Parish Council

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

**This Community Action meets with Objective 8**

### **FLOODING OF THE B4080 AT ECKINGTON BRIDGE**

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

#### **Community Action No. 3 – Flooding at Eckington Bridge**

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

ACTION FOR: Eckington Parish Council

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

**This Community Action meets with Objective 8.**

### **PUBLIC TRANSPORT**

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

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

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

#### **Community Action No. 4 –Bus Services**

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

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

**ACTION FOR: Eckington Parish Council**

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

**This Community Action meets with Objective 8.**

#### **THE PRESENCE OF LARGE LORRIES ON SIDE ROADS**

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

#### **Community Action No. 5 – Impact of HGV's**

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

**ACTION FOR: Eckington Parish Council**

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

**This Community action meets with Objective 8.**

#### **POOR CONDITION OF PAVEMENTS**

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



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

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

#### **Community Action No. 6 – Footway Maintenance**

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

ACTION FOR: Eckington Parish Council

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

**This Community Action meets with Objective 8**

#### **POOR CONDITION OF ROADS WITHIN THE PARISH**

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

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

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

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

### **Community Action No.7 – Road Maintenance**

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

ACTION FOR: Eckington Parish Council

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

**This Community Action meets with Objective 8**

# **Eckington Neighbourhood Plan**

**Initial Parish Consultation  
16<sup>th</sup> May 2015**

## **Built Environment Evidence Report**



**Your village...your plan...your future**

**May 2015**







# Eckington Neighbourhood Plan 2015-2030

---

## Initial Parish Consultation - 16<sup>th</sup> May 2015 Built Environment - Evidence Report

### Background

As part of the development of the Eckington Parish Neighbourhood Plan 2015-2030 it is essential that the Parishioners are kept fully informed of progress of events and that their views, comments and input is sought and incorporated in all elements of the planning process. As part of a wider communications programme it was decided that at the appropriate point a formal presentation of the evidence assembled should be openly presented to the parishioners to enable them to determine activity to date and counsel their views and opinions on what has been found and their vision for the future. All of the evidence reports were also made available on the Neighbourhood Plan website where they could be downloaded, read and further commented on.

### Methodology

The steering group created an open meeting in the village hall where all of the evidence collected to date was placed before the parish both in formal evidence report form and through visual and media displays. Where specific guidance was requested on issues or where further input was needed this was provided by Steering Group members and volunteers that had worked on the programme of collecting and assembling the evidence. Reports of the responses from the Parishioners have been constructed and included in the formal evidence archive of the project. This report is an analysis of the issues discussed on the Built Environment section where written responses were requested on specific issues alongside the many verbal comments made by individuals on the day. Only verifiable written responses were recorded in this report.

### Overall Statistics

Total Parish Population (Plan Estimate)	1,299
Visitors to the Event	257 20%
Visitors to Built Environment Stand Passing Written Comment	104 40%
Total Number of Written Comments Made	254
Issues where specific written comment was sought	4

- Acceptable Size of any development site
- Views on the importance of the Development Boundary
- Requirements for any future community development projects
- Opinions on Housing Density for any future developments



## Analysis

**Q1. What is the maximum number of homes per site that you believe to be acceptable in our village?**

<b>Response rate</b>	Individuals provided written responses to the question	68
	Percentage of those attending	26.5%

## Data

Registration No.	Preferred Site Size	Valid Site Size
5	20	Excluded
26	20	Excluded
71	20	Excluded
27	15	15
104	15	15
85	12	12
4	10	10
14	10	10
18	10	10
20	10	10
48	10	10
68	10	10
83	10	10
99	10	10
127	10	10
130	10	10
162	10	10
187	10	10
199	10	10
72	9	9
91	7	7
30	6	6
155	6	6
244	6	6
245	6	6

Registration No.	Preferred Site Size	Valid Site Size
2	5	5
7	5	5
10	5	5
11	5	5
21	5	5
31	5	5
34	5	5
58	5	5
62	5	5
70	5	5
77	5	5
87	5	5
89	5	5
94	5	5
103	5	5
142	5	5
148	5	5
158	5	5
189	5	5
190	5	5
195	5	5
196	5	5
197	5	5
204	5	5
207	5	5
211	5	5

Registration No.	Preferred Site Size	Valid Site Size
224	5	5
231	5	5
235	5	5
236	5	5
237	5	5
33	4	4
43	4	4
46	4	4
61	4	4
88	4	4
116	4	4
133	4	4
134	4	4
169	4	4
217	4	4
238	4	4
239	4	4
19	3	3
172	3	3
246	2	2
Total Respondents	71	68
Validated	68	
% total voted	26.5%	





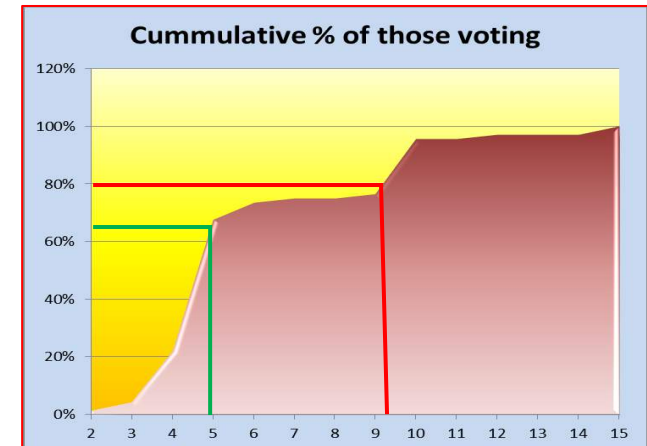
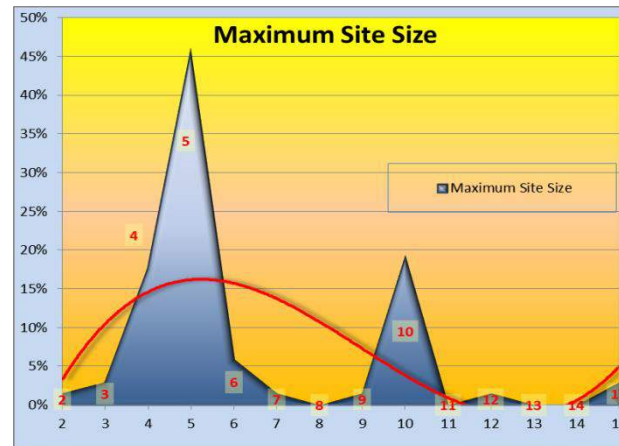
## Comment

A previous enquiry into the issue of maximum site size was previously undertaken as part of the Parish Survey. This survey recorded a rejection of any development of around the level of 20 homes by a 68% vote to 32% rejection. As this prior response from the Parish Survey was statistically significant at 67% of households it was felt appropriate to reject 3 individual responses of 20 homes from the analysis.

Visitors were shown photographs of various housing areas of the village where differing levels of construction numbers had been used in the planning and construction of the more modern estates. They were asked to decide what size of site was seen as the most appropriate in terms of absorption of incoming residents into the community and the sustainability issues place on the existing village resources.

The remaining votes could be grouped as follows:

No. Houses	No. of Votes	% of Votes
2	1	1%
3	2	3%
4	12	18%
5	31	46%
6	4	6%
7	1	1%
8		0%
9	1	1%
10	13	19%
11		0%
12	1	1%
13		0%
14		0%
15	2	3%
Total	68	



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. The distribution curve suggested the 4 – 6 homes as being the dominant range. The statistically acceptable cumulative level of 66.7% of the voters was reached at 5 homes and the 80% acceptability level reached at 9.3 or below.

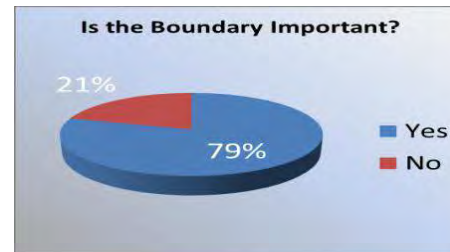


## Q2. Our current village boundary line is intended to contain any future developments. Give your views.

Response rate                      Individuals provided written responses to the question                      39  
    Percentage of those attending    15.2%

### Data

Is the boundary line important?		
Yes	31	79.5%
No	8	20.5%
Total	39	



Registration No	Important	Comment
2	yes	The boundary should be able to contain new buildings identified in the plan and then not breached
4	yes	A new development line to accommodate any plan development
7	yes	Existing boundary probably wont be able to contain the land required for downsizing properties and will need to b reviewed
10	Yes	Its OK for today but must haxe controlled amendment to allow for development or lose he greem character of the village
11	Yes	Its OK for today but must haxe controlled amendment to allow for development or lose he greem character of the village
16	yes	Preserve green spaces
17	yes	Does not think the village should be too condensed so the boundary may need to be rethought to stop overcrowding
26	yes	Must preserve our green spaces
30	yes	Extend the boundary by a small amount so as not to compact the vilage like Hanford Drive
33	yes	Keep nice views, inside village
34	yes	Existing line is enough for further development
57	yes	Would like to go outside the boundary to include a medical facility
69	no	The current boundary is not enough for expansion growth which must be outside
71	no	No problem with small developments just outside
82	yes	Infil is better to maintain countryside
83	yes	Hackets lane could used for small bungalows without damaging views
88	no	No more encroachment on green space outside the village
89	yes	Agree with existing boundary
104	yes	Maintain exisiting Boundary to avoid sprawl



Registration No	Important	Comment
114	yes	Agree with existing boundary
116	yes	Maintain current village boundary
120	yes	Slight expansion towards pershore, nafford and bredon acceptable
130	no	The boundary must be breached to meet needs of village
138	yes	Definitely keep current
154	yes	Cast it in stone
155	yes	The village line should contain all new development
187	yes	It's ok
195	no	Better to extend slightly to include small scale development then no more
196	no	Better to extend slightly to include small scale development then no more
199	yes	Keep boundary unless a very good reason
202	yes	Agree with where it is
204	yes	Unless it make sense for special cases
206	yes	It should not be breached
209	yes	agree to keep
210	yes	agree to keep
211	yes	Roman meadow was allowed to breach the boundary and it must be the last
224	yes	Its correct as is
246	yes	Keep boundary and restrict to infil
247	no	Devlopment must be outside but near then no more breaching
Total Responses	39	39

### Comment

The parishioners were shown a map of the village with the current Development Line illustrated. There was a dominant response from those who reacted to this question who saw it as being “an important issue”. Most people 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 was much concern regarding the fact that some buildings are already outside the boundary, including the recent Roman Meadow and therefore this in reality has no power to stop sprawl at all. There was a clear consensus amongst individuals that if it was defined as a boundary as part of the plan it should be the countryside’s guardian and should have the power to be enforced. If not why bother with it at all.

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. With little, if any, available green space within the existing boundary to develop further any additional development would require that densities increase and the much valued green space would need to be consumed.

The option to establish the land needed for any required developments within the lifetime of the plan and redraw the boundary around these areas as a defensible limit grew in respondent’s minds whilst the need to enforce any boundary became more important.





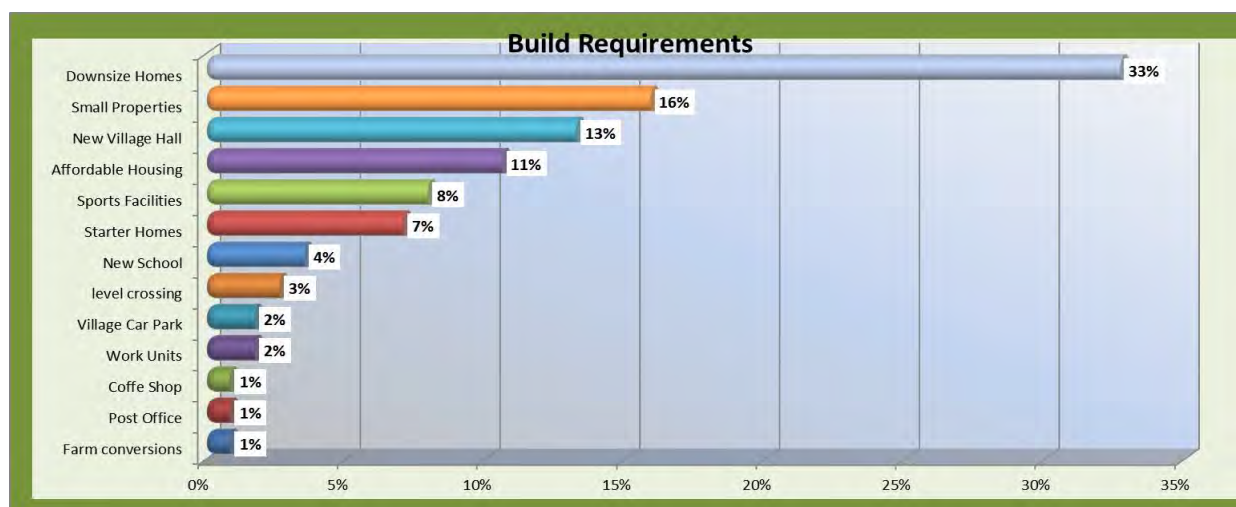
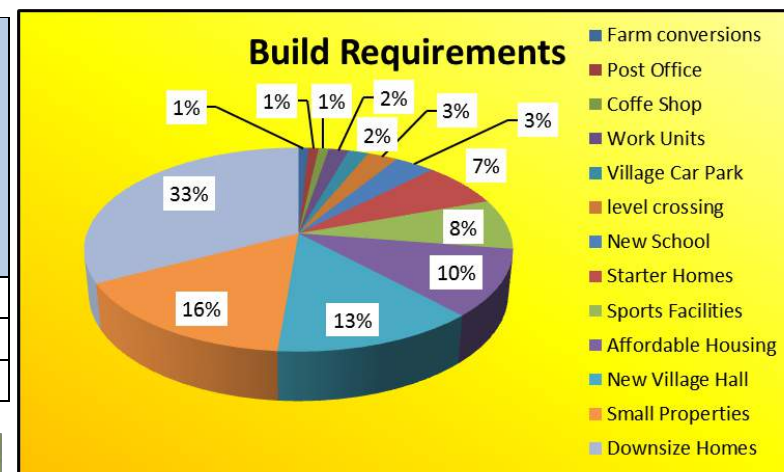
### Q3. What are the future developments that you believe are possibly going to be required during the period of the plan in the best interests of the community?

**Response rate**

Individuals provided written responses to the question	56
Percentage of those attending	21.8%
Total number of responses	113

#### Data

	Affordable Housing	Downsize Homes	Starter Homes	Small Properties	Farm conversions	Work Units	New Village Hall	Post Office	Sports Facilities	level crossing	Coffee Shop	New School	Village Car Park
Total Responses	12	37	8	18	1	2	15	1	9	3	1	4	2
113													
% total voted	11%	33%	7%	16%	1%	2%	13%	1%	8%	3%	1%	4%	2%



#### Comments

There are a number of clear requirements coming out of the conversations that took place as part of this consultation. There was a strong understanding that the village needs to continue to evolve through steady organic development rather than through step growth pattern more recently imposed by the injection of large numbers of new houses that have been seen to test the sustainability of the community to support them.



The following suggestions were proposed as being additional constructions to support and improve the community as it develops.

- Downsizing Homes** – A clear recognition that the current average age of parishioners is rapidly increasing and they are living longer. To enable them to remain in their community more appropriate homes will need to be provided that better suit their needs. The main call was for smaller, easy to manage properties that were attractive and well-appointed to extend their active life cycle close to their established friends and community. This may also include the provision of a level of practical support. This represented the single most repeated demand and one that would also benefit the community by releasing the larger multi-bedroomed properties for incoming young families.
- Small Properties** – It was felt that there were enough large houses in the village and smaller but well-designed properties would be advantageous and be attractive for young people starting out.. Two and three bedroom properties would enable acceptable downsizing to take place at an earlier stage freeing up the larger bedroomed properties for incoming families.
- New Village Hall** – The existing village hall, whilst held in great affection, came in for some criticism through lack of parking and functional suitability for purpose. There was a requirement for a multi-functional community meeting place that would be accessible during the day where the residents could meet and simply pass the time of day and could become a focal point for activities and “clubs”. A number of suggestions were put forward regarding what resources could be available but a new community centre was seen as a potentially positive development.
- Affordable Housing** – This was often mentioned but not always as a way of addressing the younger generation. More often this was proposed as a downsizing requirement with limited call for young person starter homes.
- Sports Facilities** - The strongest request was for tennis and bowls to be provided at the recreation centre. There were a number of suggestions regarding the provision of resources for the teenagers and a call for a play area more accessible to those in the Eastern and Southern part of the village. Parking was seen as a problem at the recreation centre when matches are being played which tends to detract from what is a well-used and appreciated facility
- Starter Homes** – The call for smaller more affordable housing was suggested for young families to get on to the housing ladder. Simple, one bedroom, apartments for teenagers was not seen as a pressing priority as this is a limited demand and it was felt that it was better catered for elsewhere in the region.
- New School** - The school is seen as a major asset to the village but the issues of pressures created by parking and the more expansive needs of the modern teaching systems was put forward as the reasons for either creating a more modern building with better facilities or developing the existing site to be more appropriate.



- New Level Crossing** - There is a growing recognition that Drakes Bridge represents a potential contingency risk to the villagers West of the bridge should it be damaged or closed in need of repair. Closure would result in 1/3<sup>rd</sup> of the village being cut off. There is also a growing issue of large lorries accessing the increasingly congested roads around Boon Street and Manor road. It has been suggested that re-opening the crossing at Station Road could relieve both issues and indeed the consideration of a new rail crossing point further south to provide better access this part of the village. The possible planned electrification programme of the rail line may indeed require a major rebuild of the bridge to accommodate.
- Village Car Park** - To provide more formalised parking areas to relieve the increasing pressures created by on-street parking around the village.
- Works Units** - The suggestion to create more, small starter business units at the edges of the parish away from the congested village to stimulate local employment opportunities
- Coffee Shop** - Somewhere to go so that people can meet up during the day in a social environment
- Post Office** - Not directly a development matter but an often heard call to reinstate a much missed Post Office in the village once again.
- Farm Conversions** – There are a number of farms in the close proximity areas that could provide conversion options for housing or business start-up resources. This was felt to be an overlooked opportunity.

Of all of these suggestions the accepted focus was on the provision of suitable accommodation for the rapidly ageing population.





#### Q4. Do you believe that the density of housing in different parts of the village is an important factor in creating the character of the village? What should be the maximum level that would suit any future developments?

Response rate

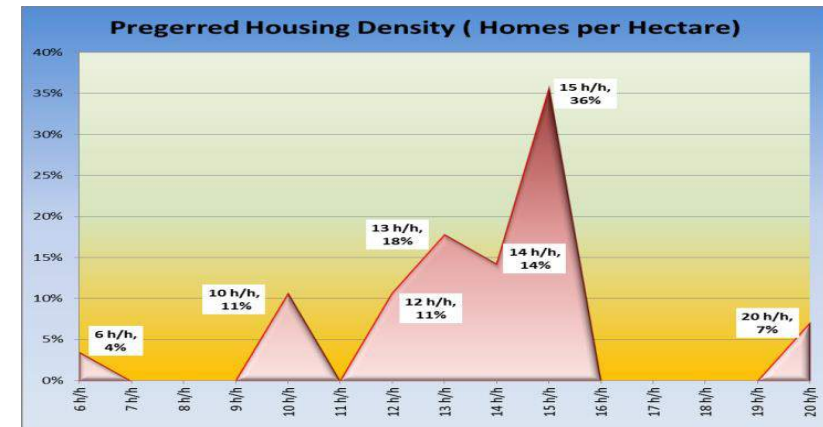
Individuals provided written responses to the question  
Percentage of those attending

30  
11.2%

#### Data

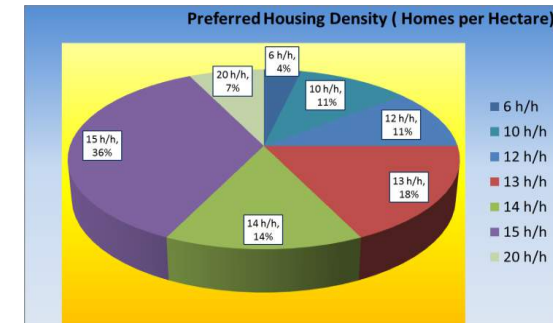
Registration No.	Is it Important	Maximum Acceptable Density
4	yes	20
58	yes	20
5	yes	15
26	yes	15
31	yes	15
46	yes	15
61	yes	15
62	yes	15
87	yes	15
89	yes	15
116	yes	15
120	yes	15
43	yes	14
122	yes	14
30	yes	13.8
246	yes	13.8
2	yes	13
33	yes	13
48	yes	13
70	yes	13
199	yes	13
27	yes	12
195	yes	12
196	yes	12
88	yes	10
94	yes	10
172	yes	10
158	yes	6
6	yes	
204	yes	
Total Responses		30
Validated		28
% total voted		11.2%

Density	No. Vote	% Votes
6 h/h	1	4%
7 h/h		
8 h/h		
9 h/h		
10 h/h	3	11%
11 h/h		
12 h/h	3	11%
13 h/h	5	18%
14 h/h	4	14%
15 h/h	10	36%
16 h/h		
17 h/h		
18 h/h		
19 h/h		
20 h/h	2	7%



#### Comment

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 particular area of any intended development. Only 7% of those people that voted believed a higher level than 15 homes per hectare was more appropriate.

# **Eckington Neighbourhood Plan**

## **Transport Group Evidence Base Document**

**March 2015**

## INDEX

Page 3	Introduction
Page 6	Road Safety
Page 8	Car Parking
Page 12	Bridge Flooding and Diversion Route
Page 14	Public Transport Services
Page 18	Walking and Cycling
Page 29	Heavy Lorries
Page 29	Broadband
Page 29	Poor Road Management
Page 30	Verge Damage

Transport Group Committee Members:

Ana Brady, Andrew Brady, George Glaze, Peter Jones and Nils Wilkes

## INTRODUCTION ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

At the first meeting of the Transport Group on 20th October 2014, the following six topics were considered to be the most relevant to the Neighbourhood Plan.

*Public Transport Services; Travel to Work patterns; Walking and Cycling; Car Parking; Bridge Closures and the Flood Diversion Route; Road Safety*

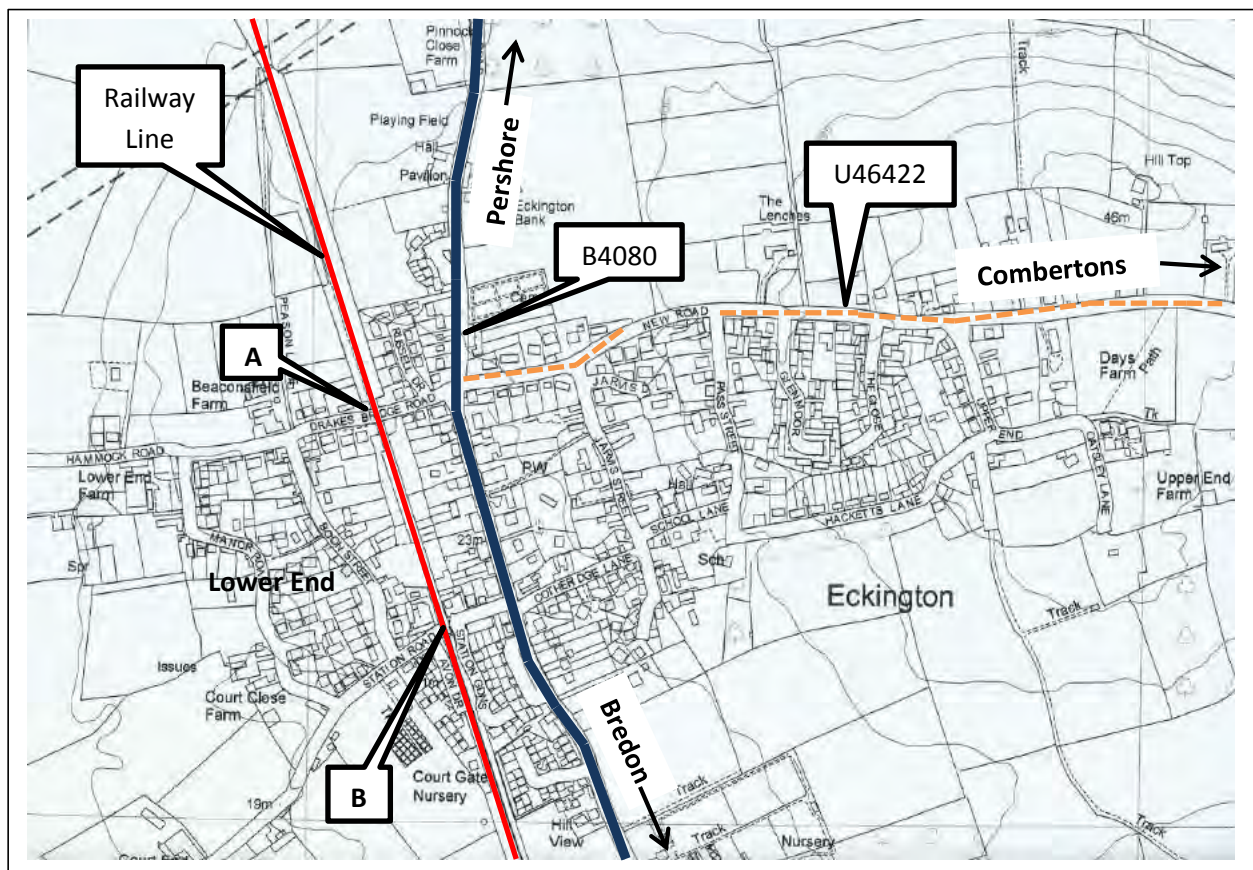
This was seemingly confirmed by the responses to the questionnaire. Analysis of Question 19 of the questionnaire forms - "What do people most dislike about Eckington" revealed that the top four issues are transport related, with several other transport related topics appearing in the table.

Pos.	Topic	1st Choice	2nd Choice	3rd Choice	Total	%
<b>1</b>	<b>Speeding Traffic</b>	<b>51</b>	<b>27</b>	<b>14</b>	<b>92</b>	<b>25.4</b>
<b>2</b>	<b>Parking Issues</b>	<b>26</b>	<b>27</b>	<b>13</b>	<b>66</b>	<b>18.2</b>
<b>3</b>	<b>Flooding at Bridge</b>	<b>30</b>	<b>14</b>	<b>10</b>	<b>54</b>	<b>14.9</b>
<b>4</b>	<b>Public Transport</b>	<b>22</b>	<b>14</b>	<b>14</b>	<b>50</b>	<b>13.8</b>
5	Development Issues	24	7	12	<b>43</b>	12.6
6	Dog Mess	11	11	8	<b>30</b>	8.3
<b>7</b>	<b>Heavy Lorries</b>	<b>16</b>	<b>8</b>	<b>4</b>	<b>28</b>	<b>7.7</b>
8	Community Spirit Issues	9	6	9	<b>24</b>	6.6
<b>9</b>	<b>Pavements</b>	<b>4</b>	<b>13</b>	<b>2</b>	<b>19</b>	<b>5.2</b>
<b>10</b>	<b>Broadband</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>16</b>	<b>4.4</b>
<b>11</b>	<b>General Traffic Issues</b>	<b>10</b>	<b>3</b>	<b>1</b>	<b>14</b>	<b>3.6</b>
12	No Post Office	6	6	1	<b>13</b>	3.6
13	River Footpath	1	6	3	<b>10</b>	2.8
14	Street Lights	6	1	3	<b>10</b>	2.7
15	Shop Issues	3	4	2	<b>9</b>	2.5
<b>16</b>	<b>Poor Road Maintenance</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>8</b>	<b>2.2</b>
17	Village Hall	0	2	3	<b>5</b>	1.4
<b>18</b>	<b>Verge Damage</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>1.1</b>
19	Pubs	2	1	0	<b>3</b>	0.8
20	Church Street Flooding	0	2	0	<b>2</b>	0.6

The group recognise that some of the issues identified may not be achievable through the policies of the Neighbourhood Plan. Such objectives may be better included as an "Aspiration", which the Steering Group have decided to include in the final NP document.



## LAYOUT OF ECKINGTON VILLAGE AND PROBLEMS CAUSED



Since Saxon times, the village of Eckington has developed in an West to East direction. There are three roads providing access in and out of the village: The B4080 Pershore Road leading north; the B4080 Tewkesbury Road leading south and the U46422 Nafford Road leading east. There is no access to the west due to the presence of River Avon. As can be seen on the above map, the B4080 severs the village, and with no parking available in Church Street it has created a sterile centre and consequently there is no heart to the village. Whereas 50 years ago in Church Street there was a vibrancy due to there being a Post Office, Hardware shop, Builders Merchant, Petrol Garage, Garage Shop, Butchers, Grocers Store, two Public houses and the Church, now there is only a Grocers shop, a hairdressers, one pub and of course the Church.

Not only does the main road divide the village settlement but so does the mainline railway linking Birmingham and Bristol. The line runs close to and parallel with the B4080, compounding the split in the village. The western side of the railway line is referred to as Lower End which contains some 130

dwelling. Vehicles can only access this area by means of a narrow, slightly angled bridge over the railway (Point **A** on Page 4 map). Station Road level crossing was removed in the 1970's and a footbridge was provided (Point **B** on Page 4 map).

Generally speaking, traffic moves through and around the village without too many problems, although on-street parking does cause some difficulties. Boon Street in particular has parking problems and with large lorries trying to access a nursery at the southern end in Station Road (West) problems often arise when lorries cannot get through (see Page 29). The roads near the School, around 8.45am and 3.15pm, can also be a problem with parents trying to find places to park. There are now over 100 pupils at the school which in turn generates many vehicles.

New Road is suffering from verge damage (see Page 30), particularly from the buses. The 382 service turns round at The Close which means that the buses travel along New Road four times each hour during the day. There are also school buses travelling New Road each school day serving Bredon Hill Middle School and Prince Henry's High School. As a result, over time, the verges have become over-run and apart from looking unsightly there are some safety implications as traffic gets closer to the narrow footway.

Traffic movement around the village is also affected when the B4080 at Eckington Bridge is flooded by the River Avon (see Page 12). This event is an inconvenience to motorists wishing to travel north from Eckington as they have to drive the narrow roads through Great Comberton. At such times, trade in the village is affected. For example, the shops through lack of passing trade and the pubs because customers are put off by the diversion route.

## ROAD SAFETY ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

### **a) ACCIDENT DATA**

The only data available is for records of accidents where injury occurs, referred to as PIA's (Personal Injury Accidents). Neither the Police or the County Council produce records of non-injury incidents.

Within the parish of Eckington there have been three injury/accidents recorded in the five year period of 01/10/2009 to 31/09/2014. One of the incidents occurred in Church Street but there is no reference to the vehicle involved actually speeding and the injury was slight.

The M-EC Transport Report, which contains PIA data for the period 01/01/2009 to 31/12/2013 makes reference to an incident on the 25/08/2009 that occurred at the junction of The Close with New Road where a car pulled out in front of a motorcyclist. The injury was slight.

### **b) SPEEDING TRAFFIC**

#### **Safer Roads Partnership Survey**

Traffic speeding through the village has long been a concern for the local community. The most recent attempt to reduce traffic speed began in August 2013 with a speed survey being carried out by the Safer Roads Partnership. The data recording device was sited in Church Street, just south of the church, and it revealed that 15% of vehicles were travelling at 37.4 mph or above which is above the ACPO (Association of Police Chief Officers) threshold for speed enforcement. Therefore, in the period from November 2013 to February 2014, 27 hours of speed enforcement activity took place, with 72 speeding offences being recorded. To determine the overall effect of the speed enforcement, a further speed survey took place from the 26<sup>th</sup> February - 5<sup>th</sup> March 2014, although it is not clear where the data recording device was sited. This revealed that the 85<sup>th</sup> percentile had dropped by nearly 6mph to 31.7 mph and as such was below the ACPO threshold.

A further speed survey was planned for July 2014 but did not take place. However a further survey did take place between the 21<sup>st</sup> and 29<sup>th</sup> November 2014 with the data recording device having being placed in

Church Street. The Safer Road Partnership have informed the Parish Council verbally (there will not be a report issued due to the low figures) that the average speed of vehicles is 27.7 mph and that the 85<sup>th</sup> percentile is 32.2 mph. The parish are currently (March 1 2015) considering the option of undertaking a "Community Speed Watch" project and advertisements have been placed at various points in the village and in the Parish Magazine inviting volunteers to come forward if they are interested in taking part in this project.

- Information from a report "*Church Street & Tewkesbury Road, Eckington*" produced by the Safer Road Partnership 21<sup>st</sup> March 2014.

### **M-EC Traffic Survey Report**

Mewies Engineering Consultants Ltd (M-EC) were commissioned to undertake a Transport Report for CALA Homes (Midlands) Ltd. This was a supporting document for the planning application for land behind Roman Meadow.

Part of the report concerns traffic speed data which was collected from the 26<sup>th</sup> February - 4<sup>th</sup> March 2014 by a device located 50 metres south of the Roman Meadow junction. This is at the same time that the Safer Roads Partnership were conducting their speed survey at either Church Street or Tewkesbury Road.

The M-EC data shows that the 85<sup>th</sup> percentile was 37.1 Northbound (ie: heading out of the village) and 37.0 Southbound.

- "*Transport Statement*" Appendix C; pp. 14-22 Produced by Mewies Engineering Consultants Ltd. (M-EC) on behalf of CALA Homes (Midlands) Ltd. June 2014

Although there is not a major speeding problem at present on Tewkesbury Road and Church Street, it is evident that there still is a speeding issue on Pershore Road. The Safer Road Partnership have said that they no longer see a speeding problem in the village and that we are therefore no longer part of the Community Concern Speeding Enforcement Programme. (ie: no more speed enforcement checks will be carried out as a matter of course)



## CAR PARKING

### A) RESIDENTIAL PARKING

There are several streets within the village where residential on-street parking takes place. This can cause difficulties for motorists trying to negotiate the restricted road widths and chicanes that are formed by vehicles being parked on both sides of the road.

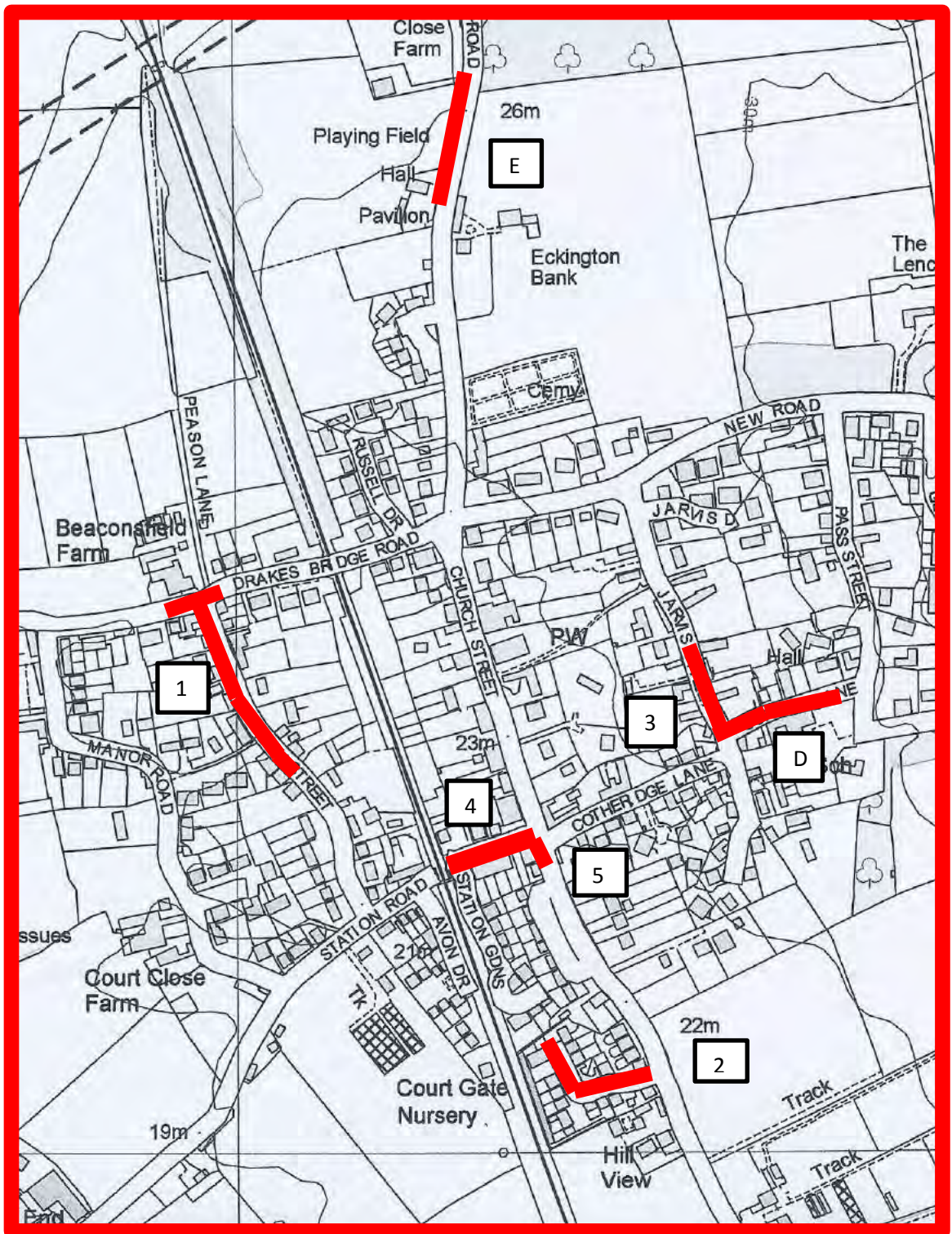
Locations of problem parking areas are as follows:

#### 1. Boon Street:

Some residents do not have off-street parking available and therefore resort to parking on the road. Drivers of large delivery vehicles often find difficulty in negotiating the parked vehicles and have to resort to finding the owners and asking them to move their vehicles. The problems increase with the extra on-street parking caused by visitors.

Incident on the evening of Saturday 13<sup>th</sup> Dec 2014: Emergency services needed to attend to a car/house fire in Avon Drive but were hampered by parked cars in Boon Street and two fire engines had to reverse and divert around Manor Road. Fortunately this was not a life threatening situation but it demonstrates that there is a serious problem here.





**Areas where there are car parking issues**



## **2. Hanford Drive:**

This is a development completed in 2011 and as such sufficient parking should have been provided, not only to accommodate the residents vehicles, but for visitors, delivery and service vehicles. The fact that this did not happen means that some vehicles park on the road and some half on the road and half on the footway/verge.



## **3. Jarvis Street:**

At most times of the day there are some residents vehicles parked on the road but as such do not cause undue obstruction problems. Congestion mainly occurs during the school dropping-off and picking-up times when parents park wherever there is available space.

## **4. Station Road (East):**

There are some residents that have no off-street parking available so resort to parking on the road. There are also residents that do have some off-street parking spaces but not enough to accommodate all their vehicles. The real problem arises with the extra vehicles parking in Station Road some of which are half on the road and half on the footway. This means that pedestrians cannot use the footway as it is obstructed. These extra vehicles are generated by customers of the Hairdressers, The Bell and the Village Stores.



## **5. Junction of Tewkesbury Road and Station Road (East)**

Vehicles tend to be parked outside the Hairdressers on double yellow lines restricting visibility to the south for motorists exiting from Station Road. This is a safety hazard.

## **B) PUBLIC CAR PARKS**

There is only one official public car park which is at the Wharf by Eckington Bridge. Except for occasionally acting as an overspill for Eckington Junior Football Club parking, it is too remote from the village to be of any benefit in solving parking issues that occur within the village itself.

## **C) PRIVATE CAR PARKS**

These are at the Recreation Centre, the Village Hall, The Anchor and The Bell.

## **D) PARKING FOR THE SCHOOL**

Monday to Friday during term time there is an appreciable increase in vehicle traffic in the vicinity of School Lane during the periods 8.30am to 9.00am and 3.00pm to 3.30pm. There is no public car parking available so some motorists use the Anchor car park, which the owners generously permit. Parking is sometimes permitted at the Village Hall but this is discouraged by the school, due to the vehicle /pedestrian conflict caused in School Lane. Otherwise, parents park their vehicles wherever a space can be found in Jarvis Street, Cotheridge Lane and Pass Street. This upsets some of the residents in those streets, particularly if they get blocked in or cannot turn in or out of their drives.

## **E) OVERSPILL ON-STREET PARKING AT RECREATION CENTRE**

There is an issue at weekends when Junior Football takes place at the Recreation Centre. On-field parking is provided but such is the success of the football club that there is insufficient parking available within the confines of the Recreation Centre to cater for the number of vehicles that turn up. Parents within the village are encouraged to walk to the ground, visitors are asked to park at the Wharf and walk up the tarmacked path. However, motorists still park alongside the Recreation Centre, half on the main road and half on the footway, causing problems to motorists and pedestrians alike. This parking situation is exacerbated when the sports field is





saturated and vehicles are prevented from driving onto the field. Parking spreads into the village and some inconsiderate parking takes place.

## **BRIDGE CLOSURES & FLOOD DIVERSION ROUTE ■ ■ ■ ■**

### **a) ECKINGTON BRIDGE: CLOSURES FOR FLOODING**

The number of annual closures varies due to the vagaries of the weather. The winter of 2013/2014 was particularly wet and as a result there were a number of road closures.

24 - 26 December (3 days)	30 - 31 January (2 days)
---------------------------	--------------------------

2 - 3 January (2 day)	2 - 3 February (2 days)
-----------------------	-------------------------

5 - 10 January (6 days)	7 - 16 February (10 days)
-------------------------	---------------------------

17 January (1 day)

A total of 26 days of bridge closures within a two month period.

Since 17<sup>th</sup> February 2014 there have been no further bridge closures.

### **b) ECKINGTON BRIDGE: CLOSURES FOR REPAIRS**

Built in 1729 from sandstone, Eckington Bridge is designated a Scheduled Monument and a Grade II Listed Building and is maintained by Worcestershire County Council. The bridge has suffered from frequent traffic collisions and chemical erosion from road salt penetration affecting the parapet walls and causing decay to the stonework. As a result the bridge appears on the "At Risk" Register where its condition is described as "poor". Therefore, on occasions the bridge is closed for repair works which results in traffic having to be diverted through Great Comberton.

(English Heritage Listing Nos: 1005264 and 1116724)

### **c) FLOOD DIVERSION ROUTE**

Should the B4080 be impassable at Eckington Bridge due to the River Avon overflowing its banks, then a Flood Diversion Route is signed by Worcestershire County Council Highways Department. Traffic is directed via Hollands Road (C2008 Comberton Road), through the village of Great Comberton

to join the B4084 at Pershore Bridge, a route that adds 1.6 miles to the normal journey. It is also worth noting that a daily average of 4000 vehicle cross over Eckington Bridge (1) so that Great Comberton has to bear the brunt of the high volume of diverted traffic.

In general, the B4080, Defford to Bredon road, is a carriageway of over 6 meters in width and so has centre line markings and road studs to assist motorists. The diversion route via Hollands Road for the most part measures less than 5 meters in width, and is as narrow as 4.3 meters in some sections. As such, it does not meet the design criteria for centre line markings or road studs, which can only be installed on carriageways that exceed 5.5 metres in width (2).

The narrowness of the carriageway causes larger vehicles to run the grass verges when passing vehicles travelling in the opposite direction. This results in deep ruts being formed alongside the metalled surface and fretting of the tarmac surface, both of which are hazardous to motorists.

Nafford Road (U46422), even though it is not officially signed as a diversion route, is also used by some Eckington motorists and occasionally by the 382 Bus Service. This carriageway is even narrower than Hollands Road, often only 4.1 metres in width (worst case 3.8 metres, 4.5 at best). Similarly, therefore, this carriageway does not have centre lines or road studs, and suffers with over-running of the verges.

When diversion routes are being determined, the main requirement is for a route of the same road classification or better. The shortest Diversion Route meeting this criteria would add 15.1 miles to a journey (3). However, in this case, it is recognised that locals will take the shorter option, regardless of the fact that the road classification is below that of the desired standard, and therefore has become established as the official signed route.

References:

- (1) "*Transport Statement*" Appendix C; pp. 14-22 Produced by Mewies Engineering Consultants Ltd. (M-EC) on behalf of CALA Homes (Midlands) Ltd. June 2014
- (2) "*Traffic Signs Manual; Chapter 5*" Section 4.34 Published in 2003 by the Department of Transport
- (3) This diversion route is via the B4080 to Tewkesbury; the A38 to Ryall and the A4103 to the B4080 Junction at the top of Bakers Hill, Defford

## PUBLIC TRANSPORT SERVICES ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

### A) PUBLIC TRANSPORT

#### Bus service.

Eckington village mainly benefits from bus route 382, an hourly, weekday and Saturday service connecting the community to Worcester and Pershore. The first service to Worcester leaves Eckington 07.26, the last service from Worcester arrives Eckington 18.25. The first service to Pershore leaves Eckington at 08.10, the last service from Pershore arrives Eckington 17.59. The 08.15 service from Worcester and the 15.46 service from Pershore also operate as a school bus serving Pershore High School.

<b>Service</b>	<b>382.</b>
Operator	Astons Coaches
Route	Worcester - Eckington - Pershore and return.
Travel Time	Eckington - Worcester 42 mins Eckington - Pershore 18 mins
The service operates hourly, Monday to Saturday, daytime only.	

<b>Service</b>	<b>575</b>
Operator	N.N.Cresswell
Route	Pershore - Great Comberton - Cheltenham and return.
Travel Time	Eckington - Cheltenham 30 mins Eckington - Pershore 25 mins
This service operates only once, each Friday morning.	

#### Rail.

The nearest stations to Eckington are Pershore (WR10 6FG), 6.5 miles and Ashchurch (GL208TU) 7 miles.

There is no direct public transport (bus) connection to either but parking is available at both locations.

Operators : First Great Western and/or Cross Country Trains

ASHCHURCH connections.

Ashchurch to London, Paddington.	change	2.5/3 hrs
Ashchurch to Manchester. Oxford Rd	change	3/3.5 hrs
Ashchurch to Plymouth	change	3/3.5 hrs
Ashchurch to Bristol, Temple Meads	direct	1 hr 10 mins
Ashchurch to Cardif Central	direct	1 hr 25 mins
Ashchurch to Nottingham	direct	1 hr 30 mins

Operators : First Great Western and/or Cross Country Trains

PERSHORE connections

Pershore to Oxford	direct	1 hr 10 mins
Pershore to London Paddington	direct	2/2.5 hrs
Pershore to Worcester	direct	15 mins
Pershore to Hereford	direct	1 hr 10 mins

NB. (1) There are proposals for a new station, Worcester Parkway, to be located at Norton accessed from a traffic island on the B4080. If built, this station would be some 7.5 miles from Eckington and provide access to both Ashchurch and Pershore connections. If approved it is planned the station will open in May 2017 and have parking for 500 vehicles.

Despite the redoubling of the North Coldswold line from Moreton to Evesham, faced with reduced frequency of services and with limited car parking the closure of Pershore Station may be a consequence of the development of Worcester Parkway.

(2) There are also proposals to electrify the Birmingham - Gloucester line through Eckington. What affect this might have on the footbridge and Drakes Bridge is unknown at present.

#### **Taxi.**

There is no taxi Company in Eckington although there is a mini bus Company. Taxis are available from Pershore and Defford.



### On-demand Mini-bus Service

The group discussed this possibility, particularly if bus services were further reduced further or even stopped altogether. It would be a costly operation and one we need to gather more information on.

### Public Transport – Questionnaire Response

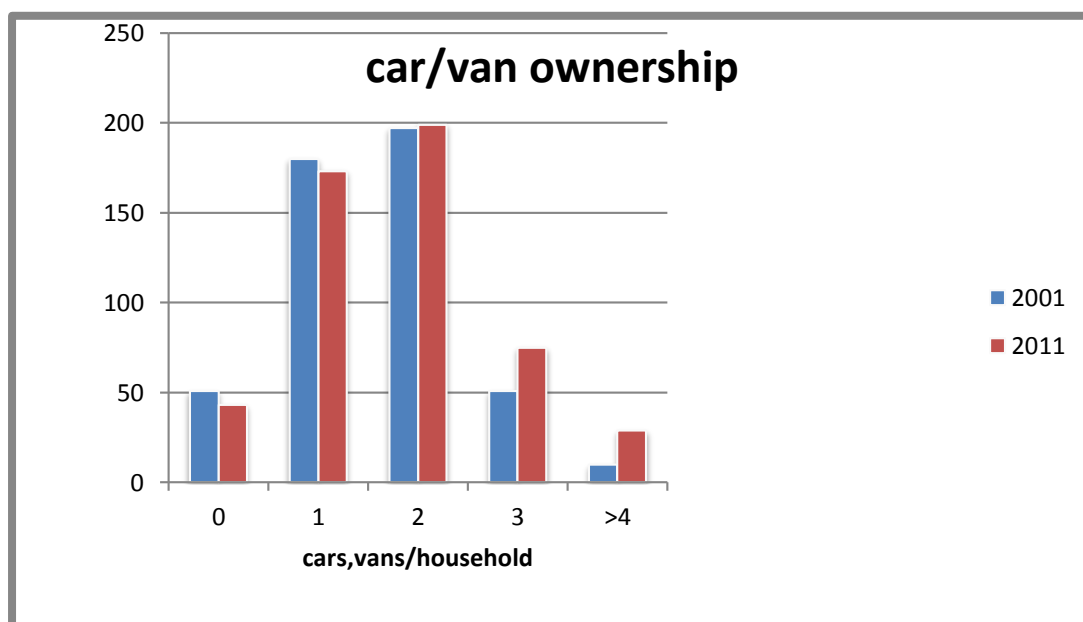
Public Transport featured highly in the *"What do people most dislike about Eckington"* question. Most complaints were about the lack of buses serving areas to the south of Eckington, such as to Bredon, Tewkesbury, Cheltenham and Gloucester. No buses at night, reduced services and a poor transport system in general, all generated several comments.

The fact that there is no longer a train station serving the village, even though the main Birmingham-Bristol line still operates through the village, also prompted several comments.

## B) PRIVATE TRANSPORT

### Vehicle ownership.

In 2011 census of the 519 properties in Eckington only 43 or 8% did not own at least one car or van. This situation is little changed from the 2001 census when there were 489 dwellings.

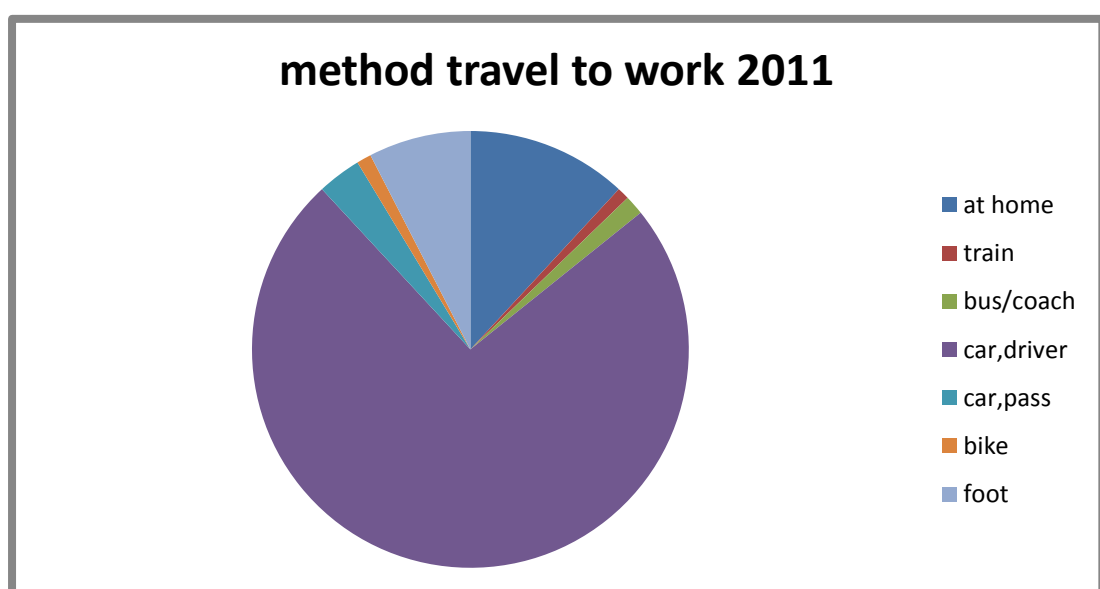
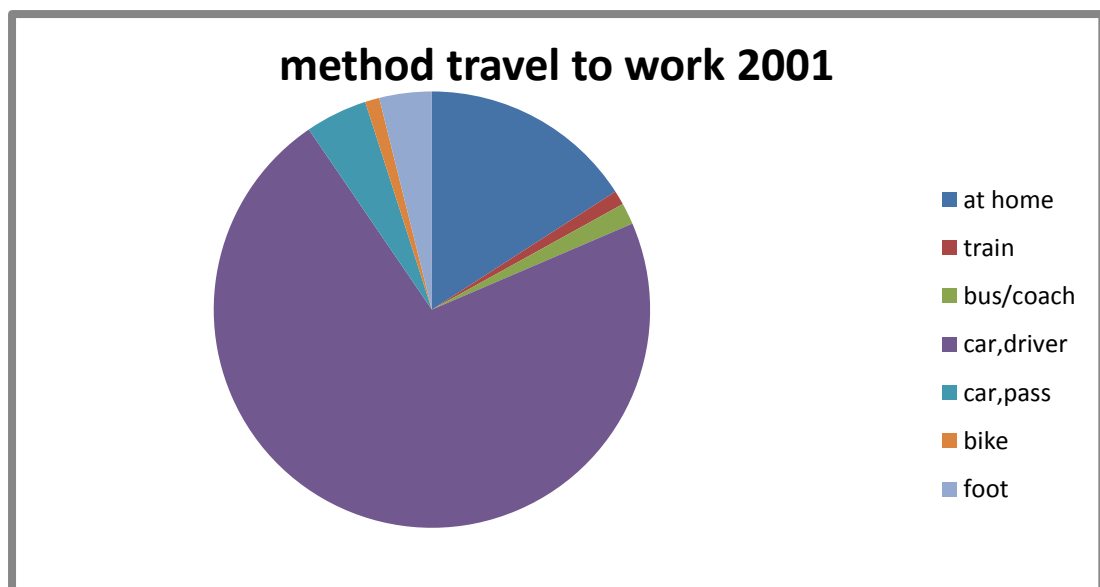


## Travel to Work Patterns

The 2011 census shows an active workforce of 562 and the method of travel to work is largely by private transport. This situation is little changed from 2001 census. However, given the limited bus service, rural village aspect and relative affluence this is perhaps not so surprising.

Additional Information can be found in:

- (1) "Housing and Population Group- Evidence Base Report" page 13
- (2) "Housing and Population Group- Evidence Base Report" page 30
- (3) 2011 Census Analysis - National Data on "Distance Travelled to Work"



## WALKING AND CYCLING ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

### WHY PROMOTE WALKING AND CYCLING?

Research in 2009 <sup>(1)</sup>, found that 61% of men and 71% of women in England do not meet the national recommended physical activity levels. According to the results of an earlier survey of 2004 <sup>(2)</sup>, walking is the most common, and cycling the fourth most common recreational and sporting activity undertaken by adults in Britain. As a result promoting walking is the most likely way all adults can achieve their recommended levels of physical activity. Promoting cycling must also be considered as another key method of significantly increasing the proportion of adults achieving recommended levels of physical activity. NICE guideline PH41 <sup>(3)</sup> (Walking and Cycling. Local measures to promote walking and cycling as forms of travel and recreation. Nov 2012), lists the physical benefits of walking and cycling as:

1. Reducing the risk of coronary heart disease, stroke, cancer, obesity and type 2 diabetes.
2. Keeps the musculoskeletal system healthy.
3. Promotes mental well-being.

Other benefits of walking and cycling include:

1. A reduction in car travel, leading to reductions in air pollution, carbon dioxide emissions and congestion\*
2. Reduces road danger and noise
3. Increases the number of people of all ages who are out on the streets making public spaces seem more welcoming and providing opportunities for social interaction.
4. Provides an opportunity for everyone, including people with an impairment, to participate in, and enjoy the outdoor environment.

Sources: (1) Craig R, Mindell J, Hirani V, "Health Survey for England" 2009

(2) Fox K, Rickards: "Sport and Leisure" The Stationary Office 2004

(3) Nice Guidelines (PH41) "Walking and Cycling" National Institute for Health and Care Excellence Nov.2012

\*It should be noted that, in the case of Eckington parish, there is little scope to reduce pollution and congestion by promoting walking and cycling as there is currently little to no traffic problems.

## WALKING

In accordance to neighbourhood planning guidance it is important that the key aims of the Eckington Neighbourhood plan should be in support of, and consistent with, existing county and district planning policy documents. With respect to the Eckington parish walking network, the key existing documents include Worcestershire LTP3 -Walking and Public Realm Policy (2011), South Worcestershire Development Plan (2013), and Worcestershire Sustainable Community Strategy.

As a result of the above considerations the Transport Group has set one of the key aims for this section of the neighbourhood plan as:

*"To facilitate and promote use of the walking network within the parish."*

The objectives of this key aim would be the same as LTP3 "Walking and Public Realm policies, namely;

1. Maximise the role of walking for utility and recreational trips in tackling congestion, improving public health, combating climate change, enhancing local accessibility and addressing social exclusion.
2. Improve safety and security for pedestrians and reduce pedestrian/vehicle conflicts
3. Ensure that the walking network is safe, pleasant and convenient to use.
4. Create and maintain a public realm of quality streets and open spaces where a diverse set of transport, economic, social and community roles can take place.

Worcestershire's walking and public realm document states that in order to meet the objective above it is important to create and maintain a walking network which;

1. Caters for all groups of people including less mobile pedestrians, those with sight or hearing impairments, and those who use mobility scooters or wheelchairs.
2. is free from obstructions, including parked vehicles, and minimises barriers to access.
3. is permeable and legible, with appropriate levels of signage where necessary.
4. is clean attractive and comfortable
5. is safe to use
6. maximises directness, minimises unnecessary deviation or delay and pays regard to pedestrians desire lines: and
7. where possible includes routes which are shorter or quicker than the equivalent journeys by car.



## ASSESSMENT OF THE CURRENT FOOTWAY SYSTEM

Eckington parish's only population concentration as such is Eckington village. The surrounding area within the parish boundaries is lightly populated, and is served by a series of B and minor roads which have little to no pedestrian use. One exception to this is the section of Nafford Road between Eckington village and Nafford lock. Pedestrians will sometimes walk along Nafford Road from Eckington to visit this scenic point of interest.

It should be noted that an assessment of Public Rights of Way footpaths have not been included in this report, unless they are a paved thoroughfare within Eckington village. The remainder of the footpath network is deemed to be covered by the current Worcestershire Rights of Way Improvement Plan.

It should also be recognised that Eckington Village has a proud history dating back hundreds of years, and has grown bit by bit over the centuries. Many buildings were built long before pathways or automobiles were a consideration. The boundaries of the properties and even the buildings themselves can sometimes abut the roadway. As a result there is little to no scope for pathways in large parts of the village, particularly in Eckington village conservation area.

Although this can present challenges to pedestrians this should also be seen as a significant contributing factor to the charm and aesthetic beauty of the village today.

**B4080 Pershore Road:** The west side of this road has a footway that is in good condition throughout its length. There is only a kerb separating the footway from the busy carriageway. There are dropped kerbs and tactile pavers where the footway crosses the entrance to Roman Meadow, but there are no dropped kerbs or tactile pavers where it meets the junction of Church



Street, New Street and Drakesbridge Road. There is a grass verge on the left hand side of the footway from Church Road to Roman Meadow. The footway then narrows to 1.1 metres width where it passes by Pike house, which abuts directly to the footway. At this point traffic leaving the village (often above the speed limit), pass by close to pedestrians. There is no footway on the east side of Pershore Road.

**Roman Meadow:** Most of this cul-de-sac development has footways in good condition.

**B4080 Church Street:** The footway on both sides of this road is in reasonable condition. The footway is separated from the busy carriageway by kerbs. There are no dropped kerbs or tactile paving at either end of Church Street. The footway narrows at certain points on the east side of this road making it difficult for pedestrians to pass each other without stepping out onto the roadway. Cars parking for the Bell public house can sometimes partially obstruct the west footway.

**B4080 Tewkesbury Road:** The west side of this road has a footway of good quality. It is set back from the road in some places. There are dropped kerbs and tactile pavers at both ends of the parallel slip road that services the row of bungalows. However the gradient of the footway at the points that it joins the the northern end of the slip road, may be problematic for wheelchair users. There are dropped kerbs and tactile pavers at the point that it meets Hanford Drive. The east side of Tewkesbury Road has a narrow footway that is only separated from the busy carriageway by low setts. The surface of this footway is in poor condition.

**Hanford Drive:** This cul-de-sac development has footways in new condition.

**Station Road:** This road lies on either side of the railway line and is connected by a stepped metal pedestrian footbridge. This footbridge is not suitable for wheelchairs and people with pushchairs. It may also prove difficult for many other pedestrians. The eastern end of Station Road has pavements on both sides in fair condition but the southern footway has a steep crossfall to it making it uncomfortable to walk on. These footways can often be obstructed by parked cars (See photo on page 8). The western end of Station Road has a pavement in fair condition on the northern side and no footway on the southern side.

**Avon Drive:** There is a footway in good condition leading into this cul-de sac development

**Station Gardens:** This cul-de-sac development has a footway in good condition on the western side.

**Drakesbridge Road:** The northern side of this road has a footway in fair condition from Pershore Road to Russell Drive. For most of the south side of Dakesbridge Road from Boon Street to Church Street there is a footway in good to fair condition. However this footway stops abruptly a few yards short of Church Street. There is a potential pedestrian/vehicle conflict area, as pedestrians either cross over Drakesbridge Road to continue on the footway, or walk on the road to pass cars parked on the street. Vehicle drivers entering Drakesbridge Road need to exercise care as they may find pedestrians on the road as they round the corner.

**Hammock Road:** There are no footways on this road. Pedestrians and vehicles must share the road.

**Russell Drive:** There is a footway in fair condition on both sides of this road except in the vicinity of the electrical substation. There are no dropped kerbs or tactile pavers here.

**Boon Street:** Apart from a small area of footway in good condition at the southern end of this road on the eastern side, the remainder of this road has no footway and pedestrians and vehicles must share the roadway.

**Mill Lane:** There are no footways on this road. Pedestrians and vehicles must share the roadway.

**Manor Road:** There are short sections of footway in good condition, however for most of the length of the road there is no room for a footway. Pedestrians and vehicles must share the roadway.

**Pudding Alley:** This public right of way between Boon Street and Manor Road is paved to a fair standard and is not overgrown.

**New Road:** The north side of this road has a footway between Pershore Road and a point just to the east of the entrance to Glenmoor. The footway surface is in poor condition, uneven and sloping. There are no true dropped kerbs or tactile pavers at the entrances to Jarvis Street, Pass Street and Glenmoor. There is a footway from Pass Street to Upper End on the south side of New Road. The footway is in fair condition. The kerbs at the entrance to Glenmoor and The Close are lowered to a point but with no tactile pavers.

**Jarvis Street:** There is no footway on Jarvis Street. Pedestrians and vehicles must share the roadway.

**Pass Street:** There is a good sized footway in fair condition on the eastern side of Pass Street from New Road to School Lane.

**Glenmoor:** There is a good size footway on both sides of Glenmoor. The footway surface is starting to age and is a little uneven. There are no dropped kerbs at the entrance of the private drive on the eastern side of Glenmoor.

**The Close:** There is a good size footway in fair condition for the majority of The Close. The exception being in front of the row of bungalows at the south eastern end of The Close. Here the footway is narrow, uneven and sloping.

**Hacketts Lane:** There are no footway on Hacketts Lane. Pedestrians and vehicles must share the roadway.

**Stoney Furlong Lane:** There are no footways on this quiet lane.

**School Lane:** There are no footways along this busy lane. Possible pedestrian/vehicle conflict. Pedestrians and vehicles must exercise caution particularly during school hours.

**Cotheridge Lane:** There are no footways on this busy lane. There are often cars parked at the western end of this lane. Pedestrians and vehicles must share the roadway.

**Churchyard Footpath:** This public right of way passing through the churchyard is in good condition.

## **AREAS OF CONCERN WITHIN THE EXISTING FOOTWAY NETWORK.**

The following is a list (by no means comprehensive) of areas of the footway network within may impact on pedestrians, wheelchair users and users of mobility scooters ability to use the footway network and/or their ability to enjoy their use of the existing footway system in Eckington.

- The footbridge over the railway line at Station Rd is not suitable for wheelchair users, pushchair users and other pedestrians with mobility concerns
- The lack of dropped kerbs and tactile pavers at the junction of Station Road, Church Street, Cotheridge Lane and Tewkesbury Road.
- The lack of dropped kerbs and tactile pavers at the junction of New Street, Church Street, Pershore Road and Drakesbridge Road.
- The poor quality of the footway on the north side of New Street, and the lack of true dropped kerbs at the entrances of Jarvis Street, Pass Street and Glenmoor to New Road.
- Parked cars obstructing the pavement on the eastern end of Station Road.
- The proximity of speeding vehicles when passing by Pike House on Pershore Road.

## **DATA COLLECTION AND ANALYSIS**

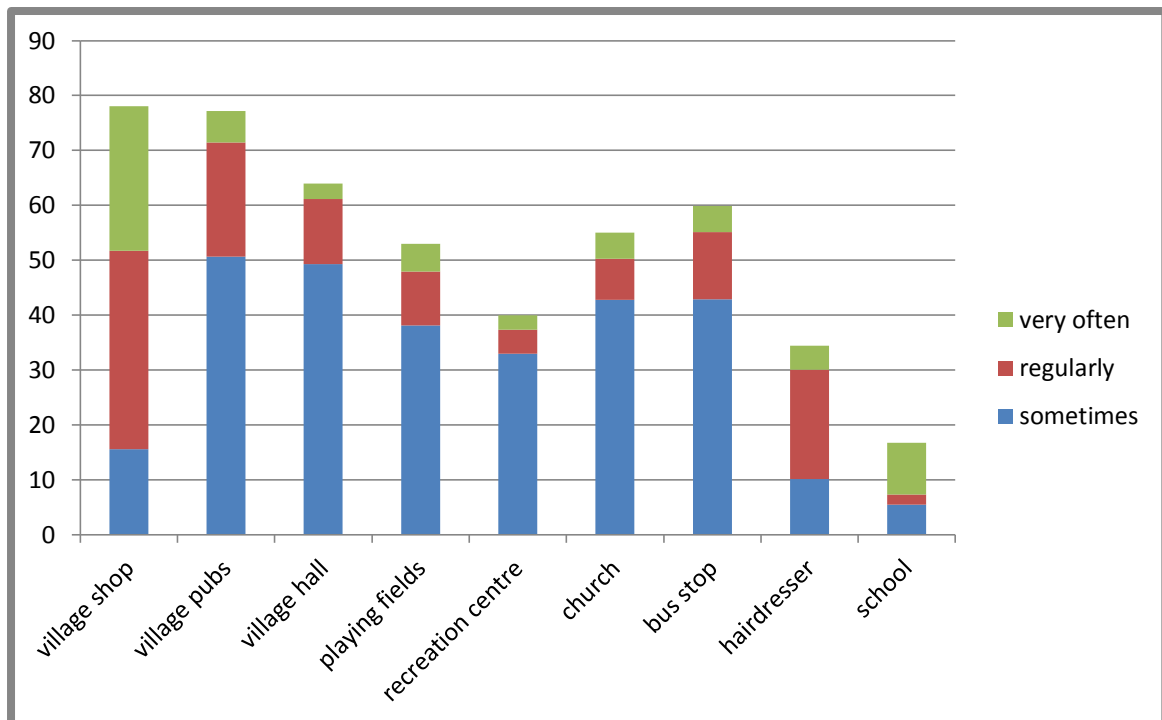
In order to understand what level of priority consideration of the footway network should have within the Parish Plan, the Transport Group reached the conclusion that data on the following parameters needed to be established.

- The number of households carrying out pedestrian journeys
- The frequency of pedestrian journeys.
- Where people are walking to.
- How many households are walking for leisure

This information was collected from Question 9 of the Eckington Neighbourhood Plan (ENP) survey. It was clear from the data collected that a very high proportion (>80%), of households travelling to any of the amenities listed, did so by foot rather than by car.

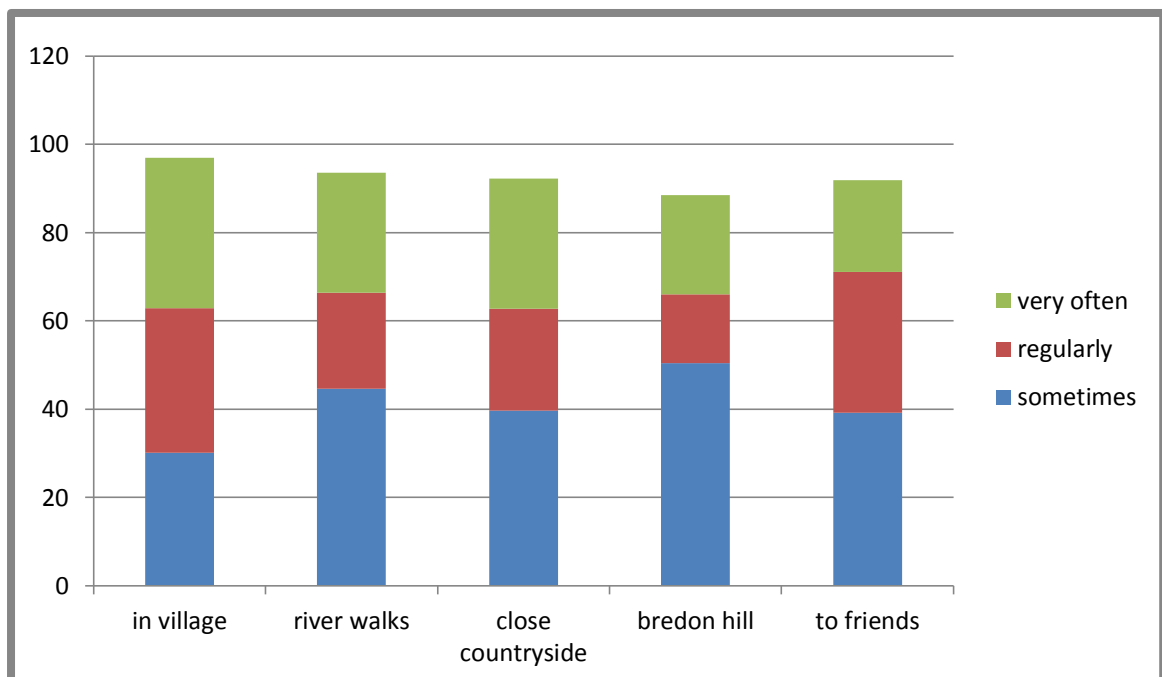
Graph 1 (Page 22) indicates that most pedestrian journeys are made to the vicinity of the junction of Church Street, Tewkesbury Road, Station Road and Cotheridge Lane. In other words, to the village shop, pubs, bus stop and hairdressers. This is then followed by journeys to the recreation grounds, School Lane (village hall and school), and Holy Trinity church respectively.





**Graph 1 - Percentage of respondents walking to each amenity**

Responses were used to determine frequency and patterns of recreational walking within the parish. It is important to note that over 80% of households who responded to this question use the parish footway and footpath network for recreational walking, with over 50% of households doing so regularly or very often. This is well above the national average (see graph 2)

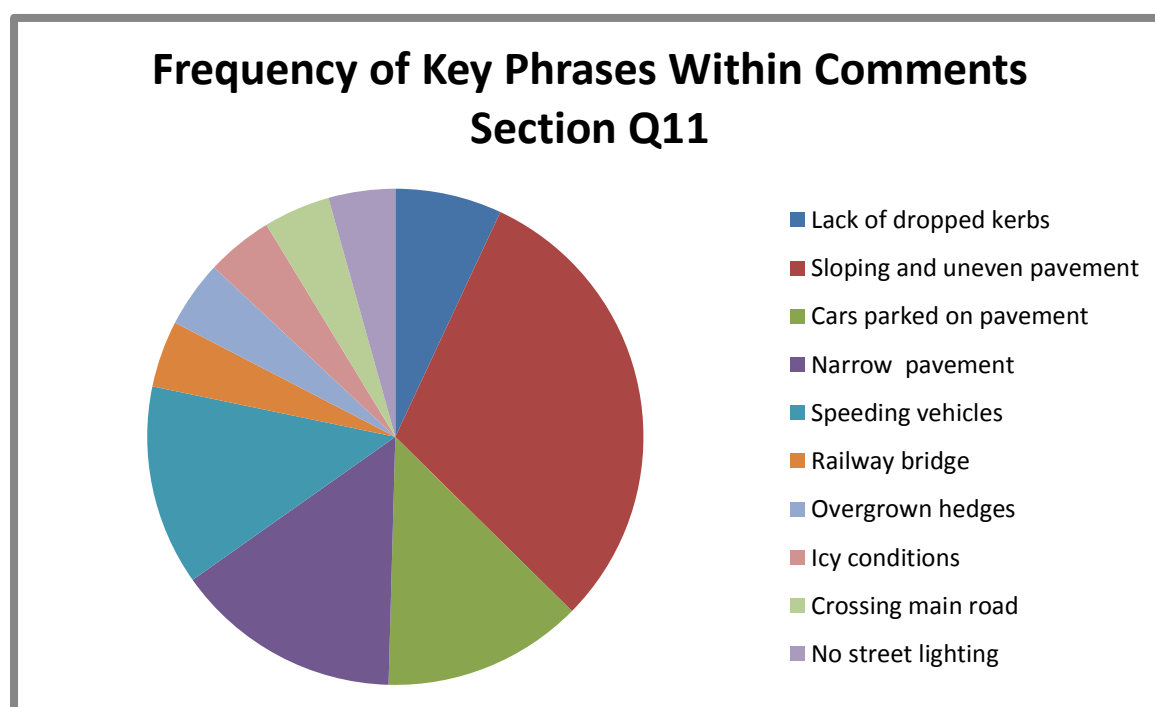


**Graph 2 - Percentage of respondents walking for recreational purposes.**

Eckington parishioners were then asked if they, or anyone in their household, had any problems or concerns with the existing footway network in ENP survey question 11. A space was then left for each respondent to give a brief description of their concerns. The purpose of gathering this information was seen by the Transport Group to be twofold.

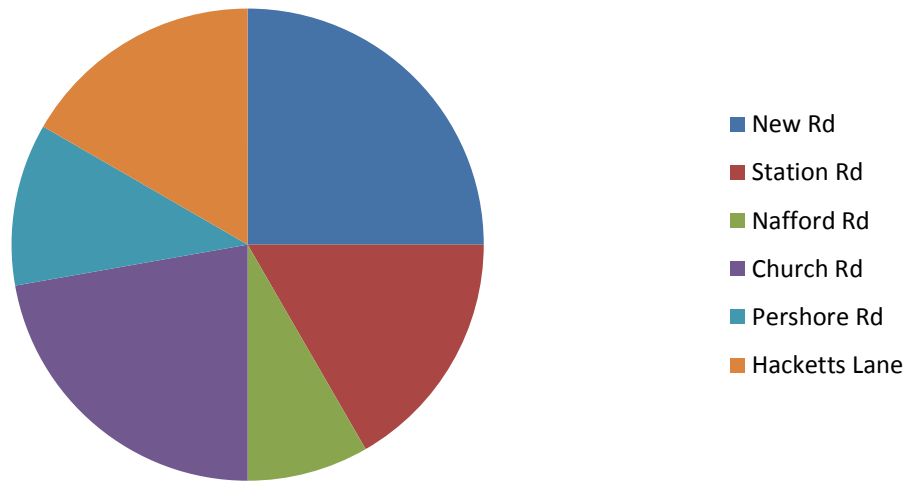
1. To ensure any planning guidance given in this report for future development of the footway system would prevent replication of current problems.
2. To outline what areas of the existing footway network should be repaired in order to meet the guidelines listed in Worcestershire LTP3 - walking and public realms policy document (listed above).

Of the 369 respondents to the survey, 93 (25.2%), felt that they had a problem with, or a concern about using the current footway system. The comments section was studied for key phrases in order to gain an insight to what was causing most concern. The most frequent key phrases are shown below.



Also specific key words were tallied in order to determine where in the footway system people were experiencing problems or had concerns. The most frequently named sites are shown in the graph below.

## Areas of the Current Footway System Causing Problems or Concern



There is a strong correlation between the outcomes of the assessment of the footway system carried out by the committee, and the comments written by respondents to Question 11 of the ENF survey. There are two notable exceptions that should be highlighted.

- Some respondents have noted that water seeping onto the surface of Hacketts Lane can freeze in icy conditions making this area hazardous for pedestrians.
- A number of residents describe the quality of the pavement on the eastern side of Station Rd as "poor", whereas it was listed as satisfactory in the original assessment.

## CYCLING

At present there is no dedicated cycle path or cycling route within Eckington parish. However many people cycle on the road network within Eckington parish, either to complete a short journey within the parish boundaries, or to pass through the parish as part of a longer journey.

In order to develop a parish cycling policy compliant to existing district and county cycling policy, the following policy documents were considered by the transport subcommittee.

- Worcestershire LTP3 cycling policy (2011)
- South Worcestershire Development Plan (2013)
- Worcestershire Sustainable Community Strategy.

With the above policy documents in mind, the Eckington Neighbourhood Plan Transport Group has set the following key aim.

*"To promote cycling within Eckington parish, and to consider the feasibility of a dedicated cycle path within Eckington parish".*

This is consistent with the key objectives of Worcestershire LTP3 Cycling policy which are:

- Enable people to choose to cycle, more safely and more often.
- Create a culture and environment which makes cycling a realistic and attractive travel option.
- Promote cycling as an enjoyable, every day and healthy activity.
- Reduce cycling casualties
- Promote integrated and effective land use and transport planning such that new developments are located and designed to maximise accessibility by cycling.

## **BICYCLE PARKING**

The Transport Group have yet to consider the possible installation of cycle racks at strategic locations, for example, close to a bus stop.

## **EXISTING CYCLE ROUTES CLOSE TO ECKINGTON**

### **Sustran National Cycle Routes -Nearest routes to Eckington**

- National Route 41 Bristol to Rugby - nearest point Aston-on-Carrant, 5 miles from Eckington
- National Route 45 Chester to Salisbury - nearest point Defford Common, 4 miles from Eckington
- Route 442 Worcester to Evesham - nearest points: Pershore, 3.2 miles from Eckington and Little Comberton 3.6 miles.

### **Worcestershire Cycle Leisure Routes - Nearest Route to Eckington**

Six routes have been established and are centred either in the City of Worcester or surrounding villages, the nearest to Eckington being in Kempsey some 9 miles away.



## DATA COLLECTION AND ANALYSIS

In order to gain a better understanding of the number of parishioners cycling and how often these journeys take place, a question asking households to indicate if and how often the cycle was incorporated into the ENP survey (see question 12).



Considering the population demographics of the parish as a whole, the overall number of households cycling shouldn't be considered as unusual. What is noteworthy however is the very low number of people cycling on a regular basis, and the low number of children cycling. This may be because the option do your children cycle on their own was not included in Question 12, but it may also reflect a reluctance or unwillingness for parents to allow their children to cycle. It also shows that ways of promoting regular cycle journeys within the parish should be explored.

## HEAVY LORRIES

A number of comments were made in the questionnaire relating to the presence of large lorries (HGV's) being present in the village, particularly in Boon Street where they are accessing a nursery. Staggered parking in Boon Street causes difficulties for HGV drivers and annoyance to residents.



## BROADBAND

In October 2013 a campaign was launched by residents of Eckington to encourage BT to provide Superfast Broadband in Eckington. For action to be taken, it required over 50% of the households within the parish of Eckington to register an interest in having Superfast Broadband. By January 2014, 76% of households had registered. As a result, BT responded, and in October 2014 installed four cabinets in the area and began the commissioning process.

**Superfast Broadband became available to Eckington residents in early March 2015.**

Despite residents having been kept up to date with the progress on Superfast Broadband by means of the Parish Magazine, several comments were made in the questionnaire by people that perhaps were unaware of its imminent availability.

## POOR ROAD MAINTENANCE

A few comments were received via the questionnaire regarding the poor condition of the roads and footways. Such matters will be referred to the Parish Council in order for them to liaise with the County Council, the Highway Authority.

## VERGE DAMAGE



Although only a few comments were made in the questionnaire relating to verge damage, it is becoming a serious issue, particularly in New Road, Nafford Road and Hollands Road. This matter should also be referred to the Parish Council in order for them to liaise with the County Council, the Highway Authority.



## UNDER CONSIDERATION BUT NOT FULLY INVESTIGATED OR DISCUSSED BY GROUP

### **"Playing Out" – A childrens play initiative**

The Transport Group are to consider if this type of project is (a) needed and (b) appropriate for Eckington. There is a successful scheme running in Bristol.

Quote from the Playing Out website

*"Playing Out is one of these kind of community ideas – designed as a way to give children the space, time and safety to play actively right outside their front doors."*

**Economic Development – Evidence Report: March 2015**  
**Eckington Neighbourhood Plan**

**Contents:**

- 1 Where does Economic Development fit in the context of this plan?
- 2 The Economic Development of Eckington Parish
- 3 Sources of Data
- 4 Analysis
- 5 Issues & Further Work
- 6 Potential Objectives and Aspirations

**Appendices**

- a) List of parish businesses
- b) Active farms list
- c) Business Questionnaire & Results

**Economic Development Team:** Alison Huband, Tony Cocks, Maggie Forrest, Karen Sagar, John Broughton, Michael Warren, Liam Ireland, Sue Williamson, Colin Chapman

**Where does Economic Development fit in the context of this plan?**

**The National Planning Policy Framework (NPPF)** outlines 3 fundamental dimensions for sustainable development: social, environmental and **economic development**. In terms of economic development, the role of our Neighbourhood Plan is to “contribute towards building a strong, responsive and competitive parish economy, by **ensuring that sufficient land of the right type is available in the right places** and at the right time to support appropriate growth and innovation; and by identifying and coordinating development requirements, **including the provision of infrastructure.**” The NPPF goes on to talk about rural economies and encourage neighbourhood plans to:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas as well as communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

This is mirrored in the **South Worcestershire Development Plan (SWDP)** which outlines a vision for the economy of South Worcestershire in 2030. Some of the most relevant elements of the vision refer to the importance of ensuring the availability of live-work units and high speed broadband to underpin a diverse economy that not only focuses on farming and horticulture but also on the growth of tourism, both of which play a key part of the Eckington Parish economic history and future. The SWDP summarises the path towards achieving a strong local economy, including:



- Providing the right land and premises in the right location and at the right time to help businesses start, grow and flourish.
- Maintaining a competitive level of infrastructure throughout south Worcestershire – particularly in terms of excellent access, including electronic access.
- Supporting flourishing rural economies, with strong land-based sectors and diversification into higher added values activity, enhanced by greater broadband connectivity.
- Retaining retail spending in south Worcestershire and increasing leisure and tourism related spending / income.
- Securing and growing high technology sectors that already have a presence in south Worcestershire.
- Ensuring local residents are able to take up increased job opportunities in higher skilled and higher value occupations. (e.g. in specialist businesses based at Deer Park).

### **The Economic Development of Eckington Parish**

Eckington Parish Yesterday: Eckington has a rich commercial history, with land usage forming the core of the economic activity. As far back as the Domesday Book, a third of the village population were listed as Farmers. As well as crops, by the 19<sup>th</sup> century there were a large number of orchards as fruit growing blossomed with over 20 fruit growers based in the village about 100 years ago.

The land based economy was supplemented by a wide variety of village businesses and the village sustained a good range of shops, pubs and services. Perks Bros Ltd (builders) employed nearly 50 people during the middle part of the 20<sup>th</sup> century, with carpentry, building supplies and funeral directors also forming part of their portfolio. Bakers, Blacksmiths, Glove making, and many other industries flourished.

Eckington Parish Today: Farming around Eckington has gradually changed and become less intense. There are now 11 farms (NFU data 2014) though activity levels in some are very low and the dairy herds are now all gone, with the principle activities being:

- Grazing
- Livestock / Cattle
- Conservation
- Horticulture
- Organic farming

Much of the land can be managed by very few people. This is reinforced by the 2001 and 2011 census data which shows the number of residents employed in “Agriculture, Forestry and Fishing” within the parish reducing from 29 in 2001 to only 10 in 2011, from a working population of 550 - 600. And even then, their places of employment are not necessarily all based within the parish.

However, the level of economic activity in the parish is pretty high and very diverse for a village of just over 1200 people (2011 Census). Although there is still an important core of land based commerce, leisure and tourism is growing (B&Bs, Caravan Sites, Cookery School, Wedding Venues) with the River Avon (fishing, walking, boating) and Bredon Hill (walking, cycling) both within the parish. Plus the close proximity of the Cotswolds, the Malverns and numerous attractive small and large tourist destinations (Broadway, Upton, Worcester, Cheltenham) all provide attractive destinations for locally based tourists. These are supplemented by a very diverse range of other businesses, with a total count of about 50 businesses operating from the parish. Relatively few employ a workforce of any size (the biggest is about 17). Many are home based micro businesses. There is very little provision of workshops, small units or live work units. There is no large scale manufacturing and the South Worcestershire Employment Land Review lists no potential sites within Eckington parish.

In contrast to several other villages around Bredon Hill, Eckington sustains a strong group of services, e.g.:

- 2 pubs – both with restaurant and B&B facilities, a shop, 2 hairdressers, another restaurant based at the Cookery School.
- Playgroup, baby toddler group, church, school, village hall, recreation centre with playing fields, allotments and scout hut.

The continued economic development of the parish is important to sustain and grow these services.

Eckington in numbers: The population of just over 1200 in the parish appears to be quite stable, at least over the last 10 or so years. The following general characteristics are relevant to the economic development and opportunities for the parish:

- **An aging population**: Approximately 320 residents are of retirement age (over 65 – 2011 data). That is just under 27% (up from 20% in 2001) versus 16% national average for England in 2011.
- **A relatively affluent population**: 82.6% of the properties in the parish are owned versus 65% average across England. 81% of the population are classified as “affluent achievers” by the ACORN database (against Wychavon 46% and Worcestershire 36%) and very few residents claim any form of benefits (about 25% to 35% of the national average depending on type of benefit). Unemployment is low (2.5% of 16-74 yr olds vs 4.4% England) and cars per household are 50% higher than for England as a whole (1.8 vs 1.2). 31% of households in Eckington earn more than £50,000/year against 25% and 24% for Wychavon and Worcestershire respectively.
- **A large number of commuters**: With an active work force in 2011 of 562, about 80% commute (so assume to jobs outside the parish) leaving 42 walking to work and 66 working from home. So about 100 working within the parish, i.e. about 20% of the working population.
- **A well-qualified population**: The working population within the parish are employed in relatively high numbers in director, senior manager, professional or technical roles (vs England as a whole).

In addition, the following tables provide an extract of the census data summarised in reference (2) -- see sources of data below.

#### Employment Industries of Individual Residents

	Eckington Parish	Area 113	Area 114	Area 115	Area 116
All categories: Industry	562	153	153	146	110
Wholesale and retail trade; repair of motor vehicles and motor cycles	79	26	23	19	11
Manufacturing	62	17	12	15	18
Human health and social work activities	57	16	12	13	16
Education	56	21	17	9	9
Professional, scientific and technical activities	43	11	10	18	4
Public administration and defence; compulsory social security	43	12	11	13	7
Arts, entertainment and recreation; other service activities	34	5	14	8	7
Construction	31	8	6	12	5
Administrative and support service activities	31	9	11	5	6
26-30 Manufacturing: High tech	28	9	7	4	8
Accommodation and food service activities	28	8	14	3	3
Information and communication	27	5	6	10	6
Financial and insurance activities	19	3	4	9	3
Transport and storage	18	3	3	3	9
23-25 Manufacturing: Low tech	14	3	2	8	1
Real estate activities	12	1	5	1	5

<b>19-22 Manufacturing: Chemicals, chemical products, rubber and plastic</b>	<b>11</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>6</b>
<b>Agriculture, forestry and fishing</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>0</b>
<b>Electricity, gas, steam and air conditioning supply</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>18, 31, 32 Manufacturing: Other</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Water supply, sewerage, waste management and remediation activities</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Mining and quarrying</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>10-12 Manufacturing: Food, beverages and tobacco</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>13-15 Manufacturing: Textiles, wearing apparel and leather and related products</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>16,17 Manufacturing: Wood, paper and paper products</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Activities of households as employers; undifferentiated goods - and services -</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>Activities of extraterritorial organisations and bodies</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Reference: Core Data - UK Census Analysis 2011					

### Working Age Residents – Occupation

	England	Wychavon	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116
1. Managers, directors and senior officials	10.9%	13.9%	<b>17.1%</b>	18.3%	19.0%	17.1%	12.7%
2. Professional occupations	17.5%	16.1%	<b>21.4%</b>	19.0%	24.2%	23.3%	18.2%
3. Associate professional and technical occupations	12.8%	12.0%	<b>16.2%</b>	22.9%	15.0%	16.4%	8.2%
4. Administrative and secretarial occupations	11.5%	11.1%	<b>10.0%</b>	7.2%	7.8%	15.1%	10.0%
5. Skilled trades occupations	11.4%	12.9%	<b>9.1%</b>	8.5%	7.2%	10.3%	10.9%
6. Caring, leisure and other service occupations	9.3%	8.7%	<b>7.8%</b>	5.9%	9.8%	5.5%	10.9%
7. Sales and customer service occupations	8.4%	7.4%	<b>5.0%</b>	7.2%	3.3%	4.1%	5.5%
8. Process, plant and machine operatives	7.2%	7.6%	<b>5.2%</b>	3.9%	3.9%	2.7%	11.8%
9. Elementary occupations	11.1%	10.4%	<b>8.4%</b>	7.2%	9.8%	5.5%	11.8%
Source: ONS - National Census, 2011							

## Economic Activity

AGE 16 - 74 only	England	Wychavon	Eckington
<b>All categories: Economic activity</b>	38,881,374	85,481	<b>880</b>
<b>Economically Active: Total</b>	<b>27,183,134</b>	<b>61,260</b>	<b>585</b>
Economically active: Employee: Part-time	5,333,268	12,816	<b>107</b>
Economically active: Employee: Full-time	15,016,564	32,863	<b>314</b>
Economically active: Self-employed	3,793,632	10,780	<b>120</b>
Economically active: Unemployed	1,702,847	2,675	<b>22</b>
Economically active: Full-time student	1,336,823	2,126	<b>22</b>
<b>Economically Inactive: Total</b>	<b>11,698,240</b>	<b>24,221</b>	<b>295</b>
Economically inactive: Retired	5,320,691	14,864	<b>223</b>
Economically inactive: Student (including full-time students)	2,255,831	2,854	<b>23</b>
Economically inactive: Looking after home or family	1,695,134	2,897	<b>33</b>
Economically inactive: Long-term sick or disabled	1,574,134	2,278	<b>9</b>
Economically inactive: Other	852,450	1,328	<b>7</b>
<i>Source: ONS - National Census, 2011</i>			

## Sources of Data

1. SWDP including Labour market profile – Wychavon and several other sources on Wychavon village facilities.
2. Eckington Neighbourhood Plan (ENP) Housing and Population Working Group Evidence Report (version Beryl)
3. ENP Household Consultation Survey (paper survey)
4. ENP Business Consultation Survey (face to face structured interview)
5. Census data – 2001, 2011
6. South Worcestershire Employment Land Review
7. A History of Eckington, Nils Wilkes, ISBN 0 9528051 0 3

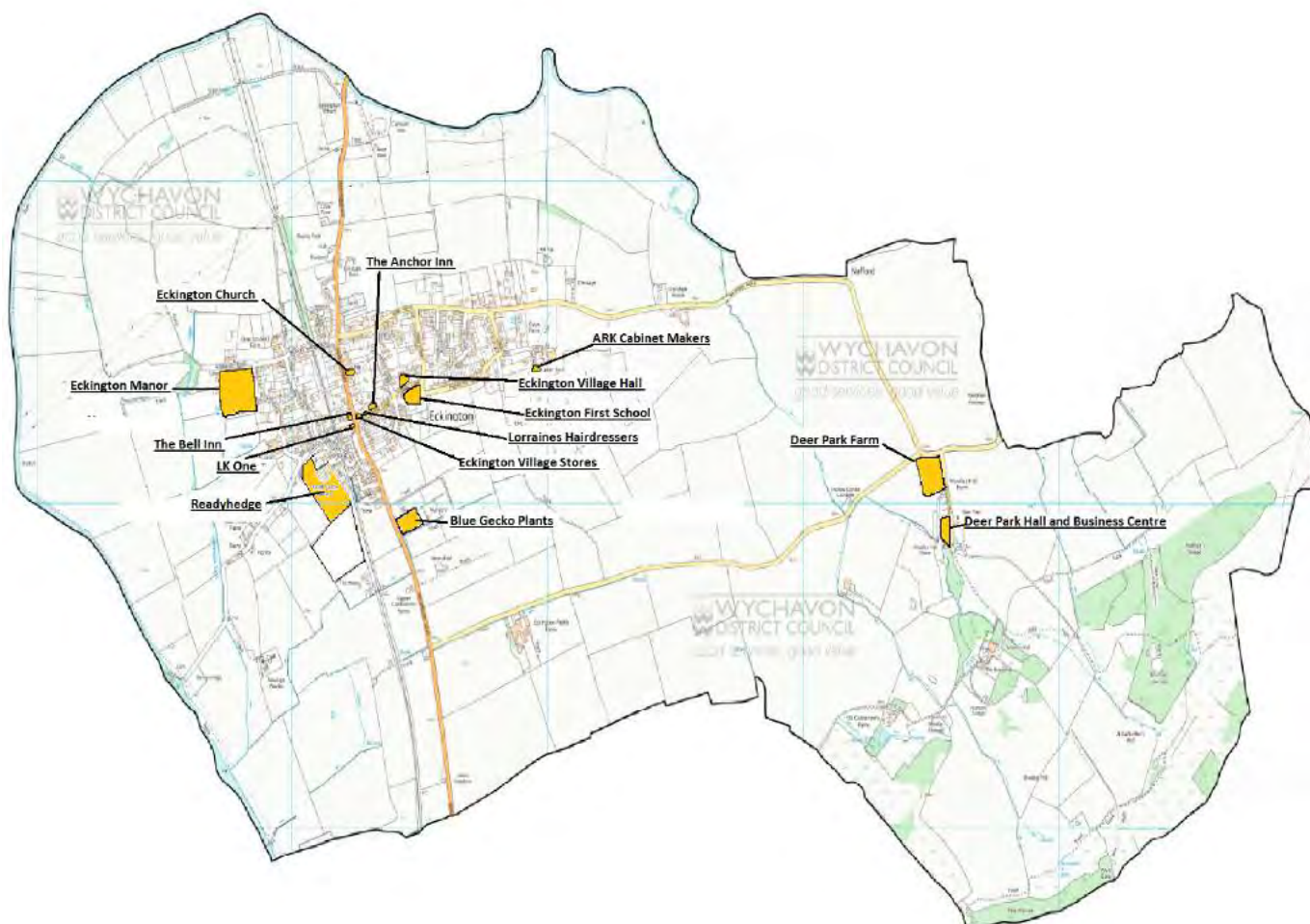
## Analysis

The analysis presented below is based primarily on the household survey (approx. 70% of parish households participated) and a business survey which involved 22 amazingly diverse businesses plus the church and the village school. This is from a population of roughly 50 parish based businesses that we have been able to identify.

Most of the parish based businesses we interviewed are “micro scale” in terms of number of employees, with only 5 employing more than 5 people. Examples of some of the businesses consulted are: the caravan park, B&Bs, cookery school, farms, Pubs, Weddings & Conference Centre, Horticulture, Furniture making, Catering, retail plant nursery, village shop, consultancies, fencing, light haulier & taxi, driving school, aerial photography of archaeology and historic structures, Child Minding, Swim Coaching, Civil celebrant, Plumbing & Heating, Architectural Services.



The parish map shows the location of some of the retail and larger parish businesses, with the major retail businesses along the main road through the centre of the village.



The type of business can be viewed from a planning perspective if we adopt the planning classification set out here:

<http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Business%20and%20Economic%20Development%20Documents/Planning%20Use%20Classes.pdf>

In which case the classification of the above businesses is:

The Bell Inn	A3 / C1	ARK Cabinet Makers	B2
The Anchor Inn	A3 / C1	Blue Gecko Plants	Horticulture
Eckington Manor	A3 / C1	Readyhedge	Horticulture
Eckington Village Stores	A1	Lorraines Hairdressers	A1
Deer Park Farm	D2	LK One	A1
Deer Park Hall & Business Centre	A2 / B1		

The full outcome and data from the survey are appended, and also summarised below in the form of a **SWOT** (Strengths, Weaknesses, Opportunities, Threats) **analysis** with regard to the economic development of the parish. This objective was to identify issues relevant to the Neighbourhood Plan and specifically relevant to future land use or infrastructure needs. The points below are highlighted because they received high scores or were common themes in commentary.

<u><b>Strengths</b></u>	<u><b>Weaknesses</b></u>	<u><b>Opportunities</b></u>	<u><b>Threats</b></u>
<ul style="list-style-type: none"> <li>• Good Infrastructure and amenities: Shop, Pubs, School, Church, Hairdressers, Play groups, Rec and Village Hall, etc.</li> <li>• Tourist attraction due to surrounding area – River Avon, Malverns, Bredon Hill, Cotswolds, Cities (Cheltenham, Worcester).</li> <li>• Good road access to whole UK motorway network – major cities within 2-3 hr drive (e.g. Leeds, Manchester, Nottingham, London, Bristol, Cambridge).</li> <li>• Strong sense of community exists in the village with good support for local businesses.</li> <li>• Attractive community in which to live and build a business</li> <li>• Superfast broadband due 1<sup>st</sup> quarter 2015.</li> </ul>	<ul style="list-style-type: none"> <li>• Aging population driving poor utilisation of housing stock and limiting growth within village</li> <li>• Approx. 70% of respondents referenced bridge closure when flooded – some businesses suffer a serious loss in turnover when flooding occurs – e.g. shops &amp; pubs</li> <li>• Approx. 70% of participants pointed out that internet and mobile phone coverage were poor.</li> <li>• Railway line reduces access to businesses based in Lower End</li> <li>• School short of outdoor space</li> <li>• Very limited “business space” available (live / work units, workshops, office or hot desk space) for small businesses, resulting in loss of the business to surrounding towns &amp; villages.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop Tourism and Leisure through enhancing and extending walkways and supporting facilities, improving accommodation options, taxi and train provision, etc.</li> <li>• Smaller private houses or high quality retirement housing for rental or purchase to facilitate trade down, releasing family homes or younger families buying in directly, providing growth and spending capacity.</li> <li>• Business such as B&amp;B thrive on rich surrounding area &amp; also wedding venues – could we do more to link up businesses e.g. no local suppliers?</li> <li>• Central pick up spot for parcels etc.</li> <li>• Capacity for more land based businesses (equine, horticulture, etc)</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of local taxis and public transport facilities to support visitors</li> <li>• Lack of accommodation driving potential visitors elsewhere (e.g. wedding venues need local hotels and taxi facilities)</li> </ul>

The **household survey** demonstrates that the village is seen to be attractive, rural and friendly by its residents, who clearly want to stay where they are (over 90% of households see themselves as probably or definitely staying in the village long term). This is reinforced by the fact that they value a quiet village, views of the hill and dark skies over other elements of the landscape. So with respect to economic development, we would expect these factors to be reflected in the communities view.

And they are. What was clearly indicated by the household survey was that the development of land based commerce (e.g. equine, farming, horticulture) and leisure and tourism were strongly supported, with both showing nearly 6:1 ratio of supporters to non-supporters. Equally clear was opposition to larger commercial facilities (by 11:1). However, support for developing more retail outlets or for the provision of small commercial units was fairly evenly split, probably reflecting for retaining the character of the village and ensuring the sustainability of existing village retail businesses.

The business survey also indicated similar values and concerns, though the need for small commercial units of various types appeared to be recognised by some and is worth exploring further given there was some potential demand and a fair degree of community support, though matched by some concerns.

### **Issues & Potential Further Work**

The data indicates that the following issues are potentially relevant to land or infrastructure provision that would support the economic development of the parish in the long term. However, the evidence in support of policy making is not sufficient, or is marginal, based on current evidence. Therefore further work in the following areas is recommended, to define if provision or policies should be included in the Neighbourhood Plan.

- 1) School / Village Hall: The strength of village school is fundamental to the economic development and overall balance of life in Eckington Parish. It ensures demand for housing, brings young growing families into the parish and brings custom to sustain village businesses. The school is limited in terms of outdoor space and parking provision in its current location. The Village Hall is adjacent and, while a vital part of the core of the village, does not provide facilities that are competitive with other local village halls (e.g. Bredon) and therefore potentially limits opportunities for activities being available in the village. In terms of land provision and recognising their adjacency, it seems sensible to consider integrating any work on addressing this issue.

Proposed further work:

- a. Investigate potential land available to expand outdoor space at current school site
- b. Investigate alternative village hall sites to allow school to utilise existing village hall site
- c. Investigate potential new sites for the school and village hall – potentially integrating facilities.

- 2) Provision of infrastructure to support the development of leisure and tourism.

Context: Strong support for development from both surveys.

Further work: Focus on potential demand for additional accommodation and facilities that could enhance attraction for tourists: public toilet, walkways, seats, etc.

- 3) Provision of business premises: Live Work units / small workshops or light industrial units / office space for rent or purchase including managed offices or short term office rentals.

Data to justify further work: 47% of households supported development of some form of small units and although small, the business survey did indicate genuine demand for a small number of units.

Proposed further work: i) Invite expressions of interest in small units to test need for provision of land; ii) Check out facilities in other local villages and utilisation; iii) Consult Overbury Estate and similar organisations.

- 4) Footpaths: Examine case for developing and extending footpaths – e.g. to Bredon and to Great Comberton. **Transport Group**

- 5) Provision of “retirement housing” for rental or purchase -- to facilitate trade down from larger properties, releasing family homes to improve utilisation of housing stock. **Work to be defined with Housing Group.** Potentially test demand for self-build housing provision – providing dwellings, employment and diversity of design.

### **Potential Objectives and Aspirations – to be tested in next phase of work**

The proposed **overall objective of the ENP in terms of economic development** within the parish is outlined as below.

To facilitate the provision of the infrastructure and land that will underpin the future economic development of Eckington Parish while at the same time preserving the social and rural way of life, visual attractiveness and intimacy of the village. Recognising that the traditional land based economy has changed, this will be achieved by focusing on:

- Recognising the school as fundamental to the ongoing renewal of village demographics and therefore it's economy: Protecting and developing the school and village hall through land provision required to ensure their future.
- Recognising housing as a fundamental enabler of renewing village demographics and therefore it's economy, so providing for land and facilities to allow provision of housing for an aging population that will release under-utilised family homes to new younger incoming families.
- Support development of leisure and tourism
- Support the development and needs of small businesses **(to be tested before including)**

We have identified a set of additional aspirations:

- 1) Seek to promote supply between local businesses through building better understanding and awareness between the diverse parish based businesses.
- 2) To facilitate improvement in taxi services as well as other transport options.
- 3) To enable a business support hub that could offer some methods of central goods receipt, temporary office or hot desk provision or meeting rooms.
- 4) To follow through on internet and mobile communications improvements.
- 5) To minimise days where access via Eckington Bridge is closed by raising approaches.
- 6) To provide improved access and egress for Lower End, for both businesses and in emergencies.

### **Appendices:**



## Appendix 1: List of Parish Businesses (keep confidential for now)

[illegible]

---

---

---

---

---

---

---

Appendix 2: List of active farms (NUF 2014) with comments based on local knowledge

[Removed ]

**Appendix 3: Business Survey and results**



Microsoft Word 97 -  
2003 Document

## ENP Community Group – Evidence Collected

Community facilities reviewed and consulted on and evidenced within this report include;

Riverside picnic area

Recreation ground – this was sub-divided in to the following;

- Sports-area
- Play-area
- Rec building
- Scouts/Guides hut

Church

Public houses (x2 => The Bell; and The Anchor)

Village shop

Primary school (CofE) + small playing field

Village hall

Other open spaces used communally include;

River walk (Eckington Bridge back to village centre via Strensham Lock)

Bredon Hill walk (starting at Woollas Hall)

Methods used to gather evidence;

3 village surveys covering all age groups

2 Forums with young residents

Findings;

Each of the surveys identified that very few people use the Riverside picnic area; this is primarily used by tourists during the Summer months as well as for mooring facilities for passing boats and a launching area for a local Canoeing club.

Conversely, the following facilities in the Recreation Centre are used by the majority of younger residents;

	5 to 10 Year-olds	11 to 14 Year-olds	15 to 18 Year-olds
<b>Percentage of Villagers using;</b>	%	%	%
Sports area	75	100	
Play area	68	100	
Rec building	50	27	
Scouts/Guides hut	N/A	55	
<b>Other facilities used;</b>			
River walk	N/A	55	
Church	62	81	
Shop	81	73	
Public house (x2)	53	55	
Village hall	53	45	
Picnic area (River wharf)	31	27	
Allotments	12	0	

New recreational facilities that the young people of Eckington would like to see introduced in to the village include;

Skate/Skate-boarding park

BMX Ramp

All-weather Tennis court (a Tennis court is available for hire at Pershore Tennis Club situated 4 miles from Eckington: Unfortunately there is no Public transport available from Eckington to that facility!)

New Cricket nets plus playing surface

Indoor area for Badminton, Table Tennis, Basketball; and a gym. All facilities such as these are available at Pershore Recreation Centre, 4 miles from Eckington.

The request for such facilities was prevalent across all youth age groups, with the greatest requirement coming from the 14+ age group.

The Under 10s also identified the need for cycling and running tracks around the recreation field.

Clubs and Societies that currently operate within the village include;

Bell ringers

Book club

Church Youth group

FOES (Friends of Eckington School)

Mums and Minnows

Scouts & Guides

Thursday Club

Womens' Institute

Whist Club

Eckington Juniors Football Club

Eckington Seniors Football Club

Eckington Cricket Club

Clubs or Societies that residents would like to see created include;

Music Club

Organised Youth Trips – evenings and weekends (e.g. Cinema, ten pin bowling, ice-skating etc.)

Youth Club for 14-17 year olds

The recent survey of the village showed that of the 347 households answering the question “how often does someone in your household cycle within / from the parish?”, 51% confirmed that they do cycle regularly, with at least 12% cycling on a weekly basis or more frequently.

In terms of open spaces, being a rural village, Eckington enjoys a number of places where residents can enjoy the surrounding countryside. Included within these are two of those areas previously mentioned in this evidence, Eckington Wharf picnic area, where the boats often moor up with the occupants being able to reach the centre of the village within a 10 minute walk. The wharf is situated next to Eckington Bridge, the only entrance to the village on the Northern side, a problem when flooding occurs.

The pleasant river walk, which follows the River Avon bordering the Western side of the village, enables views of Defford, Strensham and the Malvern Hills. The walk concludes at Strensham Lock, having given walkers plenty of opportunity to enjoy the farming fields that sit between the dwellings of Eckington and the River.

In the village itself there are a number of historic orchards for people to enjoy as they walk around the outskirts of Eckington, in particular those at Court Close Farm on the South West edge of the village; and Hacketts Lane on the South Eastern side.



Other public green spaces include the churchyard, fully occupied with past residents of Eckington, the graveyard situated on Pershore Road and a large open area on the Northern side of New Road adjoining a property known as The Lenches. This is currently used only nominally for village activities, it being a car park for the now famous Eckington Open Gardens Flower Festival.

Currently taking place annually in June, this Festival often attracts more than 1,000 people when blessed with good weather; more than 30 gardens are open year after year, which, when asked, patrons say is one of the great things they most like about the village where they often comment positively about the friendly attitude of residents involved with, or attending, this annual event.

In the three surveys undertaken as part of this ENP process, residents were asked to rank their preferred choices from the following list that they wished to conserve in the village:

<b>TOP Ranking = 1; LOWEST Ranking = 8</b>	<b>Whole Village Survey</b>	<b>6 to 10 Year-olds</b>	<b>11 to 14 Year-olds</b>	<b>15 to 18 Year-olds</b>
Quiet Village	1	N/A	N/A	
Trees & Woodland	5	1	3	
Farming Landscape	7	N/A	N/A	
Green spaces, hedges & hedgerows	6	4	2	
Views of Bredon Hill	2	2	4	
Ancient Orchards	8	5	6	
River Walk	4	6	7	
Recreation Ground	N/A	3	1	
Dark Skies (no street lights)	3	7	5	

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 also said when asked a similar question, the survey results showed residents would like to see the following;

A Post office in the village

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

More seating in open areas throughout the village

Bearing in mind that the largest part of Eckington's population is older than 65 years (as per the survey) 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; a local health response team; and Doctors surgeries in Pershore and Bredon, both some 3 miles away 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 (ie "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 residents regarding which of the following public spaces they used; the results are shown in the table below:

<b>Do you use the following?</b>	<b>Yes</b>	<b>No</b>
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

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

# Eckington Neighbourhood Plan

---

## **Housing and Population Working Group**

### **Evidence Report (Version Clara)**

**April 2015**

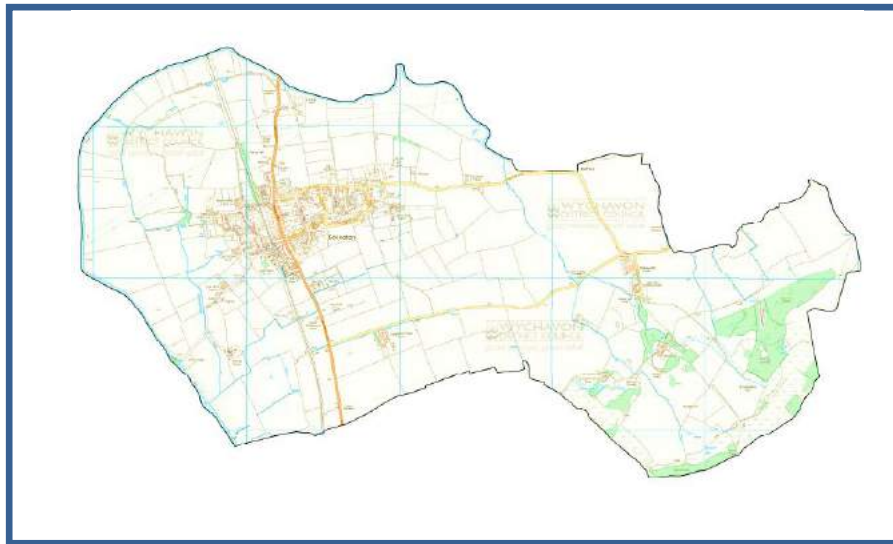
## Scope

Wychavon District Council has prepared housing growth options as part of their contribution to the South Worcestershire Development Plan (SWDP).

The residents of Eckington in preparing a Neighbourhood Plan are seeking to support and comply with the SWDP whilst ensuring that the views and aspirations of the village residents are clearly expressed and understood. As part of their Neighbourhood Planning programme there is a need to constructing a specific Parish wide evidence base through examination of the available demographic and economic data to support their place within the SWDP and provide informed and appropriate guidance for future planning considerations.

This report provides specific demographic evidence and forecasts produced largely from National Census data with a base year of 2011 supported by other verifiable and authoritative sources where available together with a forecast horizon of 2030. The Project data has been collected on the basis of the Eckington Parish Boundary. This has been further sub-dividing it into its 4 national Census Output Areas for data collection using discreet postcodes for detailed analysis. These are:

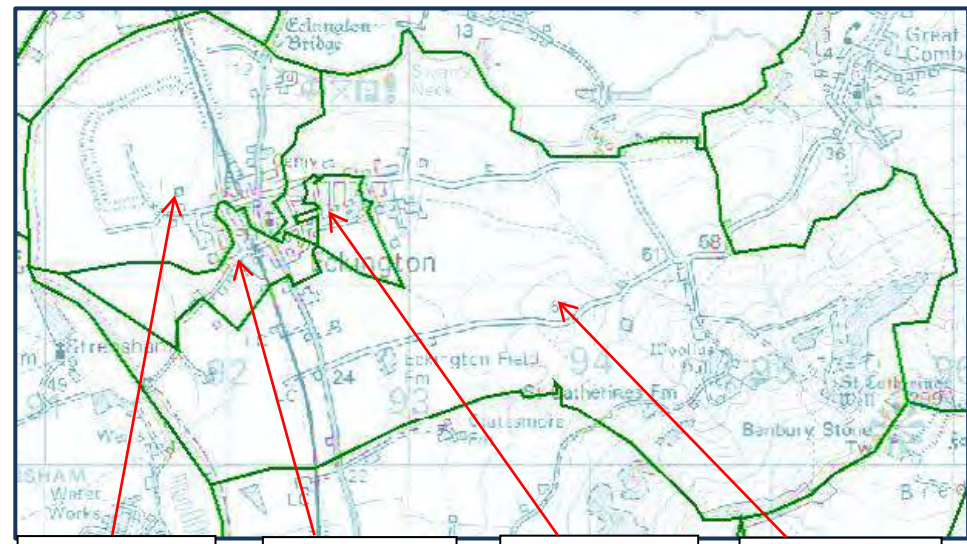
### Eckington Parish Boundary



The total population of Eckington at 2011 was 1,217, of which 20.1% were aged 18 years or under, 53.3% were aged 19 - 64 and 26.6% were aged over 65 years.  
Average age of the residents is 46.3 in Eckington compared to an average age for Wychavon of 43.5 and 39.3 in England

NOC - National Census 2011

### Data Output Areas



#### E00165114

WR10 3AJ  
WR10 3AN  
WR10 3AP  
WR10 3AR  
WR10 3BH  
WR10 3BJ  
WR10 3BN  
WR10 3BP  
WR10 3DD

#### E00165113

WR10 3AL  
WR10 3AW  
WR10 3BB  
WR10 3BD  
WR10 3BE  
WR10 3BG  
WR10 3BL  
WR10 3BU  
WR10 3EZ  
WR10 3PY  
WR10 3PZ

#### E00165116

WR10 3AT  
WR10 3AX  
WR10 3AY  
WR10 3BW  
WR10 3DG

#### E00165115

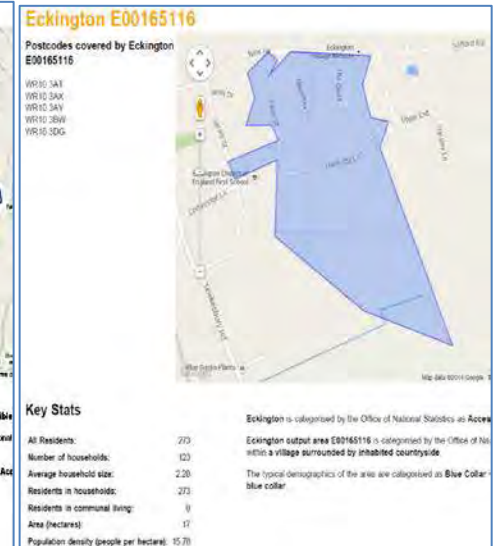
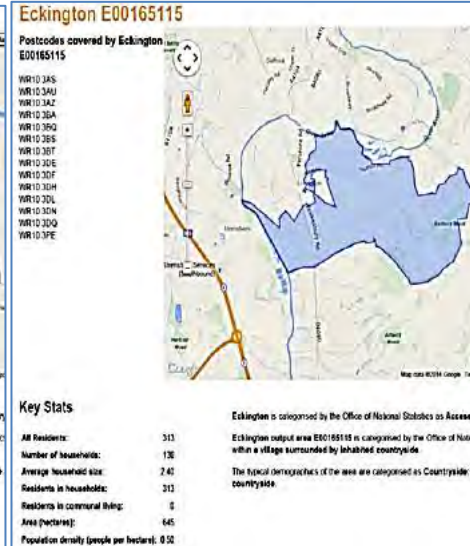
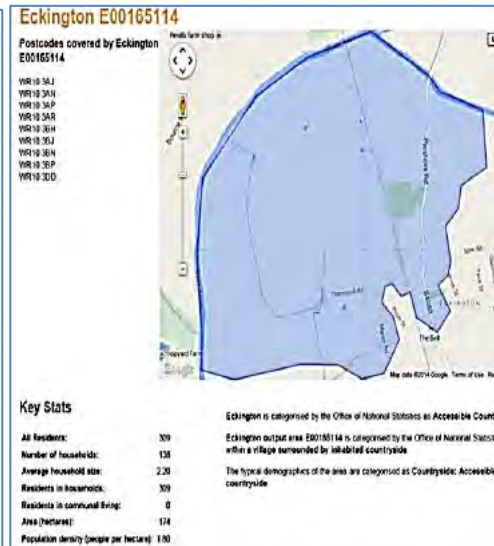
WR10 3AS  
WR10 3AU  
WR10 3AZ  
WR10 3BA  
WR10 3BQ  
WR10 3BS  
WR10 3BT  
WR10 3DE  
WR10 3DF  
WR10 3DH  
WR10 3DL  
WR10 3DN  
WR10 3DQ  
WR10 3PE



## Summary of Key Eckington Parish Demographic Data

	England	Wychavon	Eckington Parish		Area E00165113	Area E00165114	Area E00165115	Area E00165116
<b>Population</b>	53,012,456	116,944	<b>1,217</b>		322	309	313	273
<b>Average Age</b>	39.3	43.5	<b>46.3</b>		44.2	49.1	47.9	46.3
<b>Children (0-18)</b>	24.0%	21.5%	<b>245</b>	20.1%				
<b>Working Age (19-64)</b>	59.6%	57.1%	<b>649</b>	53.3%				
<b>Retirement Age (65+)</b>	16.4%	21.4%	<b>323</b>	26.5%				
<b>Number of Households</b>	22,063,368	49,466	<b>519</b>		128	138	130	123
<b>Average Household Size</b>	2.4	2.4	<b>2.3</b>		2.5	2.2	2.4	2.2
<b>Area ( Hectares)</b>	13,027,843	66,354	<b>876</b>		40	174	645	17
<b>Population Density (People per hectare)</b>	4.1	1.8	<b>1.4</b>		8.1	1.8	0.5	16.1
<b>Tenure (Percentage owned properties)</b>	64.8%	74.3%	<b>82.6%</b>		88.8%	78.3%	90.4%	71.1%
<i>Source: ONS - National Census, 2011</i>								

## Key Statistics for Data Output Areas



	Eckington Parish 2001	Eckington Parish 2011	% Change 2011/2001	% of Population 2001	% of Population 2011
Population	1,209	1,217	+0.7%		
Average Age	43.7	46.3	+5.9%		
Children (0-18)	264	245	-7.2%	21.8%	20.1%
Working Age (19-64)	707	649	-8.3%	58.5%	53.3%
Retirement Age (65+)	238	323	+35.7%	19.7%	26.6%
Number of Households	497	519	+4.4%		
Average Household Size	2.432	2.345	-3.1%		
Area ( Hectares)	876	876	-		
Population Density (People per hectare)	1.4	1.4	+1.2%		
Tenure (Percentage owned properties)	81.1%	82.6%	+1.8%		
<i>Source: ONS - National Census ,2001,2011</i>					

## Key Points

- Although there is a healthy turnover in population the overall growth over the 10 years to 2011 is negligible at 0.7%
- The number of households has increased by 5.9% over the same period reflected in the reduction in average household size of 3.1%
- The average age in the village over the period has increased significantly to 46.3 (5.9%)
- The number of children residents have reduced in real terms by 7.2%
- Working age residents have also seen a reduction of 8.3% over the 10 year period to 2011
- Residents over retirement age have increased dramatically by 35.7% and now represent more the a quarter of the population

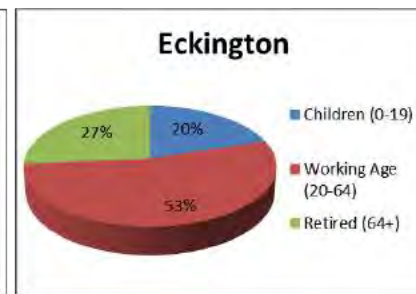
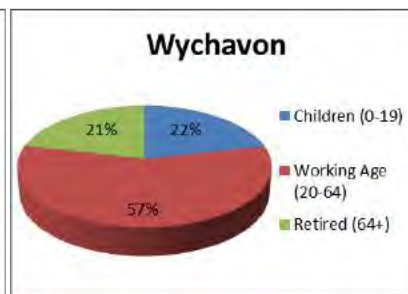
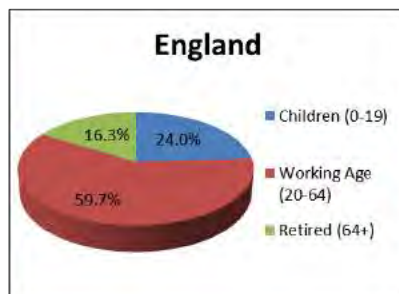
	Eckington Parish 2001	Eckington Parish 2011	% Change 2011/2001	% of Population 2001	% of Population 2011
Population	1,209	1,217	+0.7%		
Average Age	43.7	46.3	+5.9%		
Pre-school (0-4)	66	54	-18.2%	5.5%	4.4%
Early School Age (5-9)	65	72	+10.7%	5.4%	5.9%
Senior School Age (10-19)	130	119	-12.5%	10.8%	9.8%
Early Work/College (20-24)	26	29	+11.5%	2.2%	2.4%
Working Age (25-64)	678	620	-8.6%	56.4%	50.9%
Active Retirement (65-84)	218	283	+29.8%	18.1%	23.3%
Passive Retired (85+)	20	40	+100%	1.8%	3.3%
<i>Source: ONS - National Census,2001,2011</i>					

# Population

## Age Analysis

### Age by Key Age Milestones

	England	Wychavon	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116
<b>Population at 2011</b>	53,012,456	116,944	<b>1,217</b>	322	309	313	273
<b>Average Age</b>	39.3	43.5	<b>46.3</b>	44.2	49.1	47.9	46.3
<b>Pre-school (0-4)</b>	3,318,449	5,743	<b>54</b>	18	13	11	12
<b>Early School Age (5-9)</b>	2,972,632	6,021	<b>72</b>	23	8	24	17
<b>Senior School Age (10-19)</b>	6,421,194	13,398	<b>119</b>	36	30	21	32
<b>Early Work/College (20-24)</b>	3,595,321	5,361	<b>29</b>	9	11	4	5
<b>Working Age (25-64)</b>	28,044,331	61,406	<b>620</b>	170	157	162	131
<b>Active Retirement (65-84)</b>	7,480,401	21,589	<b>283</b>	53	77	87	66
<b>Passive Retired (85+)</b>	1,180,128	3,426	<b>40</b>	13	13	4	10
<b>% Pre-school (0-4)</b>	6.3%	4.9%	<b>4.4%</b>	5.6%	4.2%	3.5%	4.4%
<b>% Early School Age (5-9)</b>	5.6%	5.1%	<b>5.9%</b>	7.1%	2.6%	7.7%	6.2%
<b>% Senior School Age (10-19)</b>	12.1%	11.5%	<b>9.8%</b>	11.2%	9.7%	6.7%	11.7%
<b>% Early Work/College (20-24)</b>	6.8%	4.6%	<b>2.4%</b>	2.8%	3.6%	1.3%	1.8%
<b>% Working Age (25-64)</b>	52.9%	52.5%	<b>50.9%</b>	52.8%	50.8%	51.8%	48.0%
<b>% Active Retirement (65-84)</b>	14.1%	18.5%	<b>23.3%</b>	16.5%	24.9%	27.8%	24.2%
<b>% Passive Retired (85+)</b>	2.2%	2.9%	<b>3.3%</b>	4.0%	4.2%	1.3%	3.7%
<i>Source: ONS - National Census, 2011</i>							

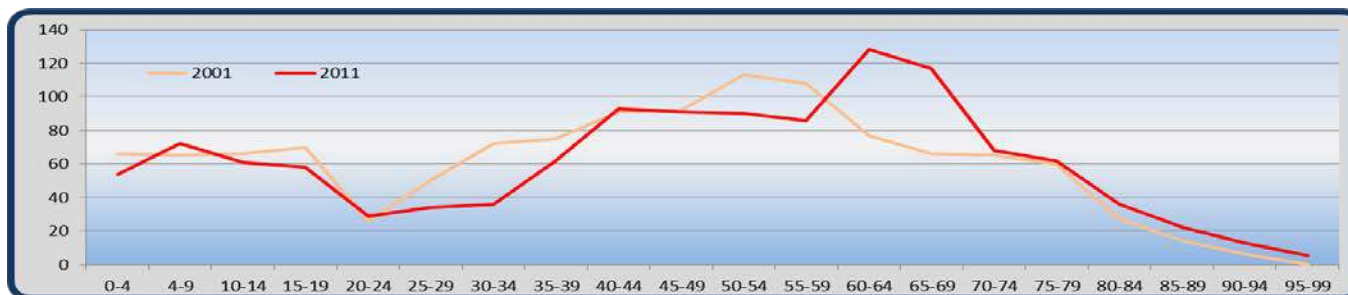


### Key Statistics

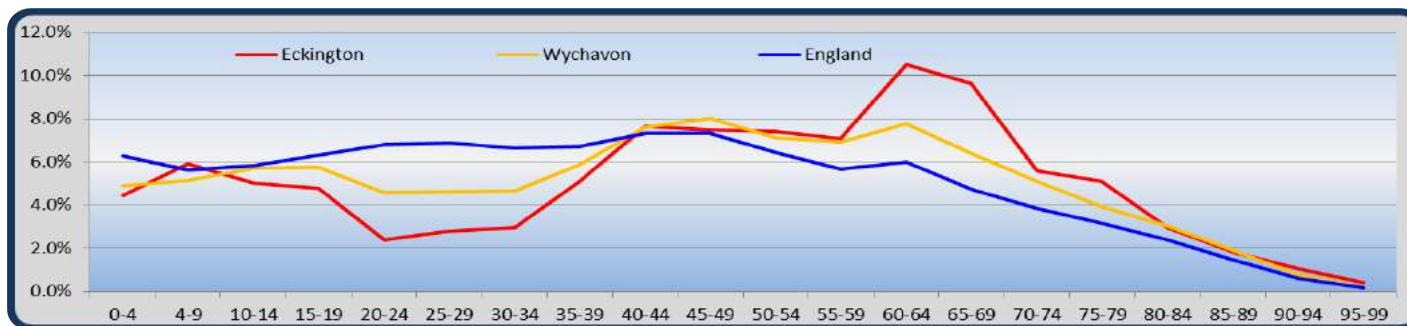
- The key statistic is that the parish has 27% of its population above the age or retirement.
- This is 67% higher than the National ratio and nearly 30% higher than Wychavon district

## Age by 5 Year Grouping

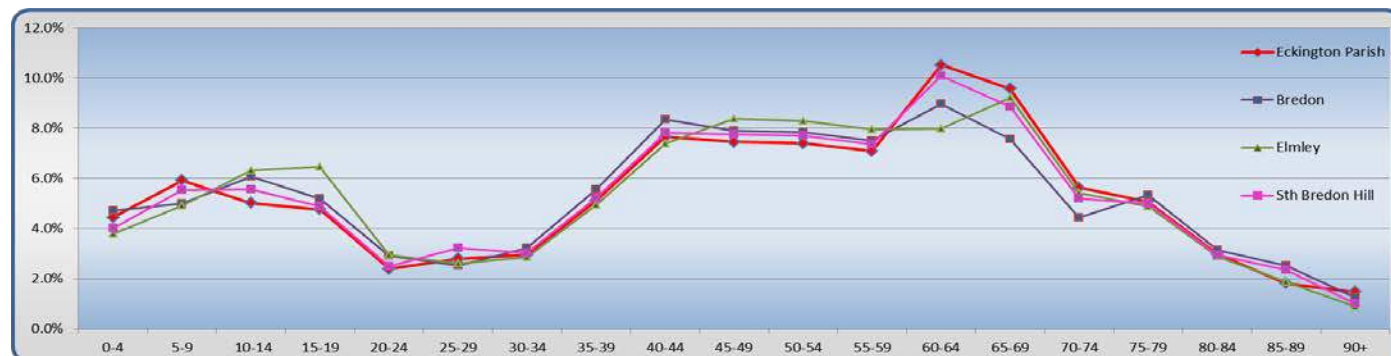
	England		Wychavon		Eckington Parish		2001 Census	% Change
<b>All categories: Age</b>	53,012,456		116,944		<b>1,217</b>		<b>1,209</b>	0.7%
<b>0-4</b>	3,318,449	6.3%	5,743	4.9%	<b>54</b>	4.4%	<b>66</b>	-18%
<b>5-9</b>	2,972,632	5.6%	6,021	5.1%	<b>72</b>	5.9%	<b>65</b>	11%
<b>10-14</b>	3,080,929	5.8%	6,679	5.7%	<b>61</b>	5.0%	<b>66</b>	-8%
<b>15-19</b>	3,340,265	6.3%	6,719	5.7%	<b>58</b>	4.8%	<b>70</b>	-17%
<b>20-24</b>	3,595,321	6.8%	5,361	4.6%	<b>29</b>	2.4%	<b>26</b>	12%
<b>25-29</b>	3,650,881	6.9%	5,368	4.6%	<b>34</b>	2.8%	<b>50</b>	-32%
<b>30-34</b>	3,509,221	6.6%	5,455	4.7%	<b>36</b>	3.0%	<b>72</b>	-50%
<b>35-39</b>	3,549,116	6.7%	6,872	5.9%	<b>62</b>	5.1%	<b>75</b>	-17%
<b>40-44</b>	885,934	7.3%	8,866	7.6%	<b>93</b>	7.6%	<b>91</b>	2%
<b>45-49</b>	3,879,815	7.3%	9,340	8.0%	<b>91</b>	7.5%	<b>92</b>	-1%
<b>50-54</b>	3,400,095	6.4%	8,323	7.1%	<b>90</b>	7.4%	<b>113</b>	-20%
<b>55-59</b>	2,996,992	5.7%	8,088	6.9%	<b>86</b>	7.1%	<b>108</b>	-20%
<b>60-64</b>	3,172,277	6.0%	9,094	7.8%	<b>128</b>	10.5%	<b>77</b>	66%
<b>65-69</b>	2,508,154	4.7%	7,491	6.4%	<b>117</b>	9.6%	<b>66</b>	77%
<b>70-74</b>	2,044,129	3.9%	5,966	5.1%	<b>68</b>	5.6%	<b>65</b>	5%
<b>75-79</b>	1,669,345	3.1%	4,603	3.9%	<b>62</b>	5.1%	<b>60</b>	3%
<b>80-84</b>	1,258,773	2.4%	3,529	3.0%	<b>36</b>	3.0%	<b>27</b>	33%
<b>85-89</b>	776,311	1.5%	2,244	1.9%	<b>22</b>	1.8%	<b>14</b>	57%
<b>90-94</b>	313,722	0.6%	924	0.8%	<b>13</b>	1.1%	<b>6</b>	117%
<b>95-99+</b>	90,095	0.2%	258	0.2%	<b>5</b>	0.4%	<b>-</b>	
Source: ONS - National Census, 2011							Source: ONS - National Census, 2011	



Comparison between the Eckington Parish 2011 Age Profile (**Red Line**) and the 2001 Profile (**Yellow Line**)  
(Source: ONS2001 and 2011 census)



Comparison between the National Age Profile (Blue Line), Wychavon District (Yellow Line) and Eckington Parish (Red Line)  
(Source: ONS 2011 census)



Comparative 2011 age analysis between Village communities of similar size in the immediate Wychavon district  
(Source: ONS 2011 census)

## Key Points

- The village population of late teenagers drops dramatically as a result of them moving away from the village to commence further education or find work. Whilst broadly following local trends it is in reality more marked compared to other villages in the area.
- The most significant characteristic in the village age profile is the marked increase in the number of people above retirement age and the resultant increase in the average age of the community.
- Partially caused by the “baby-boom” wave progressing, the trend is far more pronounced than any other village in the region or nationally.
- It is clear that the “boomers” are staying in the Parish longer and living to a greater age than ever before
- Our population profile begins to return to a more normal point with families in their late thirties and early forties coming in to the village bringing with them young family members.



## Forecast Population Growth to 2030

### Methodology for Growth Calculations

There are no national or regional statistics that focus and predict the defined changes of age patterns to parish level that have any verifiable statistical base. Growth predictions are made to an acceptable level at District Council level over the period in question and this prediction has been used as the basis for applying the growth quotient to the assessment. The growth potential therefore has been calculated as follows:

The base number for age has been extracted from the 2011 Census data (see page 5) and grouped into the relevant age categories for analysis as follows:

	<u>Ages</u>	<u>2011</u>
Preschool	0-4	54
Eckington school	5 - 9	72
Other School	10-19	119
Early work/college	20-24	29
Working age	25-64	620
Silver surfers	65-84	283
Supported retired	85+	40
	Total	1,217

An examination of the data available from the Office of National Statistics detailing the growth forecasts for Wychavon District from 2011 until 2030. From this information a calculation was made of the rate of change year-on-year change in population predicted in age groupings of 5 years. These % growth increases were then applied to the base line figures for 2011. A growth ratio was then calculated relative to the selected age groupings as follows:

<u>% Growth</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
0-4	1.0%	0.0%	0.0%	1.8%	-0.1%	0.0%	0.0%	0.0%	0.0%	-1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-1.7%	0.0%	0.0%
5 - 9	1.3%	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10-19	-2.2%	-2.3%	-1.6%	-0.8%	-0.8%	-1.6%	0.0%	-0.8%	0.0%	0.8%	1.6%	0.8%	0.0%	0.8%	0.0%	0.8%	0.0%	0.0%	0.8%
20-24	2.6%	0.0%	0.0%	-1.8%	-1.9%	-3.8%	0.0%	-2.0%	-2.0%	-2.0%	-2.1%	-2.1%	0.0%	0.0%	0.0%	2.2%	2.1%	2.1%	0.0%
25-64	-1.1%	-0.5%	-0.7%	0.0%	0.0%	0.0%	0.0%	-0.5%	0.0%	-0.3%	0.0%	-0.5%	0.0%	-0.3%	-0.8%	-0.5%	-0.9%	-0.7%	-0.7%
65-84	5.6%	3.5%	3.0%	2.5%	2.0%	2.0%	1.9%	2.3%	1.5%	1.5%	1.4%	1.4%	1.0%	1.7%	2.0%	1.7%	1.3%	1.6%	1.3%
85+	5.1%	0.0%	2.8%	5.4%	5.1%	2.4%	2.4%	4.7%	2.2%	6.5%	4.1%	3.9%	1.9%	7.4%	1.7%	3.4%	6.6%	4.6%	5.9%
Total	0.6%	0.3%	0.2%	0.6%	0.4%	0.2%	0.6%	0.2%	0.3%	0.3%	0.6%	0.2%	0.3%	0.7%	0.2%	0.5%	0.2%	0.4%	0.4%

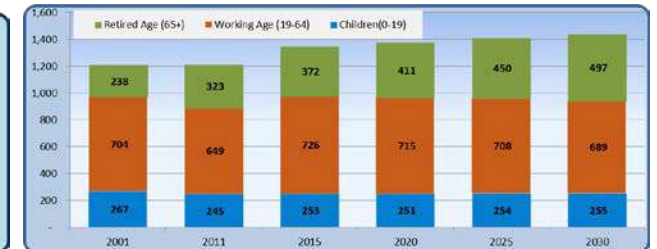
It is believed that this would give a reasonable basis for a general increase for the Parish founded on close regional trends. Finally it was recognized that the parish however was introducing two major and unusual growth factors by developing a new estate at Halford Drive in 2012, (26 homes) and a second new site at Roman Meadow 2 (20 homes) due for completion in 2015. Best estimates were made of the impactful increases created by these two one-off extraordinary factors and the cumulated numbers of additional residents from outside of the village were added to the forecast at the appropriate junctures.

The resultant calculations formed the source for the following forecast which predicts a 6.6% growth over the plan period marginally greater than the 5.7% predicted by the Office of National Statistics for Wychavon generally and far above the growth rate for the Parish historically that grew by less than 1% between 2001 and 2011 according to the Census data. This relatively high increase has been attributed to the influx to fill the new homes built on the additional estates.

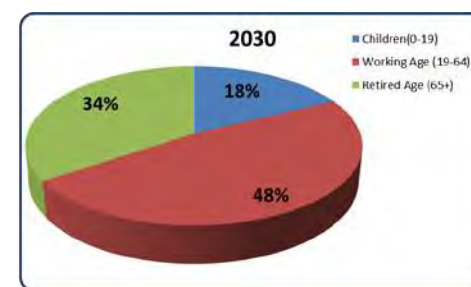
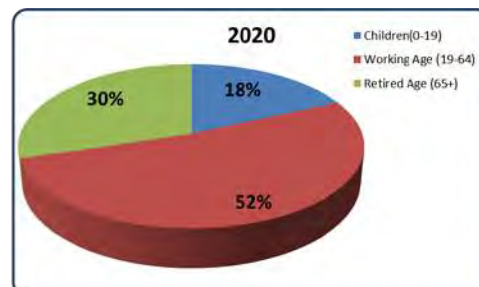
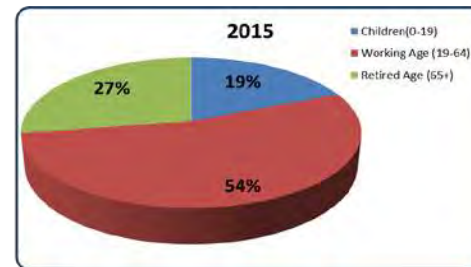
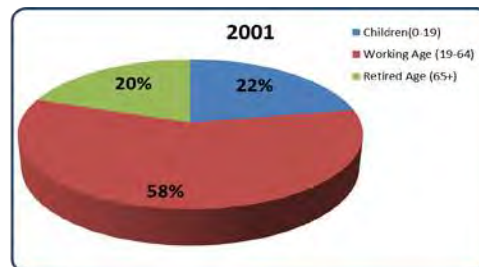
## Forecast Population Growth to 2030

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Total Population</b>	1,217	1,290	1,295	1,299	1,352	1,358	1,360	1,368	1,372	1,377	1,383	1,392	1,397	1,401	1,412	1,416	1,423	1,427	1,434	1,440
<b>Pre-school (0-4)</b>	54	57	57	57	60	60	60	60	60	60	59	59	59	59	59	59	59	58	58	58
<b>Early School Age (5-9)</b>	72	76	77	77	79	79	79	80	80	80	80	80	80	80	80	80	80	80	80	80
<b>Senior School Age (10-19)</b>	119	118	116	114	114	113	111	112	111	111	112	113	114	114	115	115	116	116	116	117
<b>Early Work/College (20-24)</b>	29	30	30	30	29	29	28	28	27	27	26	25	25	25	25	25	25	26	27	27
<b>Working Age (25-64)</b>	620	669	664	659	697	696	694	694	689	689	687	687	684	684	683	678	676	671	666	662
<b>Active Retirement (65-84)</b>	283	299	309	318	326	332	338	344	351	356	361	366	371	374	380	388	393	398	404	409
<b>Passive Retired (85+)</b>	40	42	42	44	46	49	50	51	54	55	59	61	64	65	70	71	74	79	82	87

Source: ONS 2011 Census extrapolated by Wychavon growth projections ONS plus immigration



	2001	2011	2015	2020	2025	2030	2015/30 Growth	2015/30 %
Children(0-19)	267	245	253	251	254	255	2	0.9%
Working Age (19-64)	704	649	726	715	708	689	- 38	-5.2%
Retired Age (65+)	238	323	372	411	450	497	125	33.4%
<b>Total</b>	1,209	1,217	1,352	1,377	1,412	1,440	89	6.6%



### Key Points

- It is apparent that the progressive increase in average age will continue into the future and indeed accelerate
- The number of residents that are beyond retirement age will increase to represent over a third of all people in the village. All age segments above 65 years will increase in actual values with some such as the over 85's doubling in real terms
- The abnormal influx from outsiders to the Parish in 1012 (Hanford Drive) and 2015 (Roman Meadows II) will tend to soften the extremity of this trend introducing a surge into the middle aged and children's segments
- The loss of an extraordinary number of youngsters at 18 years will continue with further education or work seeking being the primary factor rather than lack of affordable housing
- The forecast growth in the early school aged children is negligible and pose minimal, if any, increased pressure on the Eckington School resources from the parish residents
- To maintain a refreshing of the population there will need to be continual attractions presented to attract the 30-45 year segments into the village with their young families

## Ethnicity

Ethnic Group	England	%	Wychavon	%	Eckington Parish	%	Area E00165113	Area E00165114	Area E00165115	Area E00165116
<b>Population at 2011</b>	53,012,456		116,944		<b>1,217</b>		322	309	313	273
<b>White: English/Welsh/Scottish/Northern Irish/British</b>	42,279,236	<b>79.7%</b>	109,834	<b>93.9%</b>	<b>1,180</b>	<b>97.0%</b>	311	299	305	265
<b>White: Irish</b>	517,001	<b>1.0%</b>	539	<b>0.5%</b>	<b>3</b>	<b>0.2%</b>	-	1	-	2
<b>White: Gypsy or Irish Travellers</b>	54,895	<b>0.1%</b>	462	<b>0.4%</b>	-		-	-	-	-
<b>White: Other White</b>	2,430,010	<b>4.6%</b>	3,622	<b>3.1%</b>	<b>20</b>	<b>1.6%</b>	9	1	6	4
<b>Mixed ethnic group: White and Black Caribbean</b>	415,616	<b>0.8%</b>	339	<b>0.3%</b>	<b>4</b>	<b>0.3%</b>	-	3	-	1
<b>Mixed ethnic group: White and Black African</b>	161,550	<b>0.3%</b>	83	<b>0.1%</b>	<b>1</b>	<b>0.1%</b>	1	-	-	-
<b>Mixed/multiple ethnic group: White and Asian</b>	332,708	<b>0.6%</b>	341	<b>0.3%</b>	<b>1</b>	<b>0.1%</b>	-	-	1	-
<b>Asian/Asian British: Indian</b>	1,395,702	<b>2.6%</b>	463	<b>0.4%</b>	<b>4</b>	<b>0.3%</b>	-	4	-	-
<b>Asian/Asian British: Other Asian</b>	819,402	<b>1.5%</b>	300	<b>0.3%</b>	<b>2</b>	<b>0.2%</b>	1	1	-	-
<b>Other ethnic group: Arab</b>	220,985	<b>0.4%</b>	43	<b>0.1%</b>	<b>1</b>	<b>0.1%</b>	-	-	-	1
<b>Other ethnic group: Any other ethnic group</b>	327,433	<b>0.6%</b>	125	<b>0.1%</b>	<b>1</b>	<b>0.1%</b>	-	-	1	-
<i>Source: ONS - National Census, 2011</i>										

### Key Points

- The level of both ethnic and cultural diversity is very low within the community. It is not dissimilar from the overall analysis for Wychavon as a district
- There is no evidence of active discrimination creating barriers to entry
- The volume of ethnic minorities does not justify or warrant the creation of discreet religious or cultural facilities within the plan

## Immigration

	England	%	Wychavon	%	Eckington Parish	%	Area E00165113	Area E00165114	Area E00165115	Area E00165116
<b>Population at 2011</b>	53,012,456		116,944		<b>1,217</b>		322	309	313	273
<b>Year of Arrival in the UK</b>										
<b>Born in the UK</b>	45,675,317	<b>86.2%</b>	110,427	<b>94.4%</b>	<b>1,163</b>	95.6%	305	299	295	264
<b>Arrived before 1941</b>	46,539	<b>0.1%</b>	101	<b>0.1%</b>	<b>2</b>	0.2%	0	0	1	1
<b>Arrived 1941-1950</b>	132,279	<b>0.3%</b>	294	<b>0.3%</b>	<b>2</b>	0.2%	1	0	0	1
<b>Arrived 1951-1960</b>	346,260	<b>0.7%</b>	494	<b>0.4%</b>	<b>6</b>	0.5%	1	1	2	2
<b>Arrived 1961-1970</b>	654,558	<b>1.2%</b>	551	<b>0.5%</b>	<b>5</b>	0.4%	0	2	3	0
<b>Arrived 1971-1980</b>	616,453	<b>1.2%</b>	503	<b>0.4%</b>	<b>10</b>	0.8%	2	3	3	2
<b>Arrived 1981-1990</b>	639,633	<b>1.2%</b>	445	<b>0.4%</b>	<b>4</b>	0.3%	0	0	4	0
<b>Arrived 1991-2000</b>	1,218,499	<b>2.3%</b>	723	<b>0.6%</b>	<b>9</b>	0.7%	3	1	3	2
<b>Arrived 2001-2003</b>	769,202	<b>1.4%</b>	492	<b>0.4%</b>	<b>3</b>	0.2%	0	2	0	1
<b>Arrived 2004-2006</b>	1,126,327	<b>2.0%</b>	1,388	<b>1.2%</b>	<b>3</b>	0.2%	1	1	1	0
<b>Arrived 2007-2009</b>	1,193,078	<b>2.3%</b>	1,184	<b>1.0%</b>	<b>9</b>	0.7%	9	0	0	0
<b>Arrived 2010-2011</b>	594,311	<b>1.1%</b>	342	<b>0.3%</b>	<b>1</b>	0.1%	0	0	1	0
<b>Country of Birth</b>										
<b>United Kingdom</b>	<b>45,675,317</b>	<b>86.2%</b>	<b>110,427</b>	<b>94.4%</b>	<b>1,163</b>	<b>95.6%</b>	<b>305</b>	<b>299</b>	<b>295</b>	<b>264</b>
<b>Ireland</b>	<b>395,182</b>	<b>0.7%</b>	<b>469</b>	<b>0.4%</b>	<b>2</b>	<b>0.2%</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>EU Member countries</b>	<b>1,980,259</b>	<b>3.7%</b>	<b>3,358</b>	<b>2.9%</b>	<b>24</b>	<b>2.0%</b>	<b>10</b>	<b>1</b>	<b>10</b>	<b>3</b>
<b>Other countries</b>	<b>4,961,698</b>	<b>9.4%</b>	<b>2,690</b>	<b>2.3%</b>	<b>28</b>	<b>2.2%</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>6</b>
<i>Source: ONS - National Census, 2011</i>										

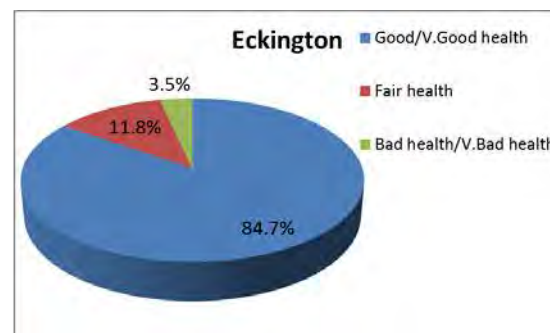
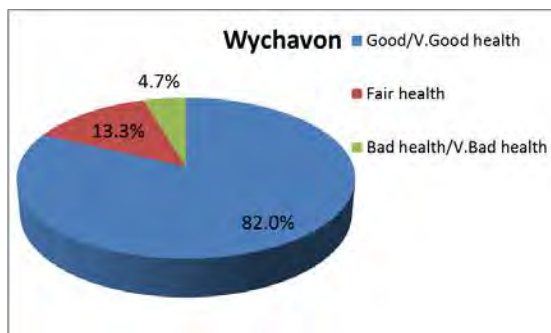
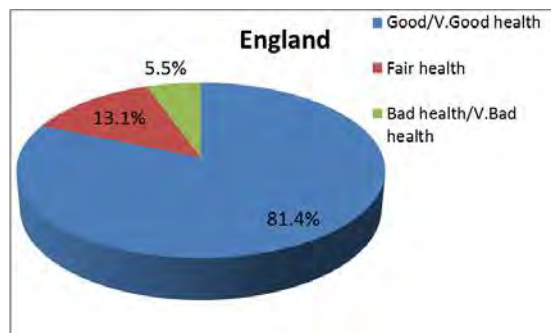
### Key Points

- The incidence of ethnic or cultural immigration to the parish is very low and represents no discreet pressure issues to resources
- Immigration however in the form of large groups of “outsiders” being introduced over very short period, as with the Hanson Drive estate development, has been impactful on the resources and absorbability.
- The impending Roman Meadows II estate may well bring similar issues that will compound the already village limited resources given the short period between the two programmes
- It is essential to the healthy evolution of the parish to maintain the flow of new, or returning, families but this should be at a gradual and slower and more sustainable rate to allow the community to absorb the additional people and provide services accordingly

	England	%	Wychavon	%	Eckington Parish	%	Area E00165113	Area E00165114	Area E00165115	Area E00165116
<b>Age of Arrival in the UK:</b>	53,012,456		<b>116,944</b>		<b>1,217</b>		322	309	313	273
<b>Born in the UK</b>	45,675,317	<b>86.2%</b>	110,427	<b>94.4%</b>	<b>1,163</b>	<b>95.6%</b>	305	299	295	264
<b>Age of arrival in the UK: 0 to 4</b>	918,145	<b>1.7%</b>	1,202	<b>1.0%</b>	<b>18</b>	<b>1.5%</b>	7	3	5	3
<b>Age of arrival in the UK: 5 to 7</b>	335,417	<b>0.6%</b>	341	<b>0.3%</b>	<b>4</b>	<b>0.3%</b>	0	0	3	1
<b>Age of arrival in the UK: 8 to 9</b>	210,178	<b>0.4%</b>	183	<b>0.2%</b>	<b>1</b>	<b>0.1%</b>	1	0	0	0
<b>Age of arrival in the UK: 10 to 14</b>	512,862	<b>1.0%</b>	382	<b>0.3%</b>	<b>1</b>	<b>0.1%</b>	1	0	0	0
<b>Age of arrival in the UK: 15</b>	122,374	<b>0.2%</b>	81	<b>0.1%</b>	<b>2</b>	<b>0.2%</b>	0	1	1	0
<b>Age of arrival in the UK: 16 to 17</b>	334,365	<b>0.6%</b>	202	<b>0.2%</b>	<b>0</b>	<b>0.0%</b>	0	0	0	0
<b>Age of arrival in the UK: 18 to 19</b>	523,690	<b>1.0%</b>	426	<b>0.4%</b>	<b>4</b>	<b>0.3%</b>	1	1	1	1
<b>Age of arrival in the UK: 20 to 24</b>	1,527,942	<b>2.9%</b>	1,380	<b>1.2%</b>	<b>4</b>	<b>0.3%</b>	1	1	2	0
<b>Age of arrival in the UK: 25 to 29</b>	1,243,783	<b>2.3%</b>	1,026	<b>0.9%</b>	<b>6</b>	<b>0.5%</b>	3	1	2	0
<b>Age of arrival in the UK: 30 to 44</b>	1,275,733	<b>2.4%</b>	938	<b>0.8%</b>	<b>13</b>	<b>1.1%</b>	3	3	4	3
<b>Age of arrival in the UK: 45 to 59</b>	257,980	<b>0.5%</b>	289	<b>0.2%</b>	<b>1</b>	<b>0.1%</b>	0	0	0	1
<b>Age of arrival in the UK: 60 to 64</b>	30,195	<b>0.1%</b>	34	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	0	0	0	0
<b>Age of arrival in the UK: 65 to 74</b>	32,815	<b>0.1%</b>	26	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	0	0	0	0
<b>Age of arrival in the UK: 75 to 84</b>	9,721	<b>0.0%</b>	6	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	0	0	0	0
<b>Age of arrival in the UK: 85 to 89</b>	1,399	<b>0.0%</b>	1	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	0	0	0	0
<b>Age of arrival in the UK: 90 and over</b>	540	<b>0.0%</b>	0	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	0	0	0	0
<b>Country of Birth</b>										
<b>United Kingdom</b>	45,675,317	<b>86.2%</b>	110,427	<b>94.4%</b>	<b>1,163</b>	<b>95.6%</b>	305	299	295	264
<b>Ireland</b>	395,182	<b>0.7%</b>	469	<b>0.4%</b>	<b>2</b>	<b>0.2%</b>	0	2	0	0
<b>EU Member countries</b>	1,980,259	<b>3.7%</b>	3,358	<b>2.9%</b>	<b>24</b>	<b>2.0%</b>	10	1	10	3
<b>Other countries</b>	4,961,698	<b>9.4%</b>	2,690	<b>2.3%</b>	<b>28</b>	<b>2.2%</b>	7	7	8	6
<i>Source: ONS - National Census, 2011</i>										



## Health and Wellbeing



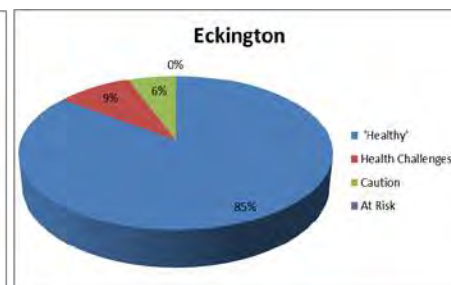
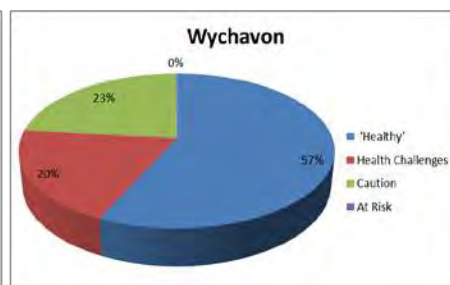
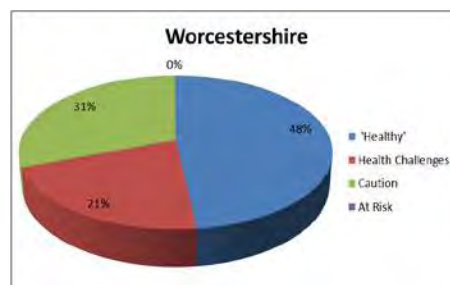
Source: ONS - National Census, 2011

## Wellbeing - ACORN Survey 2013

Survey Date 2013		Worcestershire	Wychavon	Eckington
% of Population classified as	'Healthy'	41 %	52 %	86 %
% of Population classified as	'Health Challenges'	18 %	18 %	9 %
% of Population classified as	'Caution'	26 %	21 %	5%
% of Population classified as	'At Risk'	0.1 %	0.1 %	0 %
Source: Wellbeing ACORN, CACI				

### Key Points

- People who live in the Parish are statistically much healthier than both the national and the regional average
- Healthy Lifestyle???
- This is a prime factor in the increasing life age of residents over the norms and the lower mortality rates in each age-group segment
- It is probable that people in Eckington will live longer than the average and retain a more active and healthy life throughout their life cycle



## Method of Travel to Work

	England	Wychavon	Eckington		2001	2001	% Growth
			%	People	%	People	2011/2001
<b>Residents Aged 16 to 74</b>	38,881,374	85,481		<b>880</b>		<b>872</b>	<b>1%</b>
<b>Not in Employment</b>	35.2%	31.8%	<b>36.2%</b>	<b>318</b>	33.4%	291	<b>9%</b>
<b>Active Work Force</b>	64.8%	68.2%	<b>63.8%</b>	<b>562</b>	66.6%	581	<b>-3%</b>
<b>Work Mainly at or From Home</b>	5%	8%	<b>12%</b>	<b>66</b>	16%	90	<b>-27%</b>
<b>Underground, Metro, Light Rail, Tram</b>	4%	0%	<b>0%</b>	<b>1</b>	0%	0	<b>-</b>
<b>Train</b>	5%	2%	<b>1%</b>	<b>5</b>	1%	6	<b>-17%</b>
<b>Bus, Minibus or Coach</b>	7%	2%	<b>1%</b>	<b>8</b>	2%	12	<b>-33%</b>
<b>Taxi</b>	1%	0%	<b>0%</b>	<b>0</b>	0%	0	<b>-</b>
<b>Motorcycle, Scooter or Moped</b>	1%	1%	<b>0%</b>	<b>2</b>	1%	3	<b>-33%</b>
<b>Driving a Car or Van</b>	57%	71%	<b>73%</b>	<b>410</b>	70%	407	<b>1%</b>
<b>Passenger in a Car or Van</b>	5%	5%	<b>3%</b>	<b>18</b>	4%	26	<b>-31%</b>
<b>Bicycle</b>	3%	2%	<b>1%</b>	<b>6</b>	1%	6	<b>0%</b>
<b>On Foot</b>	11%	9%	<b>7%</b>	<b>42</b>	4%	22	<b>91%</b>
<b>Other Method of Travel to Work</b>	1%	1%	<b>1%</b>	<b>4</b>	2%	9	<b>-56%</b>
<i>Source: ONS - National Census, 2011</i>					<i>Source: ONS - National Census, 2001</i>		

### Key Points

- Despite a slight increase in the number of working age residents the total actually in active work has slipped by 3% probably due to early retirement
- The number of people working from home whilst actually decreasing by 27% over the ten year 2001/2011 period is markedly less than the Wychavon District reduction of 33% and the National reduction of 45% over the same period
- The marked increase in people walking to work indicates a sharp growth in employment possibilities being created and retained within the Parish

### Distance Travelled to work

Up to 5 miles	5-20 miles	20-50 miles	50+ miles
15.8%	57.4%	16.8%	9.9%
<i>Source 2015 Parish Survey</i>			

# Housing Stock

## Housing Stock as at 2011

### Dwelling Type

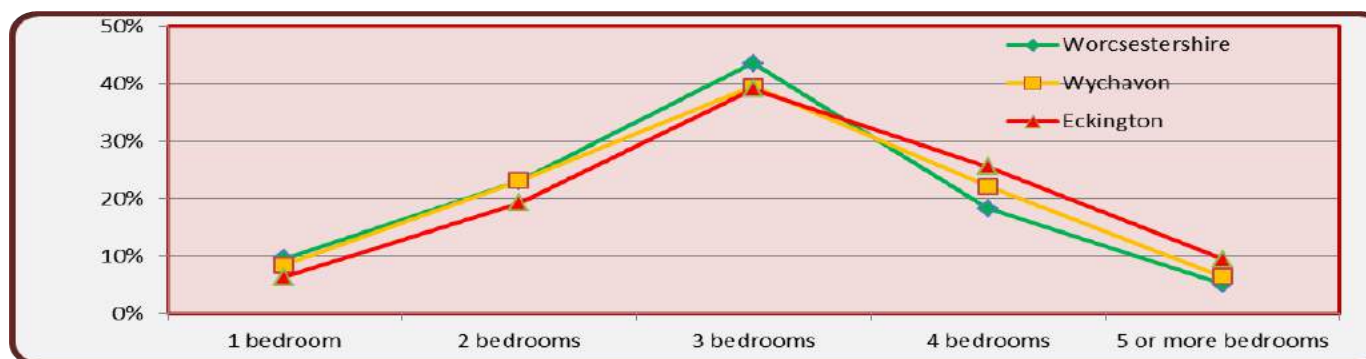
	Worcestershire %	Wychavon %	Eckington Parish %	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116	2001
All Dwelling Types	239,717	51,920		<b>563</b>	150	151	136	126	<b>513</b>
Household spaces with at least one usual resident	96.3%	95.2%	<b>92.2%</b>	<b>519</b>	128	138	130	123	<b>497</b> (96.8%)
Household spaces with no usual residents	3.7%	4.8%	<b>7.8%</b>	<b>44</b>	22	13	6	3	<b>16</b>
Percentage of empty Properties				<b>7.8%</b>	<b>14.6%</b>	<b>8.6%</b>	<b>4.4%</b>	<b>2.4%</b>	<b>3.1%</b>
All Dwelling Types	248,644	51,920		<b>563</b>	150	151	136	126	<b>513</b>
Whole house or bungalow: Detached	33.4%	41.3%	<b>57.2%</b>	<b>322</b>	100	100	92	30	<b>294</b> (57.3%)
Whole house or bungalow: Semi-detached	33.0%	29.6%	<b>28.6%</b>	<b>161</b>	35	29	27	70	<b>194</b> (37.8%)
Whole house or bungalow: Terraced (including end-terrace)	18.6%	16.9%	<b>8.2%</b>	<b>46</b>	12	4	6	24	
Flat, maisonette or apartment: Purpose-built block of flats	10.8%	8.1%	<b>1.6%</b>	<b>9</b>	-	8	-	1	<b>25</b> (4.9%)
Flat, maisonette or apartment: Part of a converted house	2.1%	1.5%	<b>3.4%</b>	<b>19</b>	-	7	11	1	
Flat, maisonette or apartment: In a commercial building	0.9%	1.0%	<b>0.9%</b>	<b>5</b>	3	2	-	-	
Caravan or other mobile or temporary structure	1.2%	1.6%	<b>0.1%</b>	<b>1</b>	-	1	-	-	
Source: ONS - National Census, 2011									Source: ONS - National Census, 2001

### Key Points

- The total housing stock has increased by 10% between 2001 and 2011
- The addition of Hanson Drive (26 homes) and the prospect Roman Meadow II (20 homes) will increase the housing stock by a further 9% in the much shorter period of 4 years applying sustainability pressures
- The number of empty housing has increased significantly but it is not known the reason for this

## Number of Bedrooms in Occupied Properties

	Worcestershire %	Wychavon %	%	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116
<b>All categories: Number of Dwellings</b>	239,717	49,466		<b>519</b>	128	138	130	123
<b>1 bedroom</b>	<b>9.7%</b>	<b>8.5%</b>	<b>6.4%</b>	<b>33</b>	2	13	7	11
<b>2 bedrooms</b>	<b>23.1%</b>	<b>23.2%</b>	<b>19.3%</b>	<b>100</b>	21	27	22	30
<b>3 bedrooms</b>	<b>43.6%</b>	<b>39.6%</b>	<b>39.1%</b>	<b>203</b>	45	53	48	57
<b>4 bedrooms</b>	<b>18.4%</b>	<b>22.2%</b>	<b>25.6%</b>	<b>133</b>	45	33	38	17
<b>5 or more bedrooms</b>	<b>5.2%</b>	<b>6.5%</b>	<b>9.6%</b>	<b>50</b>	15	12	15	8
<b>Total Bedrooms</b>	698,020	149,034		<b>1,674</b>	449	430	437	358
<b>Ratio of People /beds utilisation</b>	81.1%	78.5%		<b>72.2%</b>	71.7%	71.8%	71.6%	76.2%
<b>Average Number of Beds per Dwelling</b>	2.9	2.9		<b>3.2</b>	3.5	3.1	3.4	2.9
<i>Source: ONS - National Census, 2011</i>								

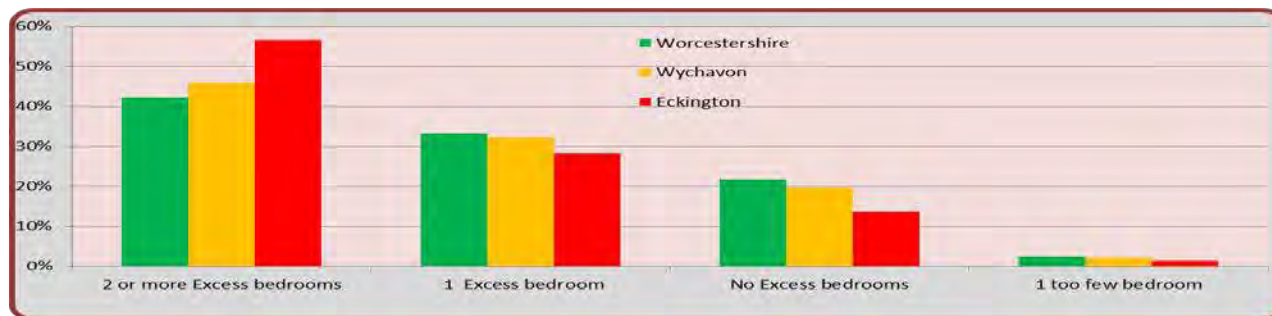


### Key Points

- The balance of bedrooms in the housing stock in the Parish is only slightly unbalanced compared to the regional norms with the Eckington having more larger bedded houses and fewer one bedroom apartments than the surrounding areas
- This is resulting in a slightly lower bed utilisation ratio

## Households with Excess to requirement Bedroom Capacity

	Worcestershire	Wychavon	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116
All Households	239,717	49,466	<b>519</b>	128	138	130	123
Occupancy Rating: Homes with 2 or more Excess bedrooms	101,484	22,719	<b>294</b>	83	83	76	52
Occupancy Rating: Homes with 1 Excess bedroom	79,866	16,001	<b>147</b>	32	32	37	46
Occupancy Rating: Homes with no Excess bedrooms	52,001	9,646	<b>71</b>	12	20	17	22
Occupancy Rating: Homes with 1 too few bedroom	5,674	990	<b>7</b>	1	3	0	3
Occupancy Rating: Homes with 2 or more too few bedrooms	692	110	<b>0</b>	0	0	0	0
Occupancy Rating: Homes with 2 or more Excess bedrooms	42.3%	45.9%	<b>56.6%</b>	64.8%	60.1%	58.5%	42.3%
Occupancy Rating: Homes with 1 Excess bedroom	33.3%	32.3%	<b>28.3%</b>	25.0%	23.2%	28.5%	37.4%
Occupancy Rating: Homes with no Excess bedrooms	21.7%	19.6%	<b>13.7%</b>	9.4%	14.5%	13.1%	17.9%
Occupancy Rating: Homes with 1 too few bedroom	2.4%	2.0%	<b>1.4%</b>	0.8%	2.2%	0.0%	2.4%
Occupancy Rating: Homes with 2 or more too few bedrooms	0.3%	0.2%	<b>0.0%</b>	0.0%	0.0%	0.0%	0.0%
<i>Source: ONS – Updated January 2014</i>							



### Key Points

- There is a significantly higher ratio of households in the Parish with excess-to-requirement bedrooms than in the region measured against a formula used by the Office of National Statistics that looks at all factor involved in the typical needs of households
- Nearly 85% of homes in the Parish have more bedrooms than required compared to 78% in Wychavon as a whole and 76% in Worcestershire as a region



## House Sale Price Values for the years 2012/13

Values in £ at 2013 levels	Worcestershire	Wychavon	Eckington	Bredon	Elmley Castle	% Higher than Worcestershire	% Higher than Wychavon
<b>Average House Price for 2012-2013</b>	204,903	231,816	<b>285,679</b>	266,480	309,406	+39.4%	+23.2%
<b>Average House Price - Detached House</b>	291,784	320,345	<b>342,375</b>	324,089	367,200	+11.7%	+6.9%
<b>Average House Price - Semi-Detached</b>	172,895	190,155	<b>248,667</b>	195,694	250,500	+43.8%	+30.7%
<b>Average House Price- Terrace</b>	148,138	156,452	<b>158,300</b>	198,700	175,667	+6.9%	+1.1%
<b>Average House Price - Flat/Maisonette</b>	127,463	119,670	<b>237,500</b>	n/v	n/v	+86.3%	+98.5%
<i>Source: Worcestershire County Council, 2013</i>							

## Properties in Council Tax Bands in 2011

		Worcestershire	Wychavon	Eckington Parish
% of Dwellings in Council Tax Band	A	24.8%	11.5%	<b>4.1%</b>
% of Dwellings in Council Tax Band	B	19.6%	20.4%	<b>5.5%</b>
% of Dwellings in Council Tax Band	C	21.8%	22.0%	<b>20.2%</b>
% of Dwellings in Council Tax Band	D	15.3%	14.8%	<b>17.8%</b>
% of Dwellings in Council Tax Band	E	9.4%	12.9%	<b>21.4%</b>
% of Dwellings in Council Tax Band	F	5.0%	10.5%	<b>17.2%</b>
% of Dwellings in Council Tax Band	G	3.5%	7.4%	<b>13.3%</b>
% of Dwellings in Council Tax Band	H	0.6%	0.4%	<b>0.5%</b>
% of Dwellings in Council Tax Band	I	0.0%	0.0%	<b>0.0%</b>
<i>Source: Communities and Local Government, 2011</i>				

## 2011 Council Tax Band Percentages



(Source: 2011 Wychavon Council Records)

## Key Points

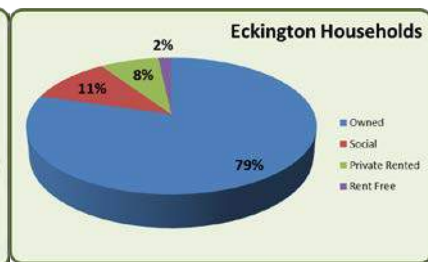
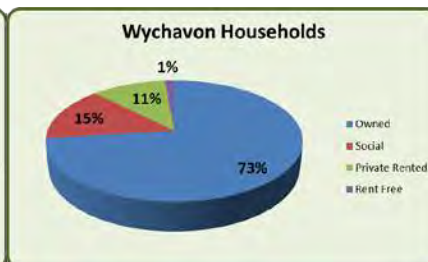
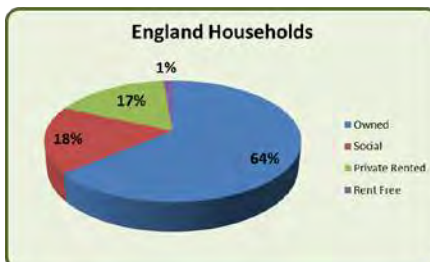
- Homes in the Parish are more expensive than comparable homes in the wider region but much closer in value to similar villages in the locality.
- This is reflected in the comparison of the percentages of homes in the progressive Council Tax bands
- This also shows the relatively low levels of small "starter" homes available to early stage buyers

# Analysis of Households

Householders as at 2011

## Households by Tenure

	Worcestershire %	Wychavon %	%	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116
All categories: Households	239,717	49,466		519	128	138	130	123
Owned (including mortgaged)	71%	73%	80%	413	110	105	116	82
Shared ownership	1%	1%	-	0	0	0	0	0
Social rented	15%	14%	11%	57	4	14	1	38
Private rented	12%	11%	8%	40	12	12	13	3
Living rent free	1%	1%	2%	9	2	7	0	0
Total Residents	556,357	116,944		1,217	322	309	313	273
Residents Living in Owned (including mortgaged)	72%	74%	83%	1,005	286	242	283	194
Residents Living in Shared ownership	1%	1%	-	0	0	0	0	0
Residents Living in Social rented	14%	13%	9%	115	7	33	1	74
Residents Living in Private rented	12%	11%	7%	84	27	23	29	5
Residents Living in Living rent free	1%	1%	1%	13	2	11	0	0
% Residents Living in Owned (including mortgaged)				83%	89%	78%	90%	71%
% Residents Living in Shared ownership				-	-	-	-	-
% Residents Living in Social rented				9%	2%	11%	0%	27%
% Residents Living in Private rented				7%	8%	7%	9%	2%
% Residents Living in Living rent free				1%	1%	4%	-	-
Source: ONS - National Census, 2011								



## Key Points

- Eckington has a higher percentage of its homes owned by its residents. This is not largely out of the regional norm and expected in a village community

## Size of Households

	Worcestershire %	Wychavon %	%	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116
<b>All categories: Households</b>	239,717	49,466		<b>519</b>	128	138	130	123
1 person in household	28%	26%	<b>22%</b>	<b>115</b>	23	30	21	41
2 people in household	38%	40%	<b>44%</b>	<b>229</b>	53	69	66	41
3 people in household	15%	15%	<b>16%</b>	<b>83</b>	22	19	22	20
4 people in household	13%	14%	<b>14%</b>	<b>70</b>	25	17	13	15
5 people in household	4%	4%	<b>3%</b>	<b>17</b>	3	2	6	6
6 people+ in household	2%	1%	<b>1%</b>	<b>5</b>	2	1	2	-
<b>People Living in Size of Household</b>								
All People Living in Village	556,357	116,944		<b>1,217</b>	322	309	313	273
No of People living in a 1 person in household	12%	11%	<b>9%</b>	<b>115</b>	23	30	21	41
No of People living in a 2 person in household	33%	35%	<b>38%</b>	<b>458</b>	106	138	132	82
No of People living in a 3 person in household	20%	19%	<b>21%</b>	<b>249</b>	66	57	66	60
No of People living in a 4 person in household	22%	23%	<b>23%</b>	<b>280</b>	100	68	52	60
No of People living in a 5 person in household	9%	8%	<b>7%</b>	<b>85</b>	15	10	30	30
No of People living in a 6 person in household	4%	4%	<b>2%</b>	<b>30</b>	12	6	12	0
Average Household Size	<b>2.3</b>	<b>2.4</b>		<b>2.3</b>	2.5	2.2	2.4	2.2
<i>Source: ONS - National Census, 2011</i>								

### Key Points

- Eckington has a household “size” profile that is similar to both the National and regional norms
- Only the number of 2 person households is higher than normal which may reflect the abnormally advanced age mix

## Household Status

	<b>Eckington Parish</b>	<b>Area E00165113</b>	<b>Area E00165114</b>	<b>Area E00165115</b>	<b>Area E00165116</b>
<b>All categories: Status</b>	<b>519</b>	128	138	130	123
One person in household	<b>115</b>	23	30	21	41
Married couple household: With dependent children	<b>103</b>	31	24	27	21
Married couple household: No dependent children	<b>222</b>	52	69	61	40
Same-sex civil partnership couple household: With dependent children	-	-	-	-	-
Same-sex civil partnership couple household: No dependent children	-	-	-	-	-
Cohabiting couple household: With dependent children	<b>17</b>	6	2	5	4
Cohabiting couple household: No dependent children	<b>26</b>	6	8	7	5
Lone parent household: With dependent children	<b>14</b>	3	3	1	7
Lone parent household: No dependent children	<b>19</b>	6	1	7	5
Multi-person household: All full-time students	-	-	-	-	-
Multi-person household: Other	<b>3</b>	1	1	1	-
<i>Source: ONS - National Census, 2011</i>					

## Households by Family Group Type

	<b>Eckington Parish</b>	<b>Area E00165113</b>	<b>Area E00165114</b>	<b>Area E00165115</b>	<b>Area E00165116</b>
<b>Total number of Households</b>	<b>519</b>	<b>128</b>	<b>138</b>	<b>130</b>	<b>123</b>
<b>One person household</b>	<b>115</b>	23	30	21	41
Married couple household: No dependent children	<b>222</b>	52	69	61	40
Same-sex civil partnership couple household: No dependent children	-	-	-	-	-
Lone parent household: No dependent children	<b>19</b>	6	1	7	5
Cohabiting couple household: No dependent children	<b>26</b>	6	8	7	5
<b>Families with no Dependent Children</b>	<b>267</b>	<b>64</b>	<b>78</b>	<b>75</b>	<b>50</b>
Married couple household: With dependent children	<b>103</b>	31	24	27	21
Same-sex civil partnership couple household: With dependent children	-	-	-	-	-
Cohabiting couple household: With dependent children	<b>17</b>	6	2	5	4
Lone parent household: With dependent children	<b>14</b>	3	3	1	7
Multi-person household: With Dependent Children	<b>2</b>	1	-	1	-
<b>Families with Dependent Children</b>	<b>136</b>	<b>41</b>	<b>9</b>	<b>34</b>	<b>32</b>
<b>Multi-person household: All full-time students</b>	-	-	-	-	-
<b>Multi-person household: Other</b>	<b>1</b>	-	1	-	-
<i>Source: ONS - National Census, 2011</i>					



## Adult Population by Living Arrangements

	<b>Eckington Parish</b>	<b>Area E00165113</b>	<b>Area E00165114</b>	<b>Area E00165115</b>	<b>Area E00165116</b>
<b>Residents over the age of 16</b>	<b>1018</b>	<b>265</b>	<b>270</b>	<b>262</b>	<b>221</b>
<b>Living in a couple: Total</b>	<b>744</b>	<b>190</b>	<b>208</b>	<b>206</b>	<b>140</b>
Married	<b>656</b>	166	186	182	122
Cohabiting (opposite-sex)	<b>84</b>	24	20	22	18
Registered same-sex civil partnership or cohabiting	<b>4</b>	0	2	2	0
<b>Not living in a couple: Total</b>	<b>274</b>	<b>75</b>	<b>62</b>	<b>56</b>	<b>81</b>
Single (never married or never registered a same-sex civil partnership)	<b>141</b>	45	34	29	33
Married or in a registered same-sex civil partnership	<b>12</b>	5	2	1	4
Separated (but still legally married or still legally in a same-sex civil partnership)	<b>8</b>	2	1	3	2
Divorced or formerly in a same-sex civil partnership which is now legally dissolved	<b>43</b>	6	10	10	17
Widowed or surviving partner from a same-sex civil partnership	<b>70</b>	17	15	13	25
<i>Source: ONS - National Census, 2011</i>					

## Household Life Cycle Analysis

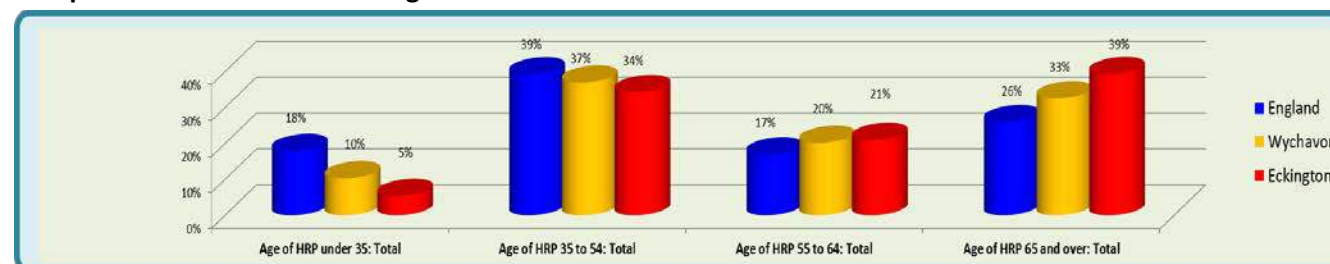
	<b>Head of House Under 35</b>		<b>Head of House Age 35-54</b>		<b>Head of House Age 55-64</b>		<b>Head of House Age over 65</b>		<b>Total</b>	
	<b>Number of Households</b>	<b>Number of People</b>	<b>Number of Households</b>	<b>Number of People</b>	<b>Number of Households</b>	<b>Number of People</b>	<b>Number of Households</b>	<b>Number of People</b>	<b>Number of Households</b>	<b>Number of People</b>
<b>1 Person Household</b>	10	10	25	25	16	16	64	64	115	115
<b>2 Person Household</b>	8	16	21	42	62	124	138	276	229	458
<b>3 Person Household</b>	7	21	54	162	20	60	2	6	83	249
<b>4 Person Household</b>	3	12	60	240	7	28	0	0	70	280
<b>5 Person Household</b>	0	0	14	70	3	15	0	0	17	85
<b>6 Person Household</b>	0	0	4	24	1	6	0	0	5	30
<b>Total</b>	<b>28</b>	<b>59</b>	<b>178</b>	<b>563</b>	<b>109</b>	<b>249</b>	<b>204</b>	<b>346</b>	<b>519</b>	<b>1217</b>
<b>Density per home</b>		<b>2.1</b>		<b>3.2</b>		<b>2.3</b>		<b>1.7</b>		<b>2.3</b>

*Source: ONS - National Census, 2011*

## Household Life Stage – By Age of Head of Household

	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116
<b>Total Households</b>	<b>519</b>	128	138	130	123
<b>All families where Head of House is under 35 years old</b>	<b>28</b>	<b>8</b>	<b>9</b>	<b>5</b>	<b>6</b>
One person household where Head of House is under 35	10	3	2	2	3
Two or more person household with no dependent children	8	2	4	1	1
Two or more person household: With dependent children	10	3	3	2	2
<b>All families where Head of House is between 35 and 54 years old</b>	<b>178</b>	<b>50</b>	<b>46</b>	<b>36</b>	<b>46</b>
One person household where Head of House is between 35 and 54	25	5	10	3	7
Two or more person household with no dependent children	41	11	12	7	11
Two or more person household: With dependent children	112	34	24	26	28
<b>All families where Head of House is between 55 and 64 years old</b>	<b>109</b>	<b>28</b>	<b>31</b>	<b>33</b>	<b>17</b>
One person household where Head of House is between 55 and 64	16	3	5	4	4
Two or more person household with no dependent children	80	21	24	24	11
Two or more person household: With dependent children	13	4	2	5	2
<b>All families where Head of House is 65 and over</b>	<b>204</b>	<b>42</b>	<b>52</b>	<b>56</b>	<b>54</b>
One person household where Head of House is 65 or over	64	12	13	12	27
Two or more person household with no dependent children	138	29	39	44	26
Two or more person household: With dependent children	2	1	-	-	1
<i>Source: ONS - National Census, 2011</i>					

## Comparative Household Life-Stage



Source: ONS - National Census, 2011

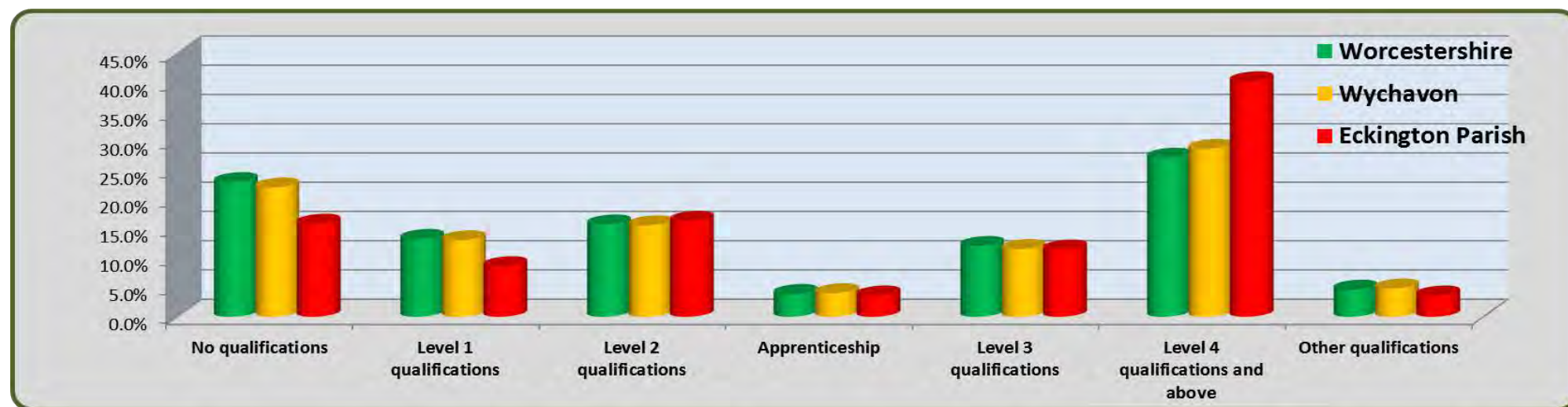
## Key Points

- The number of households over retirement age is abnormally high and liable to increase further in the coming years
- Most of these are living alone or couples in large houses with excess rooms

## Education

The percentage of the working age Residents with qualifications

AGE 16 - 74 only	Worcestershire	Wychavon	Eckington Parish	Eckington 113	Eckington 114	Eckington 115	Eckington 116
Working Age Residents	465,502	97039	<b>1018</b>	265	270	262	221
No qualifications	23.0%	22.1%	<b>15.9%</b>	10.6%	13.0%	13.0%	29.4%
Highest level of qualification: Level 1 qualifications	13.3%	13.1%	<b>8.6%</b>	7.9%	9.6%	8.8%	8.1%
Highest level of qualification: Level 2 qualifications	15.8%	15.6%	<b>16.4%</b>	19.6%	14.8%	16.4%	14.5%
Highest level of qualification: Apprenticeship	3.9%	4.0%	<b>3.6%</b>	4.5%	3.0%	5.0%	1.8%
Highest level of qualification: Level 3 qualifications	12.1%	11.6%	<b>11.5%</b>	12.5%	11.9%	8.4%	13.6%
Highest level of qualification: Level 4 qualifications and above	27.2%	28.7%	<b>40.3%</b>	41.1%	42.2%	46.9%	29.0%
Highest level of qualification: Other qualifications	4.6%	4.8%	<b>3.6%</b>	3.8%	5.6%	1.5%	3.6%
Reference: ONS -UK Census Analysis 2011							

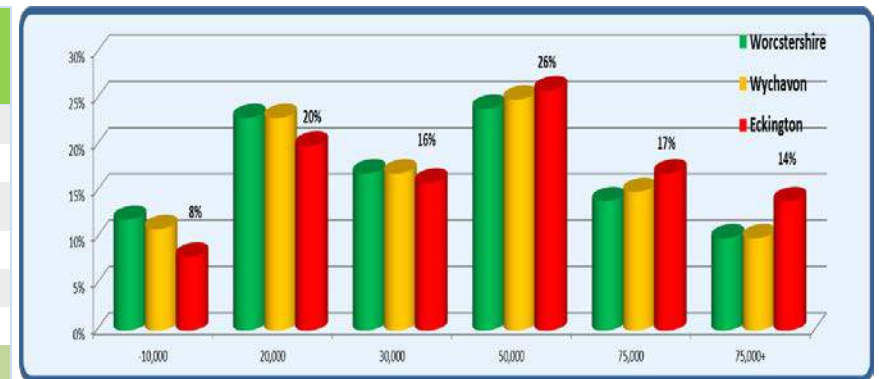


## Employment Industries of Individual Residents

	<b>Eckington Parish</b>	<b>Area 113</b>	<b>Area 114</b>	<b>Area 115</b>	<b>Area 116</b>
All categories: Industry	562	153	153	146	110
Wholesale and retail trade; repair of motor vehicles and motor cycles	79	26	23	19	11
Manufacturing	62	17	12	15	18
Human health and social work activities	57	16	12	13	16
Education	56	21	17	9	9
Professional, scientific and technical activities	43	11	10	18	4
Public administration and defence; compulsory social security	43	12	11	13	7
Arts, entertainment and recreation; other service activities	34	5	14	8	7
Construction	31	8	6	12	5
Administrative and support service activities	31	9	11	5	6
26-30 Manufacturing: High tech	28	9	7	4	8
Accommodation and food service activities	28	8	14	3	3
Information and communication	27	5	6	10	6
Financial and insurance activities	19	3	4	9	3
Transport and storage	18	3	3	3	9
23-25 Manufacturing: Low tech	14	3	2	8	1
Real estate activities	12	1	5	1	5
19-22 Manufacturing: Chemicals, chemical products, rubber and plastic	11	2	1	2	6
Agriculture, forestry and fishing	10	4	1	5	0
Electricity, gas, steam and air conditioning supply	6	3	3	0	0
18, 31, 32 Manufacturing: Other	5	2	1	1	1
Water supply, sewerage, waste management and remediation activities	3	1	1	1	0
Mining and quarrying	2	0	0	1	1
10-12 Manufacturing: Food, beverages and tobacco	2	1	0	0	1
13-15 Manufacturing: Textiles, wearing apparel and leather and related products	1	0	0	0	1
16,17 Manufacturing: Wood, paper and paper products	1	0	1	0	0
Activities of households as employers; undifferentiated goods - and services -	1	0	0	1	0
Activities of extraterritorial organisations and bodies	0	0	0	0	0
Reference: Core Data - UK Census Analysis 2011					

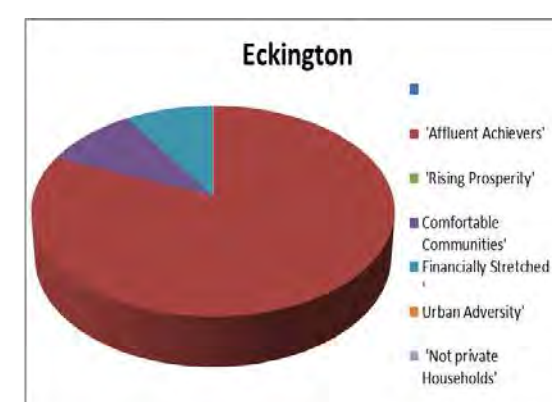
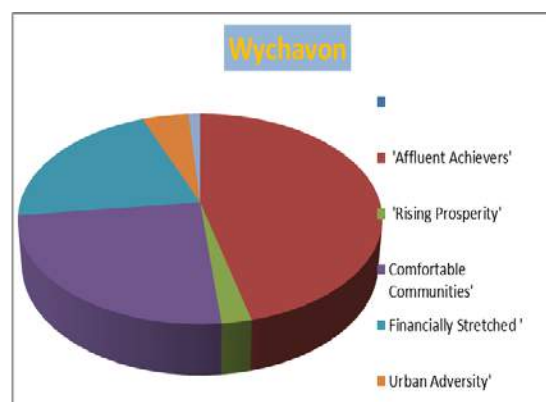
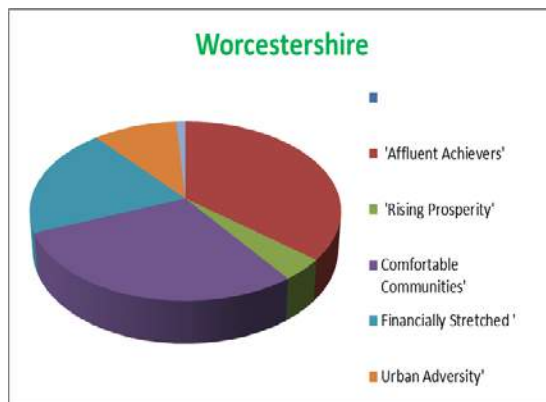
## Household Income Groups

	Worcestershire	Wychavon	Eckington
<b>Data for 2013</b>			
Households earning less than £10,000 per year %	12%	11%	<b>8%</b>
Households earning £10,000-£20,000 per year %	23%	23%	<b>20%</b>
Households earning £20,000-£30,000 per year %	17%	17%	<b>16%</b>
Households earning £30,000-£50,000 per year %	24%	25%	<b>26%</b>
Households earning £50,000-£75,000 per year %	14%	15%	<b>17%</b>
Households earning more than £75,000 per year	10%	10%	<b>14%</b>
<i>Source: PayCheck, CACI</i>			



## Percentage of Residents by ACORN Database Achievement Categories

	Worcestershire	Wychavon	Eckington Parish
<b>Data for 2013</b>			
Percentage of Population categorized as 'Affluent Achievers'	36.0%	46.1%	81.3%
Percentage of Population categorized as 'Rising Prosperity'	4.0%	2.3%	0.0%
Percentage of Population categorized as 'Comfortable Communities'	29.0%	24.6%	9.6%
Percentage of Population categorized as 'Financially Stretched '	20.0%	21.0%	9.0%
Percentage of Population categorized as 'Urban Adversity'	10.0%	4.8%	0.0%
Percentage of Population categorized as 'Not private Households'	1.1%	1.2%	0.0%
<i>Source: PayCheck, CACI</i>			





## Working Age Residents – Occupation

	England	Wychavon	Eckington Parish	Area E00165113	Area E00165114	Area E00165115	Area E00165116
1. Managers, directors and senior officials	10.9%	13.9%	<b>17.1%</b>	18.3%	19.0%	17.1%	12.7%
2. Professional occupations	17.5%	16.1%	<b>21.4%</b>	19.0%	24.2%	23.3%	18.2%
3. Associate professional and technical occupations	12.8%	12.0%	<b>16.2%</b>	22.9%	15.0%	16.4%	8.2%
4. Administrative and secretarial occupations	11.5%	11.1%	<b>10.0%</b>	7.2%	7.8%	15.1%	10.0%
5. Skilled trades occupations	11.4%	12.9%	<b>9.1%</b>	8.5%	7.2%	10.3%	10.9%
6. Caring, leisure and other service occupations	9.3%	8.7%	<b>7.8%</b>	5.9%	9.8%	5.5%	10.9%
7. Sales and customer service occupations	8.4%	7.4%	<b>5.0%</b>	7.2%	3.3%	4.1%	5.5%
8. Process, plant and machine operatives	7.2%	7.6%	<b>5.2%</b>	3.9%	3.9%	2.7%	11.8%
9. Elementary occupations	11.1%	10.4%	<b>8.4%</b>	7.2%	9.8%	5.5%	11.8%
<i>Source: ONS - National Census, 2011</i>							

### Key Points

- The people living in the Parish are typically better qualified than most other communities in the region
- They also are employed at a much more senior level of management or profession than the National or regional comparisons
- This reflects in the income profile which is significantly higher than in the surrounding areas and the extraordinarily high rate of achievement assigned by the Acorn research organisation

## Economic Activity

AGE 16 - 74 only	England	Wychavon	Eckington	England	Wychavon	Eckington
<b>All categories: Economic activity</b>	38,881,374	85,481	<b>880</b>			
<b>Economically Active: Total</b>	<b>27,183,134</b>	<b>61,260</b>	<b>585</b>	<b>69.9%</b>	<b>71.7%</b>	<b>66.5%</b>
Economically active: Employee: Part-time	5,333,268	12,816	<b>107</b>	13.7%	15.0%	<b>12.2%</b>
Economically active: Employee: Full-time	15,016,564	32,863	<b>314</b>	38.6%	38.4%	<b>35.7%</b>
Economically active: Self-employed	3,793,632	10,780	<b>120</b>	9.8%	12.6%	<b>13.6%</b>
Economically active: Unemployed	1,702,847	2,675	<b>22</b>	4.4%	3.1%	<b>2.5%</b>
Economically active: Full-time student	1,336,823	2,126	<b>22</b>	3.4%	2.5%	<b>2.5%</b>
<b>Economically Inactive: Total</b>	<b>11,698,240</b>	<b>24,221</b>	<b>295</b>	<b>30.1%</b>	<b>28.3%</b>	<b>33.5%</b>
Economically inactive: Retired	5,320,691	14,864	<b>223</b>	13.7%	17.4%	<b>25.3%</b>
Economically inactive: Student (including full-time students)	2,255,831	2,854	<b>23</b>	5.8%	3.3%	<b>2.6%</b>
Economically inactive: Looking after home or family	1,695,134	2,897	<b>33</b>	4.4%	3.4%	<b>3.8%</b>
Economically inactive: Long-term sick or disabled	1,574,134	2,278	<b>9</b>	4.0%	2.7%	<b>1.0%</b>
Economically inactive: Other	852,450	1,328	<b>7</b>	2.2%	1.6%	<b>0.8%</b>
<i>Source: ONS - National Census, 2011</i>						

### Key Points

- The most noticeable statistic is the percentage of those parishioners that are retired which at 25.4% is almost double the National ratio and forecast to increase significant.
- This is above the percentage of people over retirement age reflecting the fact that some individuals have retired earlier than required.

## Unemployment

AGE 16 - 74 only	England	%	Wychavon	%	Eckington	%
<b>Total Unemployed</b>	,702,847	4.4%	<b>2,675</b>	3.1%	<b>22</b>	<b>2.5%</b>
Unemployed: Age 16 to 24	71,666	1.2%	671	0.8%	<b>3</b>	<b>0.3%</b>
<i>Unemployed: Age 25 to 49</i>	15,318	2.4%	1,282	1.5%	<b>11</b>	<b>1.3%</b>
Unemployed: Age 50 to 74	15,863	0.8%	722	0.8%	<b>8</b>	<b>0.9%</b>
Unemployed: Never worked	76,121	0.7%	257	0.3%	<b>1</b>	<b>0.1%</b>
Long-term unemployed	68,496	1.7%	1,042	1.2%	<b>9</b>	<b>1.0%</b>
<i>Source: ONS - National Census, 2011</i>						

## Benefit claimants

	Worcestershire	Wychavon	Eckington Parish
<b>JSA Claimants - Population 16-64 (Jul-2014)</b>	1.7% (5,941)	1.1% (812)	<b>0.5% (8)</b>
<b>JSA Claimants - Population 18-24 (Jul-2014)</b>	3.3% (1,445)	2.5% (200)	<b>0.0% ()</b>
<b>Income Support - Population 16 - 64% (Nov-2013)</b>	1.7% (6,185)	1.3% (945)	<b>0.6% (10)</b>
<b>Incapacity Benefit &amp; Severe Disablement Allowance – 16-64 (Nov-2013)</b>	1.0% (3,680)	0.8% (605)	<b>0.6% (10)</b>
<b>Disability Living Allowance - Working Age Population % (Nov-2013)</b>	7.4% (26,500)	6.9% (4,975)	<b>5.2% (85)</b>
<b>Employment Support Allowance - Working Age Population % (Nov-2013)</b>	3.9% (13,930)	3.4% (2,445)	<b>2.5% (40)</b>
<b>Out of Work Benefits - Population 16-64% (Nov-2013)</b>	8.4% (29,620)	6.7% (4,780)	<b>3.4% (55)</b>
<i>Source: Claimant Counts downloaded from NOMIS. Rates calculated using ONS-Mid year estimates. Depending on individual and household circumstances, individuals may be able to claim more than one type of benefit -</i>			

## Cars and Vans per Household

Last Updated: 30 January 2013	England	Wychavon	Eckington	2001	% Growth 2001/2011
All Households	22,063,368	49,466	<b>519</b>	489	+6%
Total Number of Cars or Vans in the Area	25,696,833	77,150	<b>927</b>	767	+21%
Households with no vehicles	5,691,251	6,357	<b>43</b>	51	-16%
Household with 1 Car or van	9,301,776	18,990	<b>173</b>	180	-4%
-4%Household with 2 Cars or vans	5,441,593	17,316	<b>199</b>	197	+1%
Household with 3 Cars or vans	1,203,865	4,740	<b>75</b>	51	+47%
Household with 4 or more Cars or vans	424,883	2,063	<b>29</b>	10	+190%
% Households with no vehicles	25.8%	12.9%	<b>8.3%</b>	10.4%	
% Household with 1 Car or van	42.2%	38.4%	<b>33.3%</b>	36.8%	
% Household with 2 Cars or vans	24.7%	35.0%	<b>38.3%</b>	40.2%	
% Household with 3 Cars or vans	5.5%	9.6%	<b>14.5%</b>	10.4%	
% Household with 4 or more Cars or vans	1.9%	4.2%	<b>5.6%</b>	2.0%	
Average Cars per household	1.2	1.6	<b>1.8</b>	1.5	+20%
			Source: Office for National Statistics 2011 Census	Source: Office for National Statistics 2001 Census	

### Key Points

- There is a marked increase in the total number of cars on the road over the 10 year period of 21%
- This is easily identified by the number of cars each household now has
- The trend appears to be accelerating and as the new properties are not being designed with adequate parking space the on-road congestion will inevitably increase causing major hazards.

## **Eckington Neighbourhood Plan Natural Environment Evidence Summary**

### **Green Infrastructure**

Eckington has more than 1000 years of settlement history. The Natural Environment makes a significant contribution to the character of the village. Part of the centre of the village is a conservation area and the East and South of the parish form part of the Cotswold Area of Outstanding Natural Beauty (AONB). There are two Sites of Special Scientific Interest (SSSI's), Bredon Hill and Eckington Railway Cutting to the west of the proposed Cala home site behind Roman Meadow. Although Eckington lacks the traditional 'village green' there are important green spaces such as banks and verges that are noteworthy along with many mature trees, some of which have Tree Protection Order (TPO) status. The significance of agriculture to the area is shown in many of the surrounding ridge and furrow fields as well as in the historic orchards and remnants of surviving ancient hedgerows.

Surrounding the SWDP boundary of the village is a Green Infrastructure 'Good Zone'. This means it is worthy of protection and support, due to its contribution to the wider area. To the north of the village, straggling the railway embankment and Pershore Road is a Mineral Safeguarding Zone. This area has been identified as holding mineral deposits of sand and gravel.

### **Designated Sites of Special Scientific Interest (SSSI).**

#### **1) Bredon Hill**

Bredon Hill, a National Nature Reserve (NNR) and site of Special Scientific Interest, is a prominent and the largest outlier of the Cotswold Hills. Besides boasting outstanding views over the surrounding countryside, it is also an internationally important site for rare invertebrates.

Parsons Folly, built in the 1800<sup>th</sup> century, stands on the summit, is a local landmark and is visible for miles around. The folly, being 39ft tall, takes the height of the hill from 961ft to exactly 1,000ft. Bredon Hill is dotted with standing stones, it has three Iron Age forts, a Norman castle, a holy well, a disappeared cave as well as the folly. A host of tales and folklore add further mystery. Access is limited to several public rights of way and bridleways spanning the hill.





### Features of interest.

The site of the National Nature Reserve (NNR) has been used for sheep pasture for many hundreds of years creating a mixture of scrub and grassland. A feature of the scarp slope is a large number of open grown trees, many of which are more than 300 years old and direct descendants of the original 'wildwood'. They are home to vast array of invertebrates that depend upon the decaying wood in ancient trees and the hill ranks as one of the top five sites in Britain for these creatures. Over 230 invertebrate species have been recorded and the site is home to seven rare and notable beetles, including the very rare violet click beetle and six rare and notable species of fly. Glow worms are frequently seen and noted butterflies include marbled white, brown argus and dingy skipper. The unimproved grassland is herb-rich with salad burnet, wild thyme, common rock rose, pyramidal orchid and dwarf thistle. Locally uncommon plants include chalk milkwort, horseshoe vetch and bee orchid. The scrub areas, characterised by hawthorn and ivy, with elder and blackthorn, provide important breeding sites for many bird species including whitethroat, linnet and yellowhammer.



Violet click beetle



Dingy Skipper



Linnet

## 2) Eckington Railway Cutting.

When Eckington's railway cutting was being dug in 1838, the remains of a Roman Villa were discovered. This included foundations, tiles, a well and many shards of pottery. The once-thriving railway station closed under the Beeching cuts of the 1960s and trains now only flash by the village.

### Description and Reasons for Notification:

This site provides exposures in highly fossiliferous Pleistocene interglacial gravels and sands, belonging to Terrace 3 of the River Avon. It had yielded the most extensive molluscan fauna of any Severn/Avon river site, and mammalian remains are exceptionally abundant, including hippopotamus. The latter is of great importance since it provides strong evidence of an Ipswichian age for this terrace, upon which hinges much of the established Pleistocene chronology of the region. The site is therefore of great importance in studies of the British Quarternary Period.

### Village Green Spaces

The main public green space in the village is the Recreation Centre on the Northern approach to the village. This comprises of a grassed, mown field surrounded on two sides by natural hedgerows, a small linear spinney along the railway embankment SSSI site and a post and rail fence alongside the site of the proposed Cala Homes development. The spinney comprises of mixed deciduous and coniferous trees

and shrub. The deciduous trees include 4 poplar, walnut, oak, silver birch, hazel, corkscrew hazel, horse chestnut and hawthorn with some pine and conifer.

The Church Yard in the centre of the village and conservation area is home to several historic trees including cedar, yew, fir and holly.

There is a small communal green in The Close and fronting the bungalows on Tewkesbury Road where the bus turns, two small triangle verges at the junctions of New Road with Jarvis Street and Upper End and at the war memorial.

A feature of the village are the grass banks and verges in Jarvis Street, Pass Street, Cotheridge Lane, School Lane, New Road, Pershore Road and Manor Road. Loss of the grass bank outside the school that has been hard paved is to the detriment of the conservation area. Verges can provide an important wildlife habitat as well as act as a corridor for dispersal.

Less apparent, but just as important, are private gardens behind the street frontages. These remain largely undeveloped and continue in use as gardens. While their full extent may not always be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of openness appreciated from glimpses over boundaries and between buildings. Many of these green spaces are also important to the setting of historic buildings and essential wildlife corridors.

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

## **Biodiversity**

### **Orchards**

In August 2007 traditional orchards were awarded a BAP 'priority' habitat status by Natural England because of the abundant biodiversity they host. There are several remaining historic orchards in the Parish as in the late 19<sup>th</sup> century there were 21 registered fruit growers.

These are:

- 1) A large orchard behind Avon View Caravan Park.

A survey undertaken in April 2010 on the orchard at the rear of Avon View Caravan Park identified 230 individual trees of which there are 125 apple, 3 cherry, 5 pear, 35 plum. The rest consist of 6 conifer, 6 hawthorn, 2 horse chestnut, 1 Norway spruce, 8 poplar, 2 sycamore, 31 willow, 2 wych elm and 1 London plane. Of the 142 orchard trees 73 were deemed to have defects that warranted their removal. 27 other trees were found to be in poor health. As the orchard does not have public access felling may not have been found necessary.

- 2) Small strip of historic orchard shown on the OS map from 1888 running alongside Hacketts Lane. Some Perry Pear trees still remain amongst the other orchard varieties.
- 3) Historic Orchard rear of Upper End Farm, shown on 1888 OS map
- 4) Historic Orchard (remains of) at the property behind The Lenches, New Road

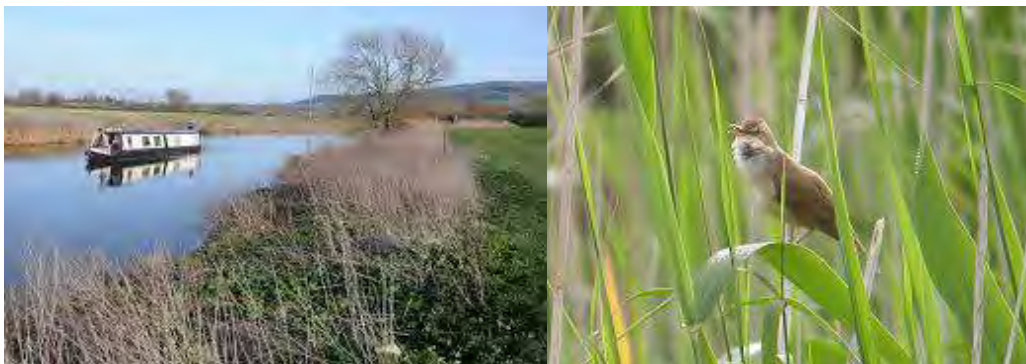
- 5) Small Historic Orchard by Fir Tree Cottage, Tewkesbury Road
- 6) Possible remains of an old orchard at the bottom of Hammock Road.
- 7) The orchard to the rear of North House, Church Street has several Damsons, Blenheim Apple (fallen), Cox apple, Worcester Permain, English Early Rivers (plum), Victoria Plum, William Pear, Greengage and Fig as well as a Walnut tree with TPO and mature hollies.



## Waterways

The River Avon runs along the North and West parish boundaries. The River Avon is a eutrophic clay river which meanders over a wide flood plain. Its channel has been much modified by locks, watergates, dredging and improvements to the banksides. However pockets of fringing vegetation remain an important habitat for breeding warblers. Despite past river engineering, sections of the flood plain, the river and its tributaries are still subject to frequent flooding, adding to their wildlife value. The wharf beside Eckington Bridge is a popular picnic site, has a launch pad for water crafts and two over night berths for narrow boats/barges. Fishing is also a popular sport along this stretch of the Avon where Bream, Chub, Good Sander and Pike are to be found.

The public footpath alongside the Avon from the wharf to Strensham Lock forms part of Shakespeare's Avon Way. The river bank is edged with a rich mixture of grasses and sedges that are home to reed and sedge warblers.



Canal boat on Avon

Reed Warbler

Small ponds are found in the fields surrounding the village including a number of bomb craters by the railway embankment. These ponds support Great Crested Newts, a protected species.

## Flora and Fauna

Eckington Parish has 303 Protected and Notable Species of Flora (plant life) and Fauna (animal life) recorded by Worcestershire Biological Records Centre (22/12/14) Bredon Hill alone has 230 recorded invertebrate species and is home to seven rare and notable beetles including the very rare Violet Click Beetle.

Awaiting summary to insert

## Fauna-protected species

A selection of planning applications has shown several species of bats have been identified as roosting in the area. Bats are a protected species and cannot be disturbed during building works. A total of 14 species of bat has been recorded in the area. Most species roost in old houses, barns and dry stone walls. This should be a consideration when looking at future development.

Great crested newts are present in the local ponds and surrounding areas. A license is required to handle these creatures.

## Trees.

All trees within Eckington conservation area with a trunk diameter of 7.5cms measured at 1.5 metres from the ground require written planning permissions before any work can be carried out. There are also specific trees with Tree Preservation Orders attached within the Parish. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

These are

Yarningdale	Manor Road	Pine & Acer
The Lenches	, New Road	Group of Pine
Muscote	, New Road	Cedar
Old Loxley Est	, Cotheridge Lane	Mulberry
Holy Trinity Church	Church Street	Cedar
Comberley	Jarvis Street	Oak

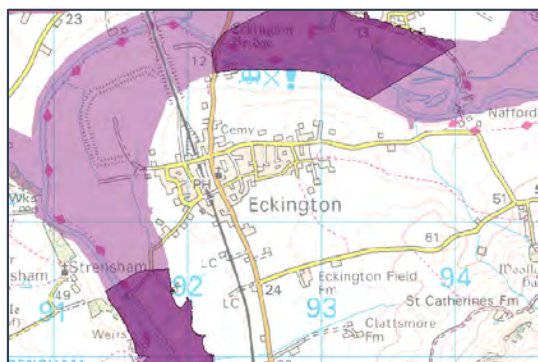
Walnut Cottage	New Road	Group of Walnut, purple plum, Laburnum, & Cherry
Ilex House	Church Street	Ilex & Mulberry
Woollas Hall 1992		Mixed Oak, Ash & Sycamore Mixed Oak, Ash, Sycamore yew & Cedar Mixed Oak, ash & Sycamore
North House	Church Street	Walnut

### Dry Stone Walls.

Dry stone walls are a key feature of many of the properties of the village. Dry stone walling is an old craft for delineating boundaries between parcels of land, fields or properties. There is a growing demand for repair and preservation of these features, and far from the craft dying out; it is alive and well all over the country. The construction method does not use cement jointing; the finished result blends with the surroundings, provides shelter and habitat for a wide range of animals and insects.



### Flood Risk



The river Avon borders the western boundary of the parish with a resulting flood plain. There has been no recent development in this area. Currently only one permanent building in the parish is at risk of flooding and this is Lock Keepers Cottage, Mill Lane.

Eckington River Avon flood plain



Of more current significance is the risk of surface water flooding due to rainfall not being able to soak away or escape along ditches and small watercourses. The geology of the built up area of the Parish is light soil over mudstone. Prolonged heavy rainfall results in surface water flooding, particularly on the tract of land between the railway line and the Tewkesbury Road. The railway embankment acts as a natural barrier to prevent the flow of water towards the river. There are culverts through the embankment but these are likely to be inadequate to cope with the flows on occasion. The Environment Agency have produced a map of surface flooding risk.

**Insert Map**

## **Landscape**

Landscape character is an important factor that is considered in the assessment of planning applications. Generally, an application for residential development should show that the key characteristics of the Landscape Type of the intended site have been considered in the siting, design, scale and layout of any proposed change. Wherever possible, development should strive to strengthen landscape character, retaining and conserving existing features whilst seeking opportunities to restore or enhance others. This is fundamental to the principle of generating landscape gain – i.e. the concept that it is no longer acceptable simply to mitigate to maintain the status quo and that any change must be accompanied by considerable benefit to the landscape (LCA 2012).

The Worcestershire Character Assessment for the Eckington Parish is categorised into four Landscape types, Riverside Meadows, Principle Village Farmlands, Wooded Hills and Farmlands and Principal Wooded Hills.

### **Riverside Meadows (River Avon Flood Meadows)**

**Character Description:** Riverside Meadows are linear riverine landscapes associated with a flat, generally well-defined alluvial floodplain in places framed by steeply rising ground. These are secluded pastoral landscapes characterised by meandering, tree-lined rivers, flanked by alluvial meadows which are defined by hedge and ditch boundaries. Settlement is typically absent.

#### **Key Characteristics.**

##### **Primary**

- Flat, low-lying topography
- Pastoral land use, including seasonal grazing meadows
- Tree cover character of individual trees rather than woodland
- Tree cover pattern of linear tree belts along ditches, watercourses and in hedgerows

##### **Secondary:**

- Unsettled with few roads
- Seasonally flooded alluvial floodplain
- Meandering river channel
- Medium-to-large fields with hedge and ditch boundaries
- Rushes, reeds and other wetland vegetation



### Principal Village Farmlands (Eckington and surrounding farmland)

Character Description: open, rolling landscapes characterised by a nucleated pattern of expanded rural villages, surrounded by large arable fields, often sub-divided into a series of smaller plots. This is an intensively farmed landscape associated with fertile, free draining soils which give rise to high quality farmland used for growing a wide variety of cash crops. This is a landscape of contrasts, the intensely functional, yet often very open and empty character of the farmland and the focused, communal density of the villages.

#### Key Characteristics:

##### Primary:

- Nucleated pattern of expanded rural villages
- Arable/cropping land use - cereals and field vegetables on fertile, free-draining soils

##### Secondary:

- Hedgerows define field boundaries
- Rolling lowland topography

##### Tertiary:

- Planned enclosure pattern of medium to-large scale fields
- Groups of trees associated with dwellings



#### Landscape Guidelines

- conserve and enhance the pattern of hedgerows
- retain the integrity of the dispersed pattern of settlement
- conserve and enhance tree cover along watercourses
- enhance patterns of tree cover associated with settlement
- seek opportunities to conserve all remaining areas of permanent pasture

### Wooded Hills and Farmlands (lower slopes of Bredon Hill)

**Character description:** These are medium to large scale upstanding, wooded landscapes with a sloping topography and well defined character. They are similar to the Principal Wooded Hills, but with more of an emphasis on farmland. The woods tend to occur as discrete blocks framing larger areas of enclosed fields. The latter are often associated with a small village or hamlet. There is a sense of balance, with a character that is less extreme than the Principal Wooded Hills.

#### Key Characteristics

##### Primary

- Prominent sloping topography
- Hedgerow field boundaries are an important element in defining landscape scale
- Tree cover pattern of large, discrete woodland blocks

##### Secondary

- Woodland of ancient character
- Mixed farming land use
- Medium-framed views
  - Sparsely clustered settlement pattern associated with areas of former open fields



### Principal Wooded hills (higher slopes of Bredon Hill)

**Character Description:** These are upstanding, wooded landscapes with a sloping, in places steeply undulating topography, often on the edge of higher ground. These are landscapes of large, irregularly shaped ancient woodlands and wooded streamlines, typically forming an interlocking pattern with surrounding hedged fields. The flowing woodland cover is a key visual element within the landscape, resulting in a strong sense of unity and visual integration.

#### Key Characteristics

##### Primary

- Varied, often steeply sloping topography
- Large, often interconnecting blocks of ancient woodland

##### Secondary

- Organic pattern of hedged fields, derived from assarting
- Frequent, narrow wooded valleys or dingles
- Medium-framed views
- Patches of rough grassland and scrub
- Sparsely settled pattern of farmsteads and wayside dwellings



The Parish also contains many examples of ridge and furrow fields that can be clearly viewed when looking on ariel maps.



1.

### Sources of Evidence

Eckington Conservation Area Appraisal and Management Plan (October 2010)

Eckington Village Design Statement (2008)

Landscape and Biodiversity Audit, Becki Prudden, Woodfield Ecology

Natural England

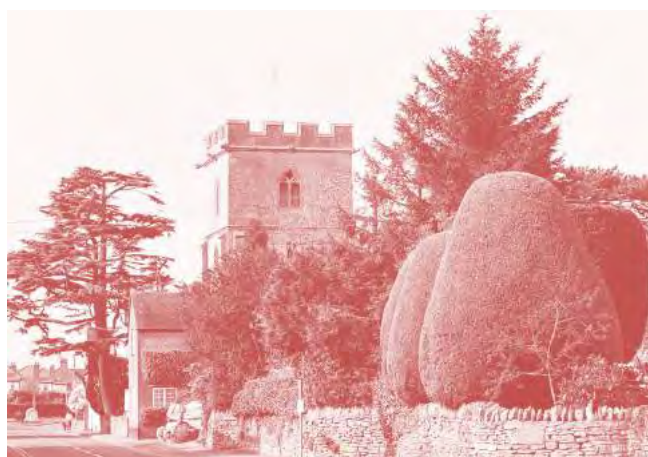
Worcestershire Biological Records Centre

Worcestershire County Council Landscape Character Assessment Supplementary Guide (2012)

Worcestershire Green Infrastructure Framework3 (May 2013)

Wychavon Planning Dept





# 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](http://www.eckingtonplan.co.uk)

[info@eckingtonplan.co.uk](mailto:info@eckingtonplan.co.uk)



## **Appendix 8: Foundation of our Eight Objectives**

The following section summarises the foundations of each objective and how they link to the 5 key issues described in the plan

**Objective 1:** All new development to prioritise ‘**low occupancy**’ housing that will allow our ageing community to downsize their homes without leaving the village, freeing up underutilised family homes for younger families to come in.

<u><b>Which of the key issues does this objective address?</b></u>	<u><b>How?</b></u>
Issue 1) We need to attract more young families into our community	<p><b>Providing more low occupancy homes will facilitate downsizing and help “free up” family homes for young families moving in.</b> 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 young family homes.</p> <ul style="list-style-type: none"> <li>a. over 65s will grow from 20% to 35% between 2001 and 2030</li> <li>b. 94% of residents want to stay in the village long term</li> <li>c. 85% of houses have more bedrooms than needed</li> </ul> <p>See Appendices 1,2e</p>
Issue 2) We need to address the needs of an aging population – particularly housing	<p><b>Providing more low occupancy homes will directly address the current shortage of “more manageable” homes for age 60 plus residents.</b> This will then allow them to stay in the village but 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 “low occupancy” home would allow 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.</p> <ul style="list-style-type: none"> <li>a. Only 25% of Eckington homes are 1 or 2 bedroom</li> <li>b. At the May 2015 consultation event, 86% of all exit poll respondents agreed that more downsize homes were needed and a further 7% mostly agreed.</li> <li>c. At the February 2016 consultation event, 96% agreed with the proposal to maximise supply of low occupancy</li> </ul>

	homes.
--	--------

**Objective 2:** All development to reflect and preserve the diversity of Eckington's built environment as well as be consistent with our current average housing density (13.8 dwellings per hectare, gross) and open access to the countryside

<u>Which of the key issues does this objective address?</u>	<u>How?</u>
Issue 3) We need to conserve and protect our most important assets	Ensuring continued diversity of housing will conserve Eckington's current outstanding diversity of buildings, which is one of the community's most treasured assets. See the Village Design Statement (Annex 1) and "Placecheck" results.
Issue 4) We need to protect and enhance our rural perspective	Ensuring any new developments have a housing density of below 15 dwellings per hectare will ensure we maintain our distinctive "village feel" in all future developments, rather than develop out of place "urban" density areas that do not fit in with the village.

**Objective 3:** Attract young families to the village by ensuring;

- our school remains full, effective and vibrant
- we preserve the attractiveness of the village and direct access to the countryside
- we maintain a vibrant and inclusive community social scene

<u>Which of the key issues does this objective address?</u>	<u>How?</u>
Issue 1) We need to attract more young families into our community	<b>Direct relationship.</b> This group particularly value having a vibrant and fully supported village school, a welcoming and active community, and beautiful rural countryside setting. Data Source: Appendix 1 - Household Survey
Issue 2) We need to address the needs of an aging population – particularly housing	Young families participating in the school and social life of the village usually provide the driving force for organising social events, which are enjoyed and valued by the older community members as well.
Issue 3) We need to conserve and protect our most important assets	<b>More young families help secure the future of the village school.</b> The village school is one of our most important assets, both in terms of the building heritage and its role in bringing youth and vitality into the village. More young families also help ensure support of important facilities (Village Hall, Recreation Centre, Scout Hut), our local services and the village economy – Pubs, Shops, Businesses.

**Objective 4:** Conserve and protect our historical heritage in buildings and monuments

<u>Which of the key issues does this objective address?</u>	<u>How?</u>
Issue 3) We need to conserve and protect our most important assets	<b>Direct relationship.</b> Our historical buildings and monuments (e.g. church, cross, school, etc.) are a major element of parish life.

**Objective 5:** Ensure our community facilities are protected and developed and are easily accessible to both young and old with provision for additional services that recognise the needs of both.

<u>Which of the key issues does this objective address?</u>	<u>How?</u>
Issue 3) We need to conserve and protect our most important assets	Direct relationship. Conservation and protection of our most important assets such as the school, recreation centre, village hall, scout hut as well as parish based businesses is heavily dependent on ensuring they have high levels of support from the community and provide services that the community values.

**Objective 6:** Support and encourage the development and growth of our diverse range of small businesses

<u>Which of the key issues does this objective address?</u>	<u>How?</u>
Issue 1) We need to attract more young families into our community	Our shops, pubs and other services help attract young families to the village. An infrastructure (roads, rail links, internet, etc.) that supports small businesses encourages young families that operate businesses from home to see the parish as a viable location.
Issue 3) We need to conserve and protect our most important assets	Our shops and pubs are themselves important assets.

**Objective 7:** Maintain our 'village feel' particularly in terms of green spaces within the village and protecting the village from sprawl

<u>Which of the key issues does this objective address?</u>	<u>How?</u>
Issue 4) We need to protect and enhance our rural perspective	Direct relationship.



## Objective 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

<b><u>Which of the key issues does this objective address?</u></b>	<b><u>How?</u></b>
Issue 5) We need to deal with traffic issues.	Direct relationship.

**Eckington Neighbourhood Plan**  
Stage 3 - Interim Consultation Event  
22<sup>nd</sup> and 23<sup>rd</sup> 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 h 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	<b>95</b>	
Number that also attended Feb 2016 Consultation	49	31	80	
Exit Surveys Completed	52	35	<b>87</b>	
Number that agreed that presentation was clear	50	35	85	
Agree with Proposals	40	29	69	<b>79.3%</b>
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:

<b>List A – Reasons for disagreeing</b>	<b>List B – Reasons for Agree/disagree feedback</b>
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	





# **Eckington Neighbourhood Plan**

## **Affordable Housing Briefing Paper**

## **1. Background**

- 1.1 Original proposal (and extant permission) at Roman Meadows is for 25 dwellings of which 10 (40%) would be affordable homes.
- 1.2 During the evidence gathering and consultation process the steering group identified that there are particular issues facing the village, in particular:
  - Ageing population (23% of the population are of retirement age compared to national average of 14%).
  - Shortage of smaller units (fewer 1 and 2 bed units in Eckington than is the case regionally and nationally).
  - Ensuring a strong school is seen as vital to the economic and social wellbeing of the village. The school is at 80% occupancy per most recent figures and an aging population makes attracting young families to the village absolutely vital.
- 1.3 As such a need was established for:
  - Family homes
  - Downsizing homes
  - Retirement homes
- 1.4 Although the need for family homes is apparent it was considered that building large family homes in the village would not actually be the most efficient way of attracting families to the village.
- 1.5 Given the ageing population and the desire of many older residents to downsize but to stay within the village, it was considered that by providing bungalows, smaller units and retirement units within the village the Neighbourhood Plan could deliver appropriate housing for the older residents of the village while at the same time 'freeing up' some of the larger, family sized homes thus attracting families with children who would protect the future of Eckington Primary School.
- 1.6 This was considered a desirable solution that would deliver the best outcomes for the village.
- 1.7 Furthermore, it was considered that the need for low occupancy units (i.e. downsize units) as well as specialist retirement units was so strong that they should be prioritised in the NP over affordable housing.

## 2. The Proposal

### Pershore Road & Roman Meadows

- 2.1 The current proposal would deliver a total of 38 homes (as defined by the revised master plan layout SK21), a reduced 17 on the Roman Meadows site with a further 21 units on land to the east of Pershore Road.
- 2.2 The Pershore Road site would comprise 19 market units and 2 Manageable units, whilst the Roman Meadows site will now deliver 8 affordable homes, 4 Manageable units and 5 retirement units.
- 2.3 Overall the delivery of affordable homes is reduced from 10 to 8, however the proposals now deliver 11 Manageable and retirement units for which, it is considered, there is a great need and significant demand for.
- 2.4 According to Policy SWDP15 of the South Worcestershire Development Plan, the sites should deliver 40% affordable which equates to 15.2 affordable homes. As such 15 (possibly 16 depending on interpretation) units should be delivered according to policy.

### Jarvis Street

- 2.5 The Neighbourhood Plan identifies Jarvis Street site as an appropriate location for up to 6 dwellings, of which 2 will be open market homes and 4 will be homes built to the 'Manageable' specification.
- 2.6 According to SWDP Policy 15, 20% of the units on this site should be delivered as affordable homes, which equates to 1.2 units. As such, one (possible 2 depending upon interpretation) of the units should be affordable.

### Overall

- 2.7 Overall the NP would seek to deliver the following:

House Type	Roman Meadows & Pershore Road	Jarvis Street	Total
Market	19	2	21
Affordable	8	-	8
Retirement	5	-	5
Manageable	6	4	10

### 3. Reasoning

- 3.1 By delivering these retirement and Manageable units (with 3 of the Manageable units having an age restriction) it is considered that those looking to downsizing will be able to do so. As a consequence, larger properties should become available with the intended consequence that families will be able move to the village, protecting the school in the long term.
- 3.2 Affordable homes are always welcome and it is accepted that there is a need for affordable homes in the NP area. A housing needs survey (HNS) carried out for Eckington PC by Data Orchard found the following current and future demand. (The HNS allowed responders to select more than one type of home that they would be interested in.)
- 3.3 The HNS therefore suggests that current need in the village is for 7 units, and that the types of homes required are market and low-cost market homes. 'Affordable' homes, i.e. social rented and shared ownership units, are not required to meet current local need in the village.

Size of home	Current need	Type of home ideally required		
		Owner occupied	Low cost Purchase	Rented from housing association
One-bedroomed	1	0	0	1
Two-bedroomed	5	1	4	0
Three-bedroomed	1	0	1	0
Total	7	1	5	1

- 3.4 The report finds that the future need in the village is also for 7 units.

Size of home	Future need	Type of home ideally required				
		Owner occupied	Low cost Purchase	Private rented	Rented from housing association	Shared ownership
One-bedroomed	2	1	1	0	1	0
Two-bedroomed	5	4	5	2	0	1
Total	7	5	6	2	1	1

- 3.5 Once again, the demand within the village for new homes is predominantly for owner-occupied and low cost purchase homes.

- 3.6 Given that low cost purchase emerged as a particular need in the village, and given the relatively high cost of housing in the village, it is clear that in order to meet the need identified in the HNS that small units would have to be delivered in order that they meet the identified needs of the community.
- 3.7 As such, Eckington NP Steering Group, with the strong and explicit support of the community, have identified a greater need for units which are appropriate for downsizing to, in order to help deliver two objectives:
- Delivering appropriate homes for older people and
  - Freeing up larger homes for families.

### **Retirement Units**

- 3.8 The retirement units will:
- Meet lifetime homes standards
  - Consist of single storey dwellings (with 2 or 3 bedrooms)
  - Have an accessible garage
  - Be fully wheelchair accessible
  - Reserved for those aged 65 and over
- 3.9 As such they will meet a clear and identified need, help older people stay in the village and be future proofed for those that choose to downsize.

### **Manageable Units**

- 3.10 The Manageable units will:
- Meet lifetime homes standards
  - Have at least one bedroom and one bathroom downstairs
  - Have accessible garage
  - Have a wheelchair accessible garden
  - Have PD rights removed to ensure they retain their suitability as low occupancy (downsize) homes.

### **Further benefits**

- 3.11 In addition to the benefits to the community in terms of the types of housing to be delivered it is also considered that there will be considerable benefits arising in terms of community land and community facilities that the landowner will provide.
- 3.12 The landowners of both the Pershore Road sites and the Jarvis Street site are both willing to provide community facilities, which will benefit the community greatly and which the community have stated that they are firmly in favour



of, due to the reduction in affordable housing that the two sites at Roman Meadows II and Pershore Road and at the Jarvis Street site will provide:

- **A footway** to allow access between the recreation ground and Roman Meadows 2 - labelled A on Map SK-21. This creates a safe pedestrian route to the Rec.
- **An extension to the cemetery** on Pershore Road – labelled C on Map SK-21.
- **Additional Green Space** (and potential additional Playing Fields for use by the Recreation Centre) – labelled D.
- **An overflow car park** for the Rec –labelled B on Map SK-21.
- **Provision of land for future Community Building** – on land labelled F on Map SK-21.
- **A financial contribution of £200k**
- **School Car Park and Drop off** – for Community use outside School hours – labelled JSJ on Map 9.
- **Provision of a new school playing field.** This is crucial to the future of the school as it will allow it to expand (labelled JSF).

3.13 It is considered by the Steering Group and by the community through consultation that the above represent a significant benefit to the community – a benefit that is predicated on the proposals delivering less affordable housing than the SWDP stipulates that the sites should technically deliver.

3.14 Clearly it is a fact of the market that the landowners involved cannot be expected to provide the above as well as 40% affordable homes. As such there must be a trade-off and affordable homes, while important, are not a priority need of the current community.

### **National Policy**

3.15 It is important to note that while this is a specific and identified need of the community in Eckington, it is also a nationwide issue that the NPPF and Housing Minister have looked to tackle.

3.16 The NPPF at paragraph 50 states that:

*50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:*

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;*

3.17 In February 2017 Housing Minister Gavin Barwell stated:

*"First of all, we've got a lot of demographic change in the country and an increasing elderly population, so it's not just about how many houses you build, but are you building the right kind of houses?"*

*"If we can make it easier for elderly people to move into that kind of accommodation, it releases family homes that we're desperate [for]," he said.*

3.18 A spokesman for the DCLG later added:

*"The white paper will explore ways to stimulate the market to deliver new homes for older people and disabled people. We want to make sure older people have a good choice of accommodation to help them to live independently for longer, and help reduce costs to social care and health systems,"*

3.19 The Government White Paper, also published in February 2017, stated that

*"Whatever the methodology for assessing overall housing requirements, we know that more people are living for longer. We propose to strengthen national policy so that local planning authorities are expected to have clear policies for addressing the housing requirements of groups with particular needs, such as older and disabled people."*

## 4. Conclusion

4.1 As a consequence, the NP proposes to:

- Deliver 10 Manageable units and 5 Retirement units.
- Deliver 21 'open' market homes instead of the original 15 to be delivered on Roman Meadow.
- Deliver a total of 8 affordable units, more than the current need identified in the Eckington Housing Needs Survey.

4.2 It is considered that, in a simple 'benefits versus dis-benefits' evaluation, the benefits to the village (Manageable & retirement units + larger homes freed up to enable new blood to move in) would significantly outweigh the dis-benefits of the proposal (a loss of two affordable units against the existing proposal; or a loss of eight affordable homes against the SWDP Policy requirements for the proposed sites).

4.3 Indeed, while it is accepted that the proposal runs contrary to the SWDP in terms of delivery of affordable homes, it is apparent that what the community desires is in line with government objectives in terms of providing suitable homes for the elderly and freeing up family homes.

4.4 The following table considers the benefits of the NP proposals against the disbenefits:

Benefits	Dis-benefits
Delivery of retirement units (desired by community).	Contrary to SWDP Policy 15.
Delivery of Manageable units (desired by community).	Under provision of affordable housing compared to SWDP requirements and existing planning permission at RMII.
Freeing up of large family homes, desired by the community and an identified aim of the government via the NPPF and the Housing White Paper	

Clear delivery of community desires as identified in consultation.	
Protection of future of village school by encouraging families to the village and providing a new playing field which would enable the school to expand and future-proof itself.	
Delivery of sufficient affordable homes to meet identified needs of the community.	
Various community benefits including open space, land for the cemetery, a car park, land for a community building and more.	
A financial contribution of £200k towards community facilities provision.	

# Eckington Neighbourhood Plan

Parish Survey  
March 2015

## Evidence Report



Your village...your plan...your future

April 2015







# Eckington Neighbourhood Plan 2015-2030

---

## Household Survey –February 2015 - Evidence Report

### Background

As part of developing the Eckington Parish Neighbourhood Plan 2015-2030 the Parish Council appointed a Steering Group to manage the processes involved. The initial phase was to establish a comprehensive database of evidence to support the proposals that would be included in the plan.

A crucial part of this evidence gathering was to consult with the Parishioners to enable them to gain an understanding of the Plan creation at all stages and to gather their views of the present and their aspirations for the future. The first stage therefore was to create a Parish-wide written survey for each household to fill to gain a preliminary assessment of their views and determine the key issues facing the village community.

### Methodology

The steering group created 6 small working parties of specialists in the wider community each to concentrate on gathering evidence on specific elements of the plan. Each group was asked to submit questions that they believed needed to be posed but could not be satisfied from reliable statistical sources. These questions formed the basis of the 22 question survey document together with general enquiries regarding their views and opinions of the Parish as a whole.

A significant number of volunteers from the Parish acted as “Street Champions” and in their nominated streets acted as ambassadors for the task by hand delivering the survey document to each and every household in the Parish and after an appropriate period repeatedly called again to collect the surveys and add advice where necessary. A drop-off box was made available for Parishioners to post their forms for convenience or anonymity if required. Forms were anonymous and although dispensed by postcode were unidentifiable as being from individual households to maintain confidentiality.

The data was input by volunteers into a central database managed by an independent survey agency, Data Orchard, to collate and undertake an initial analysis of the responses using their advice and expertise in data collection and analysis. This report presents the collated data together with the initial analysis and extracted comments. Data Orchard also undertook a confidential Housing Needs Survey on behalf of the Parish and the results were presented direct to Wychavon District Council having notified the Parish Council of the headline anonymous outputs.

### Overall Response Rate

Questionnaires Delivered	554	66.6%
Completed Forms Returned	369	



## Analysis

### Q1. What is the age of the head of your family or household?

Response rate	Answered question	366	99.2%
	Skipped question	3	

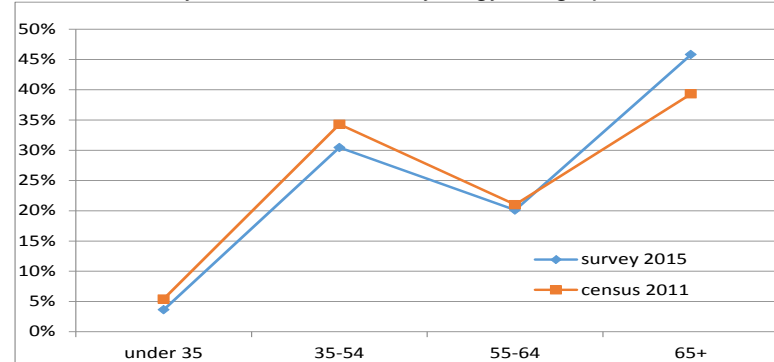
Data	Age	Number	% total
	Under 20	1	0.3%
	21-25	0	0.0%
	26-30	4	1.1%
	31-35	8	2.2%
	36-40	17	4.6%
	41-45	29	7.9%
	46-50	32	8.7%
	51-55	40	10.9%
	56-60	34	9.3%
	61-65	39	10.7%
	Over 65	162	44.3%
	<b>Total</b>	<b>366</b>	

#### Comment

The average age of the head of participating household in the 2015 survey is 60.6 years. The Census in 2011 indicated an average age of household heads as being 59.2years.

The average age across the whole of the Parishioners has increased in line with the plan expectancy by 1.7% over the same period. The survey sample of 66.6% of the Parish Households therefore is highly congruent with the forecast data and given the high response rate from the survey should be seen as representative for the purposes of comparative statistical analysis.

The following graph plotting the age of the heads of household in the 2011 Census compared with the 2015 survey indicates a close synergy of age profile over the period





## Q2. Since moving to the parish have you rented or owned each house and how long did you live there?

### Response Rate

Answered question	360	97.6%
Skipped question	9	

### Data

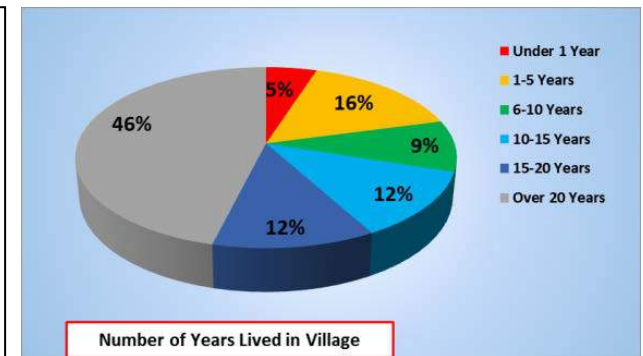
	Under 1 Year	1-5 Years	6-10 Years	10-15 Years	15-20 Years	Over 20 Years	Total
<b>Number of years the household has lived in the Village</b>	<b>18</b>	<b>57</b>	<b>33</b>	<b>43</b>	<b>43</b>	<b>166</b>	<b>360</b>
	5%	16%	9%	12%	12%	46%	100%

### Comment

- The data indicates that households tend to stay in the village for long periods with 58% having lived in the village for more than 15 years and nearly half for more than 20 years.

		total stay in village					
Length of Stay in First House		under 1 ye	1 to 5	6 to 10	10 to 15	15 to 20	20+
under 1 year	22	6%	18		1		4
1 to 5	97	27%		57	5	6	5
6 to 10	39	11%			28	1	3
10 to 15	43	12%				35	1
15 to 20	41	11%					34
20+	118	33%					
	<b>360</b>	<b>100%</b>	<b>18</b>	<b>57</b>	<b>33</b>	<b>43</b>	<b>43</b>
							<b>166</b>

- There is also a high proportion of households that stay in their first house in the village for a very long time without moving and then, when they do, they move again within the Parish. Over 70% of households that have lived in the parish for more than 20 years are still in their original home.



Number of years that a household has lived in their home?	Under 1 Year	1-5 Years	6-10 Years	10-15 Years	15-20 Years	Over 20 Years	Total
<b>Current Property</b>	<b>24</b>	<b>76</b>	<b>42</b>	<b>43</b>	<b>44</b>	<b>131</b>	<b>360</b>
	7%	21%	12%	12%	12%	36%	100%
<b>Their Previous Home</b>	<b>4</b>	<b>34</b>	<b>11</b>	<b>10</b>	<b>5</b>	<b>17</b>	<b>81</b>
	5%	42%	14%	12%	6%	21%	100%
<b>The one before that</b>	<b>3</b>	<b>17</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>30</b>
	10%	57%	13%	10%	7%	3%	100%

	Owned	Rented	Not answered
<b>What is the tenure of you current home?</b>	<b>257</b>	<b>35</b>	<b>68</b>
<b>% of those answering</b>	<b>88%</b>	<b>12%</b>	

### Comment

- 6.3% (16) of households now living in owned properties previously rented a home in the village whereas only 1 household now rents having previously owned their home.



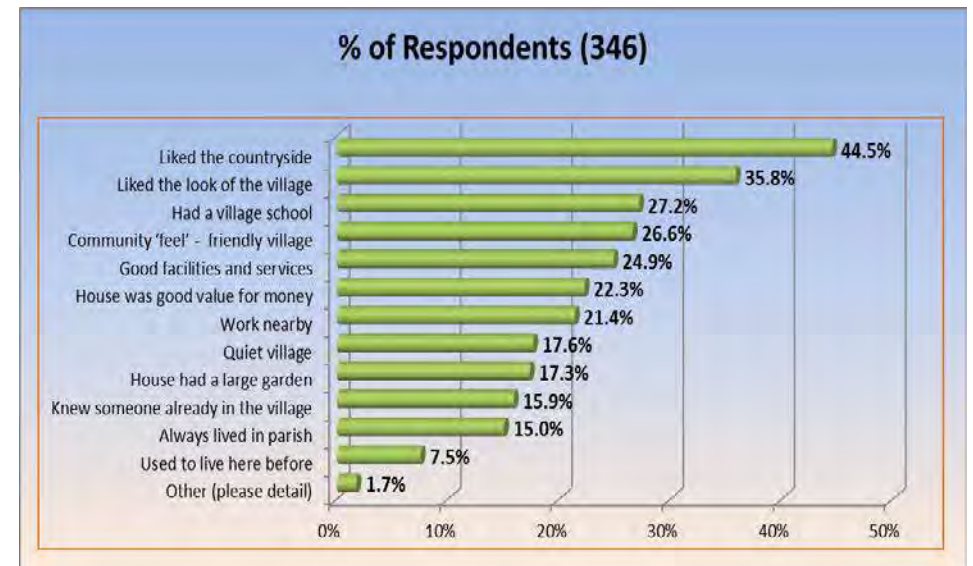
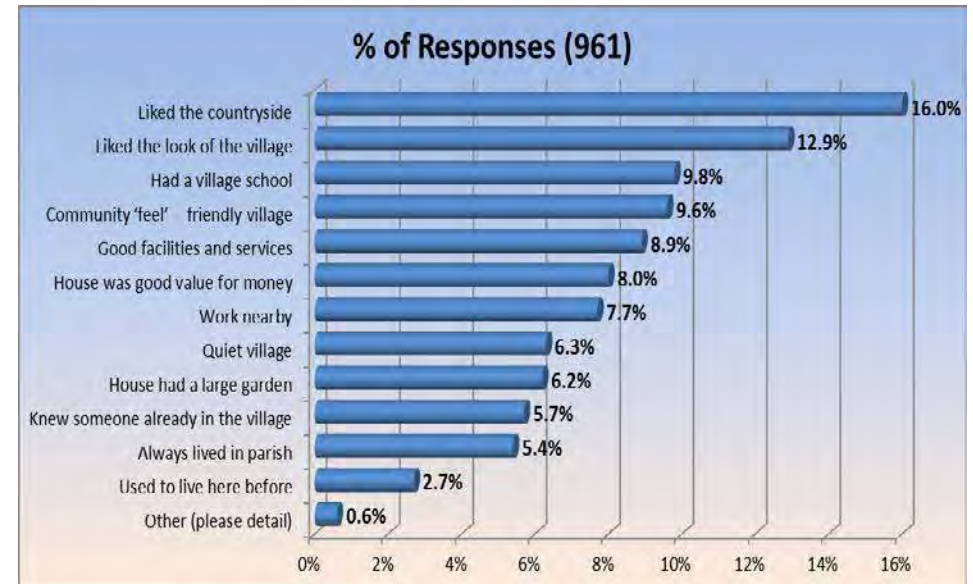
### Q3. Why did you choose to come to live in the parish?

Response Rate	Answered question	346	93.8%
	Skipped question	23	
Data	Number of responses	961	

Answer Options	Response Count	% of Responses (961)	% of Respondents (346)
Liked the countryside	154	16.0%	44.5%
Liked the look of the village	124	12.9%	35.8%
Community 'feel' - friendly village	92	9.6%	26.6%
Had a village school	94	9.8%	27.1%
Good facilities and services	86	8.9%	24.9%
House was good value for money	77	8.0%	22.3%
Work nearby	74	7.7%	21.4%
Quiet village	61	6.3%	17.6%
House had a large garden	60	6.2%	17.3%
Knew someone already in the village	55	5.7%	15.9%
Always lived in parish	52	5.4%	15.0%
Used to live here before	26	2.7%	7.5%
Other (please detail)	6	0.6%	1.7%
<b>Total Responses</b>	<b>961</b>	<b>100.0%</b>	

#### Comment

- 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.
- For a small village Eckington is well recognised for its school and is well serviced by a small yet comprehensive range of facilities.
- Despite Eckington being a more expensive village than most in the area for housing these benefits tend to deliver a "premium" leading to a high proportion of value-for-money feeling amongst Parishioners.
- It is crucial to the long term welfare of the Village that it continues to attract young families to the village. The values that originally attract these families must be preserved and indeed enhanced if the Parish is to continue to prosper







#### Q4. Do you think you will stay in the village in the long term?

##### Response Rate

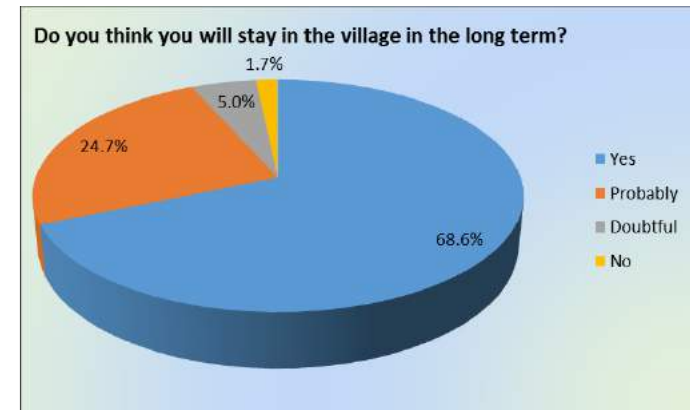
Answered question	360	97.6%
Skipped question	9	

##### Data

	Response Percent	Response Count
Yes	68.6%	247
Probably	24.7%	89
Doubtful	5.0%	18
No	1.7%	6

##### Comment

- Over 93% of those responding stated that they definitely, or probably, would stay in the Parish for long term.
- People who come to Eckington generally tend to stay and should be catered for throughout the progressive life-cycle



#### Q4. If not 'Yes' why not?

##### Response Rate

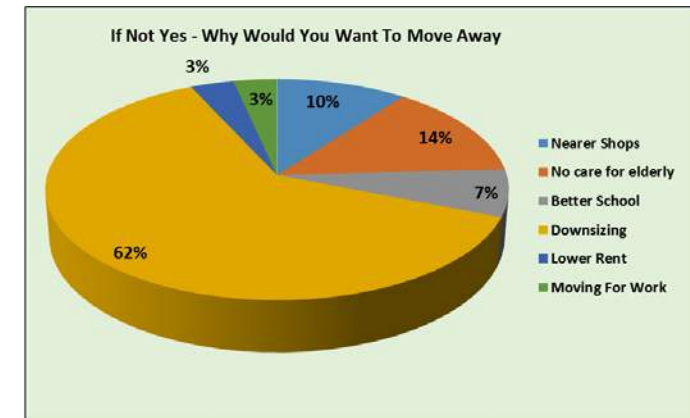
Answered question	29	8.8%
Skipped question	331	

##### Data

Nearer Shops	No care for elderly	Better School	Downsizing	Lower Rent	Moving For Work
3	4	2	18	1	1
10%	14%	7%	62%	3%	3%

##### Comment

- 86% of those few respondents that indicated that they would probably move in the future identified the lack of support for older people as they age.
- The lack of smaller more manageable properties to buy as they become less mobile and able was prominent (62%)
- 3 respondents noted that they may well require to move to an area of better high school or indeed for work





## Q5. Do you require a “Housing Needs” survey application?

### Response Rate

answered question	329	89.1%
skipped question	40	

### Data

	Response Percent	Response Count
No	87.5%	288
Yes	12.4%	41

### Comment

- The Housing Needs Survey was conducted in confidence by Data Orchard as an independent survey organisation
- 41 Parishioners indicate a need for a Housing needs form but only 31 accepted an application form
- 21 returned completed forms of which 4 were excluded as indicating no future need with 17 being passed on to Wychavon District Council

## Q6. If you have youngsters in your family/household, how many of them:

### Response Rate

answered question	197	53.4%
skipped question	172	

### Data

	At Family Home	Currently Live Away from Village	Elsewhere in Village
Children under 18 - At home	167	0	0
Children over 18 - At Home - Always	36	0	0
Children over 18 - At Home - Moved Back in	15	0	0
Children over 18 - Away	0	162	0
Children over 18 - Moved Back in village-Own Home	0	0	12
<b>392</b>	<b>218</b>	<b>162</b>	<b>12</b>
	56%	41%	3%

Children Under 18	167	42.6%
Over 18	225	57.4%
<b>Total</b>	<b>392</b>	

### Comment

- Of those youngsters that have left the village 86% are still living away
- 6% have returned to the village into their own home
- 8% moved back in to their family home
- 25.1% of households have dependent children
- The typical age that children return home is 24 years



**Q7. For each household member over 18 please say if they work at home, in the village or travel to work or volunteering.**

**Response Rate**

answered question	215	58.3%
skipped question	154	

**Data**

Total	At Home	In Village	Travel
	20.4%	11.7%	67.9%
446	91	52	303

**If they go out of the village to work how far do they travel?**

Total Travel	Up to 5 miles	5-20 miles	20-50 miles	50+ miles
	15.8%	57.4%	16.8%	9.9%
303	48	174	51	30

**Of those that work outside the village how do they get there**

Total	Walk	Bike	Car	Bus	Other
	1.3%	2.3%	88.8%	4.3%	3.3%
303	4	7	269	13	10

**Comment**

- 68% of the 446 Parishioners that travel regularly to work or to volunteer in charitable organisations travel outside the village to do so
- Nearly ¾ of them travel between 5 and 50 miles to do so with only 10% traveling further afield
- 89% travel by car or van as only 4.3% use public transport.

**Q8. If you run a business in Eckington please respond?**

**Response Rate**

answered question	67	18.1%
skipped question	302	

**Data**

**Total count of businesses 41**



## Q9. Do members of your household use these facilities?

### Response Rate

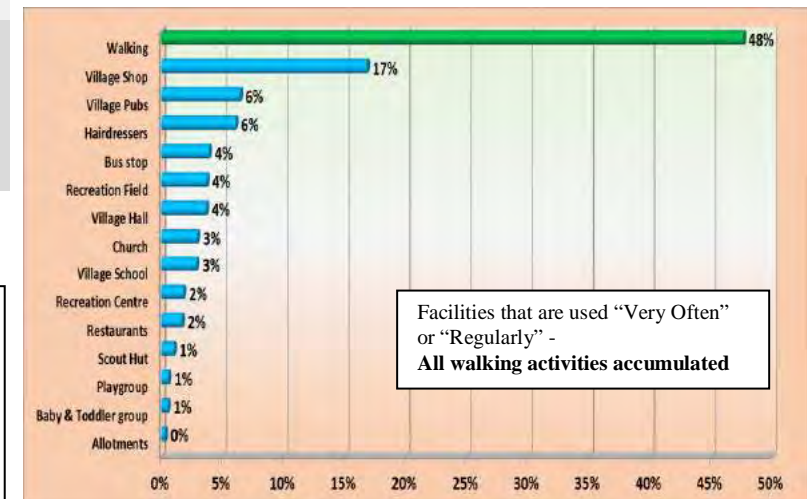
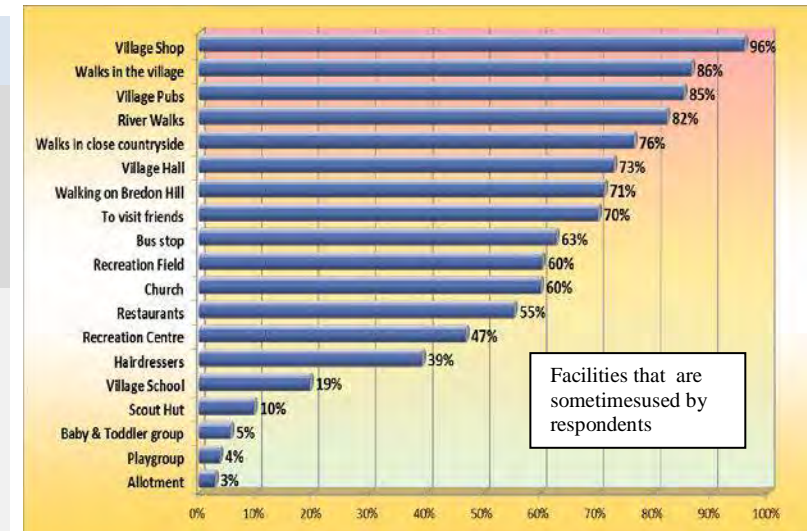
answered question	366	99.2%
skipped question	3	

### Data

Location	Venue	Never	Sometimes	Regularly	Very Often
Pershore Rd	Recreation Centre	91	141	19	11
	Recreation Field	67	158	41	21
	Playgroup	211	3	3	7
	Baby & Toddler group	207	11	5	4
	Scout Hut	197	18	14	3
	Allotments	216	5	3	2
Centre of village	Church	63	170	30	19
	Bus stop	77	164	47	18
	Village Pubs	11	204	84	23
	Village Shop	4	70	162	118
	Hairdressers	128	42	83	18
	Village Hall	40	205	49	12
	Village School	170	23	8	40
	Restaurants	69	174	24	4
Other	Walks in the village	10	98	107	111
	River Walks	21	143	70	87
	Walks in close countryside	24	120	70	89
	Walking on Bredon Hill	34	148	46	66
	To visit friends	23	109	89	58

### Comment

- 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.
- Some of the most valued facilities are, in reality, underutilised





**Q10. If you think community activities should be available for 14 to 18 year olds please state what?**

**Response Rate**

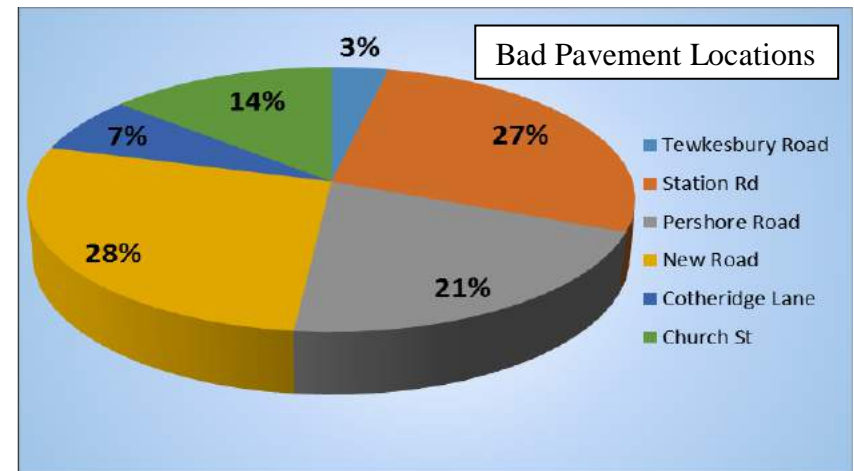
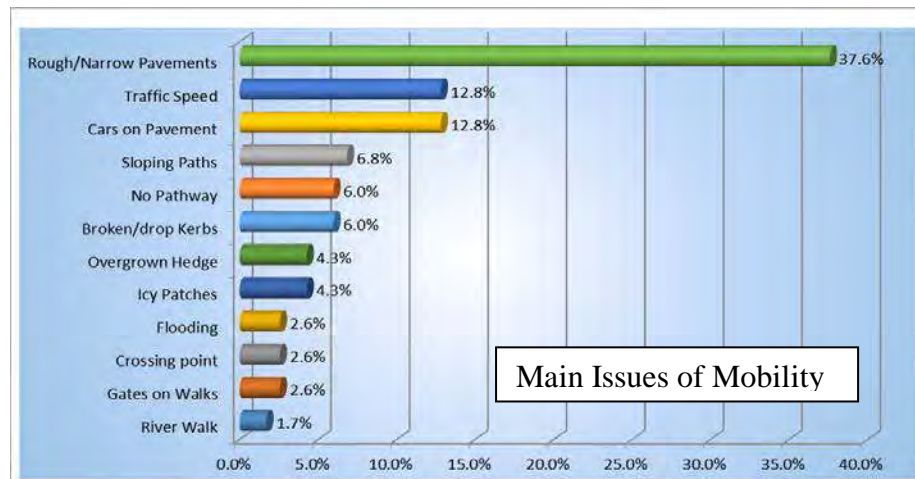
answered question	116	31.4%
skipped question	253	

**Q11. Does someone in your household move around the parish on foot, with a mobility scooter/wheelchair or child's buggy or on a cycle and has difficulty in places? If so what is the problem?**

**Response Rate**

answered question	93	25.2%
skipped question	276	
number of responses	117	

Data	Cars Parked on Pavement	Rough/Narrow Pavements	Broken/drop Kerbs	River Walk	No Pathway	Traffic Speed	Sloping Paths	Gates on Walks	Crossing point	Icy Patches	Flooding	Overgrown Hedge
	12.8%	37.6%	6.0%	1.7%	6.0%	12.8%	6.8%	2.6%	2.6%	4.3%	2.6%	4.3%
	15	44	7	2	7	15	8	3	3	5	3	5







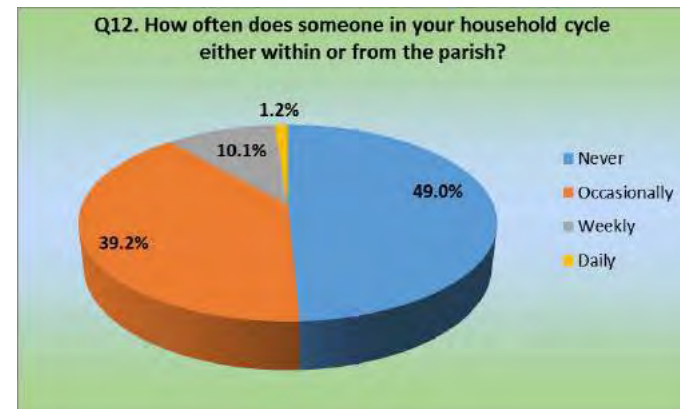
**Q12. How often does someone in your household cycle either within or from the parish?**

**Response Rate**

answered question	347	94.0%
skipped question	22	

**Data**

	Response Percent	Response Count
Never	49%	170
Occasionally	40%	136
Weekly	10%	35
Daily	1%	4
tick if with children	6.1%	21



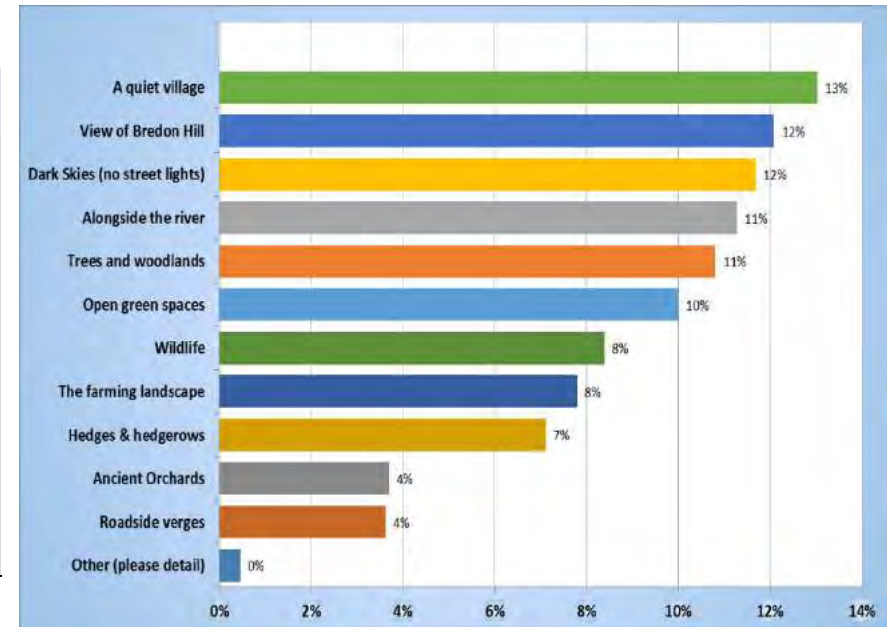


### Q13. Which aspects of the landscape do you consider the most important to conserve?

Response Rate	answered question	363	98.4%
	skipped question	3	
	Number of responses	1489	

#### Data

	Response Count	Response Percent	% of Respondents
Trees and woodlands	161	10.8%	44.4%
Dark Skies (no street lights)	174	11.7%	47.9%
Roadside verges	54	3.6%	14.9%
Wildlife	125	8.4%	34.4%
The farming landscape	116	7.8%	32.0%
Hedges & hedgerows	106	7.1%	29.2%
View of Bredon Hill	180	12.1%	49.6%
A quiet village	194	13.0%	53.4%
Ancient Orchards	55	3.7%	15.2%
Alongside the river	168	11.3%	46.3%
Open green spaces	149	10.0%	41.0%
Other (please detail)	7	0.5%	1.9%
		100%	



#### Comment

- The Parishioners value those things that make the village character so special such as a quiet and peaceful place to live
- The river footpath feature highly in comments. The householders want their river walks back without electric fences and restrictions that make it muddy and unpleasant
- Green spaces are an important part of the village streetscape and developments must respect that this is a fundamental feature of the village



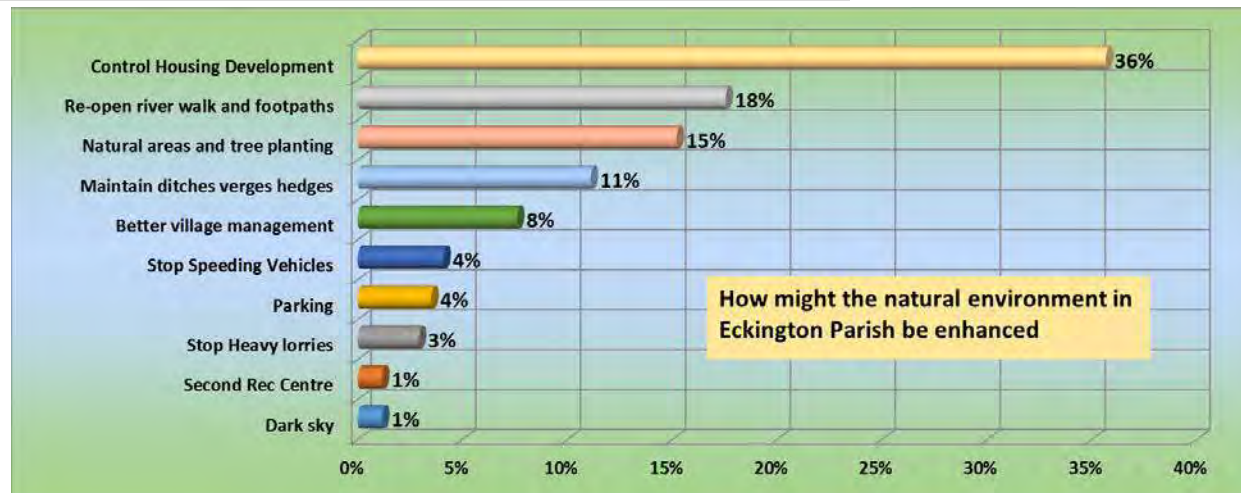
## Q14. How might the natural environment in Eckington Parish be enhanced?

### Response Rate

answered question	179	48.5%
skipped question	190	
Number of responses	171	

### Data

Stop Speeding Vehicles	Open river walk and footpaths	Maintain ditches verges hedges	Natural areas and tree planting	Second Rec Centre	Control Housing Development	Stop Heavy lorries	Parking	Better village management	Dark skies	Total Comment
7	30	19	26	2	61	5	6	13	2	171
4%	18%	11%	15%	1%	36%	3%	4%	8%	1%	100%



### Comment

- The uncontrolled expansion of the village by insensitive developments is seen as the biggest risk to the continuation of the village life.
- Over 8% of respondents reported concerns regarding unrestrained commercial activities being responsible for restricting access and damaging the character of the river footpath



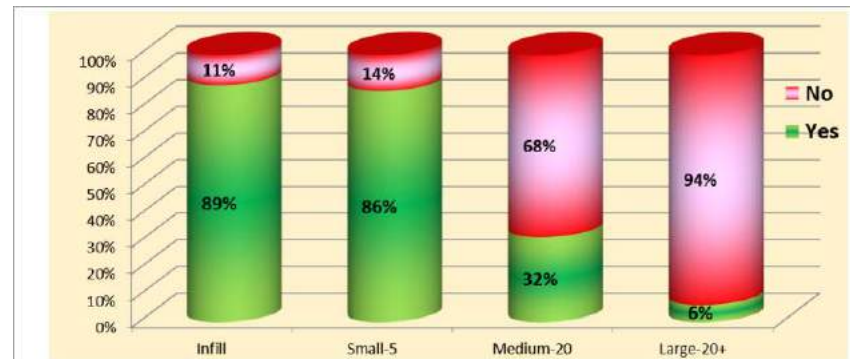
**Q15. If we need to build more homes in the parish in the future what type of development would be acceptable to you to best suit the nature of the village?**

**Response Rate**

answered question	325	88.1%
skipped question	44	
Number of responses	311	

**Data**

	Yes	%	No	%	Response Count
Infill housing - Single homes/extensions that are constructed on existing properties	276	89%	35	11%	311
Small development - Sites of a maximum of say 5 houses	269	86%	42	14%	311
Medium development - A development of say 20 homes	99	32%	212	68%	311
Larger development - Larger development of well over 20 homes that could bring added resources to the village but would extend the village boundaries	20	6%	291	94%	311



**Comment**

- The Parishioners clearly accept the need for smaller, controlled and sensible development of the village as essential to keeping the village dynamism active by varying the housing stock to suit the changing needs of the people
- They also overwhelmingly reject the prospect of larger housing developments being appropriate to the nature of the village



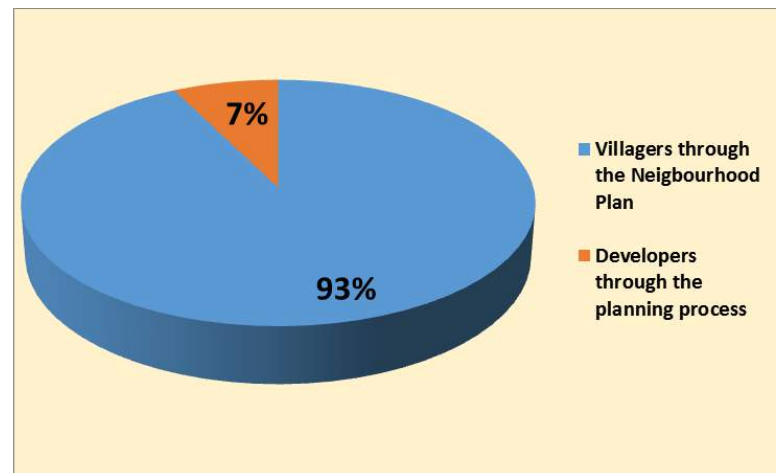
**Q16. Through the Neighbourhood Plan the parish could decide where houses are built, if at all. Alternatively we can allow the current situation to continue where developers suggest sites through the planning process. Which do you prefer?**

**Response Rate**

answered question	348	94.3%
skipped question	21	

**Data**

	Response Percent	Response Count
Villagers identify sites through the Neighbourhood Plan	92.5%	322
Developers suggest sites through planning process	7.5%	26



**Comment**

- The Parishioners have demonstrated their desire to maintain control of their environment through their elected representatives and the statutory powers given them by the Neighbourhood Planning process





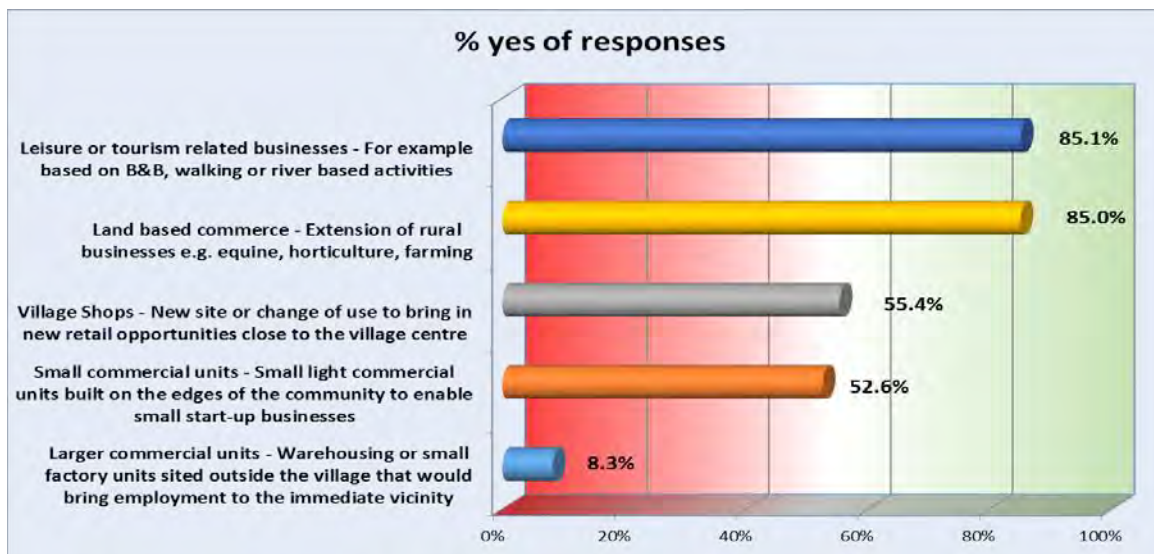
## Q17. Should we wish to encourage the development of more businesses in the parish in the future what type of development do you think would suit the nature of the village?

Response Rate

answered question	356	96.5%
skipped question	13	

Data

	Response Count	Yes	% Yes of responses	No	%No of responses	% no comment
Small commercial units - Small light commercial units built on the edges of the community to enable small start-up businesses	333	175	53%	158	47%	6.5%
Land based commerce - Extension of rural businesses e.g. equine, horticulture, farming	327	278	85%	49	15%	8.1%
Village Shops - New site or change of use to bring in new retail opportunities close to the village centre	327	181	55%	146	45%	8.1%
Larger commercial units - Warehousing or small factory units sited outside the village that would bring employment to the immediate vicinity	327	27	8%	300	92%	8.1%
Leisure or tourism related businesses - For example based on B&B, walking or river based activities	335	285	85%	50	15%	5.9%



### Comment

- There is a high response to the possible development of businesses that complement the rural culture and expand tourism in the region
- There is a strong rejection of larger industrial units that would bring heavy traffic to the already stressed lanes of the Parish



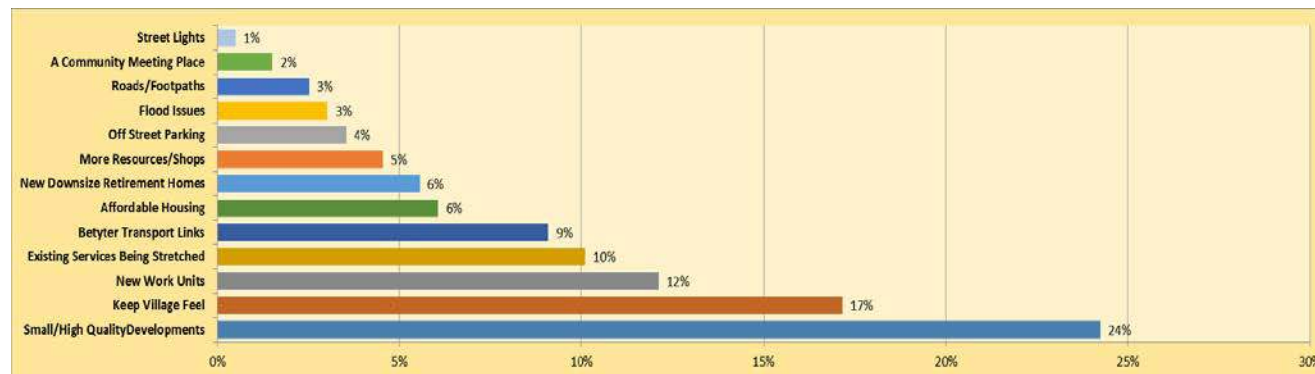
## Q17a. Do you have any other comments regarding development within the Parish regarding housing, jobs, infrastructure, business development etc.?

### Response Rate

answered question	159	43.1%
skipped question	350	
number of comments	198	

### Data

Only Small High Quality Developments	Must Maintain Village Feel	New Small Work Units	Existing Services Being Stretched	Need Better Transport Links	Affordable Housing	New Downsize Retirement Homes Needed	More Resources and Shops	Off Street Parking	Flood Issues	Repair Roads and Footpaths	A New Community Meeting Place	Street Lights
24%	17%	12%	10%	9%	6%	6%	5%	4%	3%	3%	2%	1%
48	34	24	20	18	12	11	9	7	6	5	3	1





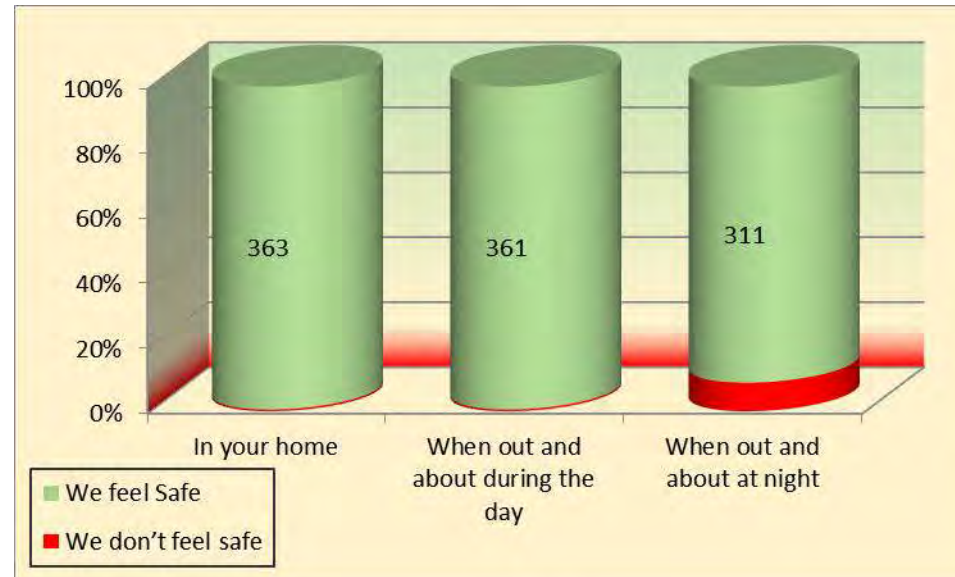
## Q18. Do you usually feel safe when in the parish?

### Response Rate

answered question	365	98.9%
skipped question	4	

### Data

	We feel Safe	%	We don't feel safe	%	Response Count
In your home	363	99.4%	2	0.6%	365
When out and about during the day	361	98.9%	2	1.1%	363
When out and about at night	311	85.2%	30	14.8%	341



### Comment

- Clearly Eckington is considered to be "Safe" place to live in



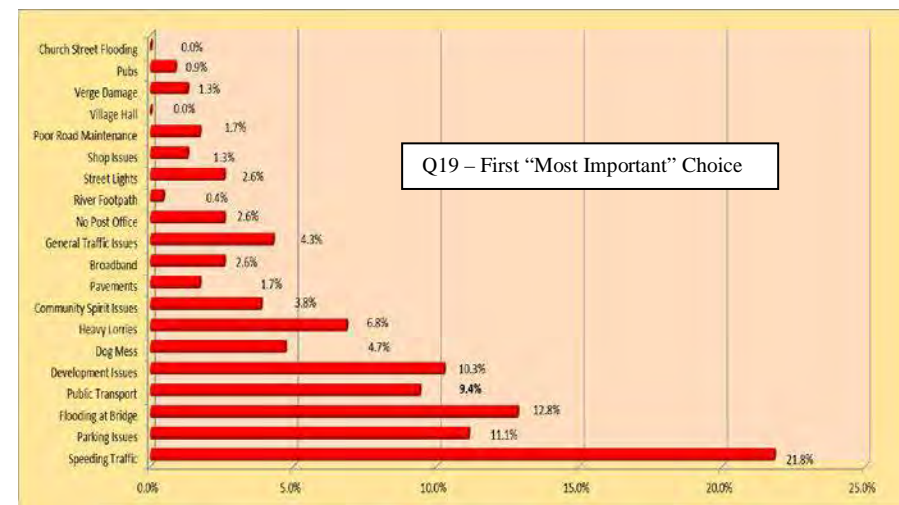
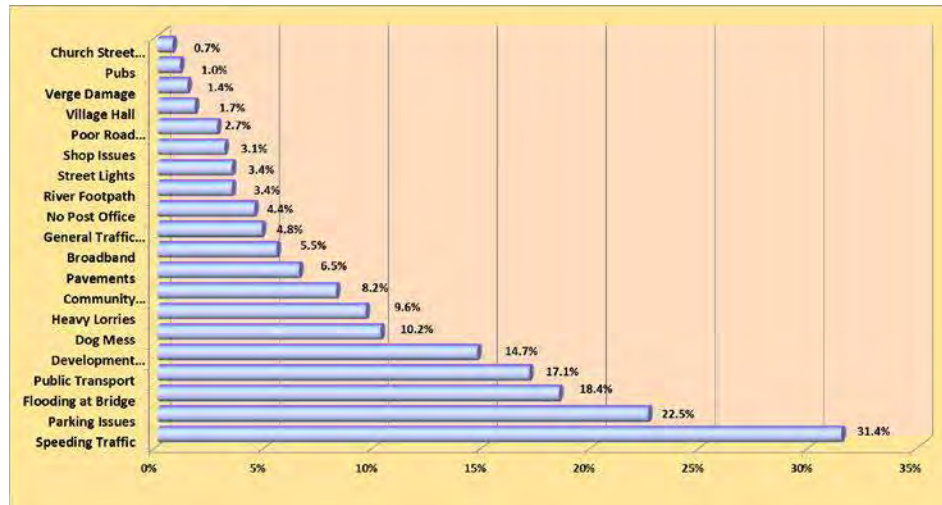
## Q19. What do you least like about living in Eckington?

Response Rate

answered question	293	79.4%
skipped question	76	
number of responses	500	

	Speeding Traffic	Parking Issues	Flooding at Bridge	Public Transport	Development Issues	Dog Mess	Heavy Lorries	Community Spirit Issues	Pavements	Broadband	General Traffic Issues	No Post Office	River Footpath	Street Lights	Shop Issues	Poor Road Maintenance	Village Hall	Verge Damage	Pubs	Church Street Flooding
Responses	92	66	54	50	43	30	28	24	19	16	14	13	10	10	9	8	5	4	3	2
Response %	18.4%	13.2%	10.8%	10.0%	8.6%	6.0%	5.6%	4.8%	3.8%	3.2%	2.8%	2.6%	2.0%	2.0%	1.8%	1.6%	1.0%	0.8%	0.6%	0.4%
% of respondents	31.4%	22.5%	18.4%	17.1%	14.7%	10.2%	9.6%	8.2%	6.5%	5.5%	4.8%	4.4%	3.4%	3.4%	3.1%	2.7%	1.7%	1.4%	1.0%	0.7%

Data



Q19 – First “Most Important” Choice

Comment

- Traffic issues continue to dominate the issues of the Parishioners
- Closely followed by fears of uncontrolled development spoiling the village character



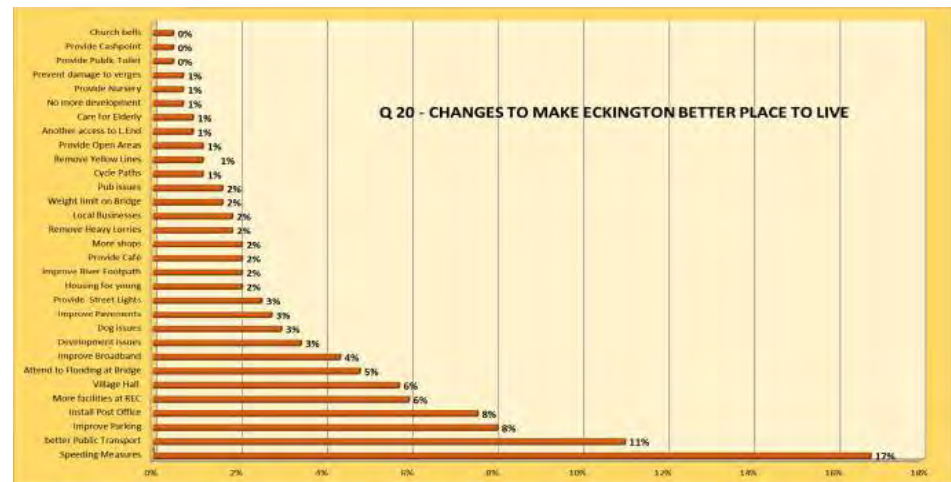
## Q20. If you had the chance what things would you most like to change or add to Eckington Parish to make it a better place to live?

Response Rate

Data

answered question	272	73.7%
skipped question	97	
number of responses	435	

	1st Choice	2nd Choice	3rd Choice	Total	% 1st Choice	% overall
Speeding Measures	42	21	10	73	19%	17%
better Public Transport	24	17	7	48	11%	11%
Improve Parking	17	8	10	35	8%	8%
Install Post Office	19	9	5	33	9%	8%
More facilities at REC	13	9	4	26	6%	6%
Village Hall	11	10	4	25	5%	6%
Attend to Flooding at Bridge	11	6	4	21	5%	5%
Improve Broadband	9	8	2	19	4%	4%
Development Issues	10	3	2	15	5%	3%
Dog issues	4	5	4	13	2%	3%
Improve Pavements	7	3	2	12	3%	3%
Provide Street Lights	9	0	2	11	4%	3%
Housing for young	6	2	1	9	3%	2%
Improve River Footpath	2	4	3	9	1%	2%
Provide Café	5	0	4	9	2%	2%
More shops	3	4	2	9	1%	2%
Remove Heavy Lorries	3	3	2	8	1%	2%
Local Businesses	3	4	1	8	1%	2%
Weight limit on Bridge	3	4	0	7	1%	2%
Pub issues	1	4	2	7	0%	2%
Cycle Paths	3	1	1	5	1%	1%
Remove Yellow Lines	2	3	0	5	1%	1%
Provide Open Areas	2	2	1	5	1%	1%
Another access to L.End	2	1	1	4	1%	1%
Care for Elderly	3	0	1	4	1%	1%
No more development	2	0	1	3	1%	1%
Provide Nursery	3	0	0	3	1%	1%
Prevent damage to verges	1	1	1	3	0%	1%
Provide Public Toilet	1	1	0	2	0%	0%
Provide Cashpoint	0	1	1	2	0%	0%
Church bells	0	1	1	2	0%	0%







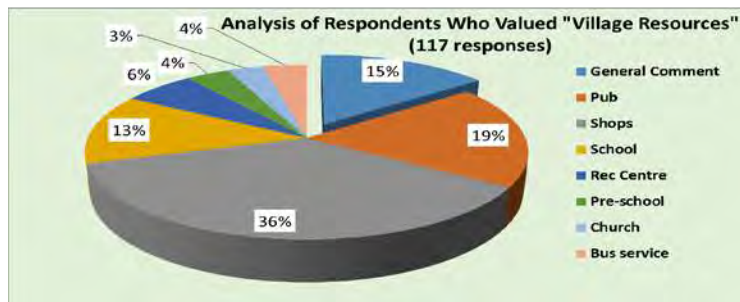
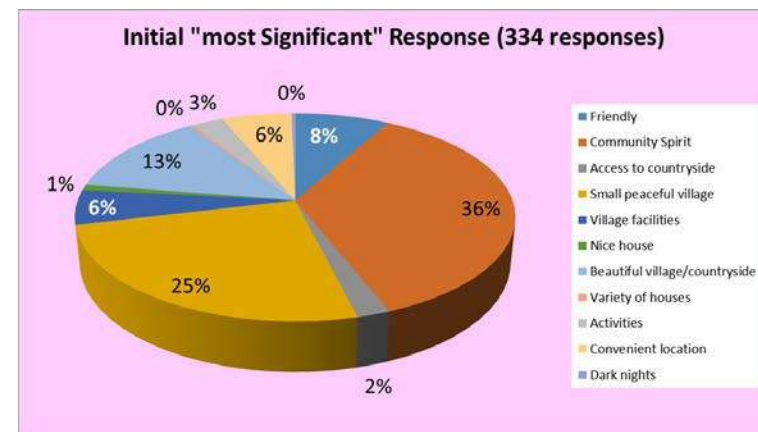
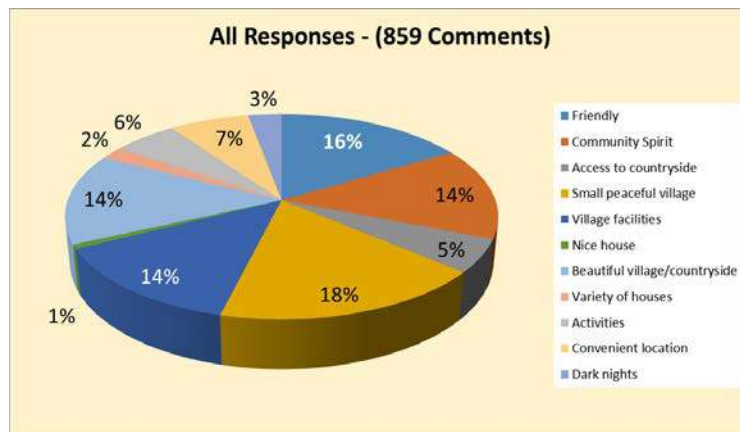
## Q21. What do you like most about living in Eckington?

### Response Rate

answered question	333	90.2%
skipped question	36	
number of responses	859	

	Friendly	Community Spirit	Access to countryside	Small peaceful village	Village facilities	Nice house	Beautiful village & countryside	Variety of houses	Activities	Convenient location	Dark nights
<b>Response</b>	<b>141</b>	<b>125</b>	<b>45</b>	<b>152</b>	<b>117</b>	<b>6</b>	<b>122</b>	<b>18</b>	<b>48</b>	<b>60</b>	<b>25</b>
<b>Responses %</b>	<b>16.4%</b>	<b>14.6%</b>	<b>5.2%</b>	<b>17.7%</b>	<b>13.6%</b>	<b>0.7%</b>	<b>14.2%</b>	<b>2.1%</b>	<b>5.6%</b>	<b>7.0%</b>	<b>2.9%</b>
<b>% of Respondents</b>	<b>42.3%</b>	<b>37.5%</b>	<b>13.5%</b>	<b>45.6%</b>	<b>35.1%</b>	<b>1.8%</b>	<b>36.6%</b>	<b>5.4%</b>	<b>14.4%</b>	<b>18.0%</b>	<b>7.5%</b>

### Data



### Comment

- The feeling of a friendly community in a small rural village is the strong message that comes out of the survey.

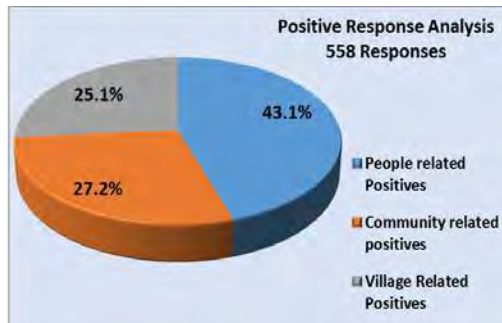


**Q22. In a very few words say please what you believe describes the character of Eckington as a community.**

Response Rate	answered question	277	75.1%
	skipped question	92	
	number of responses	585	

Data  
Positive Comment (558 Responses 95.4%)

Friendly Welcoming	Inclusive Community	Supportive Caring	Beautiful Rural	Diverse Mixed People	Peaceful Relaxing	Traditional Village	Thriving Vibrant	Social	Recreational Activities	Resources Services Facilities	Small	Unspoilt	Mixed Housing	Family oriented	Safe	Historic	Adaptive
162	86	54	39	27	25	24	24	21	20	20	17	10	10	8	8	2	1
27.7%	14.7%	9.2%	6.7%	4.6%	4.3%	4.1%	4.1%	3.6%	3.4%	3.4%	2.9%	1.7%	1.7%	1.4%	1.4%	0.3%	0.2%

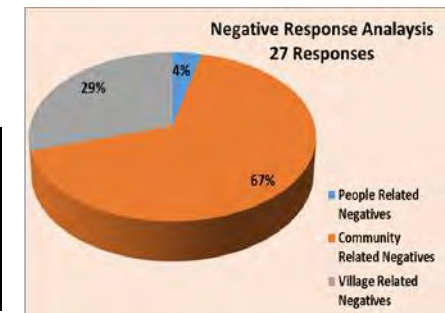


#### Comment

- 95.4% of the households responded positively to this question indicating a high level of satisfaction with the village
- The majority of the relatively few negative responses (4.6%) focused on the problems that have arisen as a result of the recent fast expansion of the village and the resulting absorption issues

Negative Comment (27 comments 4.6%)

Community spirit suffering,	Was better in the past	Increased population	Newcomers not getting involved	Commuter village	loss of small business	too many cars	Houses too big	Country code ignored	Resistant to change
8	7	3	2	2	1	1	1	1	1
1.4%	1.2%	0.5%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%



## **Removal of Permitted Development Rights – Justification**

The primary driving forces behind the Eckington Neighbourhood Plan are the ageing population of the village and what the community consider to be the village's prime asset – Eckington C of E First School.

In order to safeguard the future of the school the Neighbourhood plan seeks to encourage younger people to the villages, particularly young families.

To achieve this the Neighbourhood Plan has allocated sites specifically to cater for downsizing so that older people within the village have the opportunity to vacate their large family homes and move to a property more appropriate given their circumstances within the village. This has the dual benefit of freeing up large homes for new families to move into the village whilst offering older residents of the village the opportunity to move to a more manageable property within their village.

The Eckington Neighbourhood Plan identifies suitable sites within and adjacent to the village on which the NP will support housing development as long as a specific number of Retirement specification and Manageable Homes specification homes are provided.

The NPPF states at paragraph 29 that *'Neighbourhood planning gives communities the power to develop a shared vision for their area'*.

It is considered fundamental to the vision of the Eckington NP that these dwellings remain modest in size, manageable and accessible in order that they remain attractive to those interested in downsizing from their existing, larger family property.

Paragraph 53 of the NPPF states:

*'The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.'*

It is clear that, should the retirement and manageable units in question be able to be extended without the requirement for planning permission, they would no longer be suitable for downsizing, and would no longer fulfil their function as set out by the ENP. As such it is considered that removing permitted development rights from a small number of new homes in Eckington is appropriate to protect the balance of house type in the area which enables older people to stay in the village whilst still attracting new, younger families

It is apparent that there is clear justification that permitted development rights be removed from all homes built on identified sites to the *Manageable Homes* and *Retirement Homes* specifications, in order to protect the future of the village.



# 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

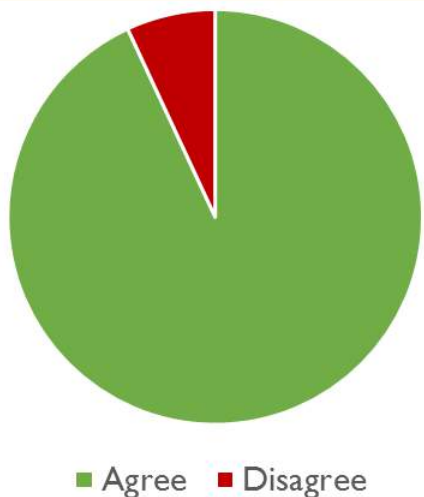
##### Zone I:

- 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).

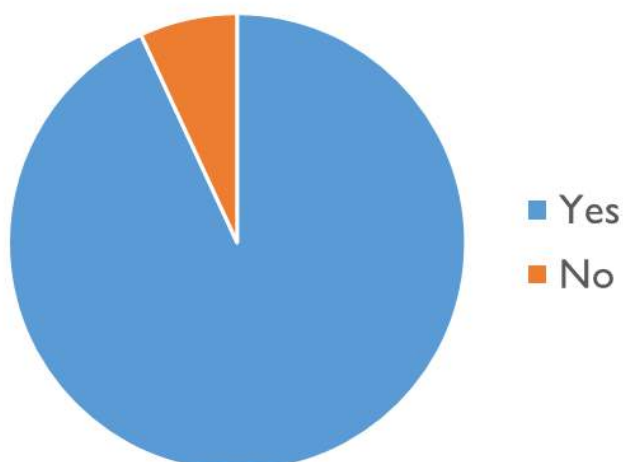


This represents a strong endorsement of the overall thrust of the emerging neighbourhood plan.

### Housing

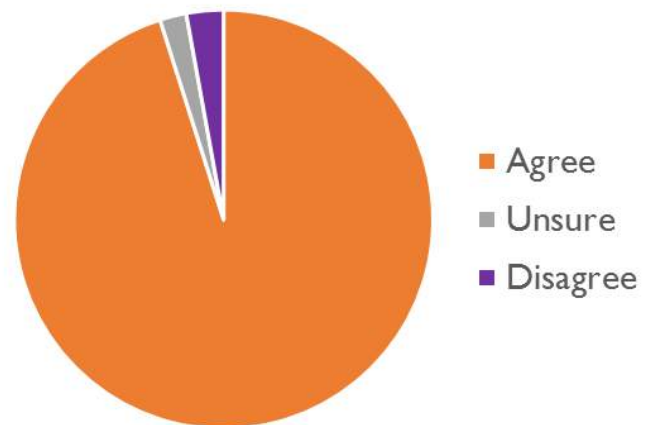
247 people answered the Housing survey. The housing survey was concerned with the number, type and location of the proposed allocations within the emerging plan. They were asked the following questions:

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



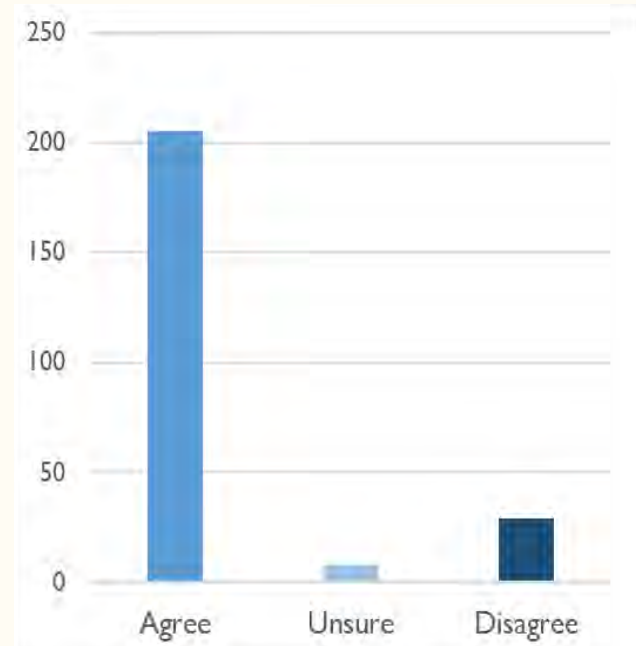
229 people (93%) agreed with the proposal to build 42 new dwellings over the plan period.

***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.

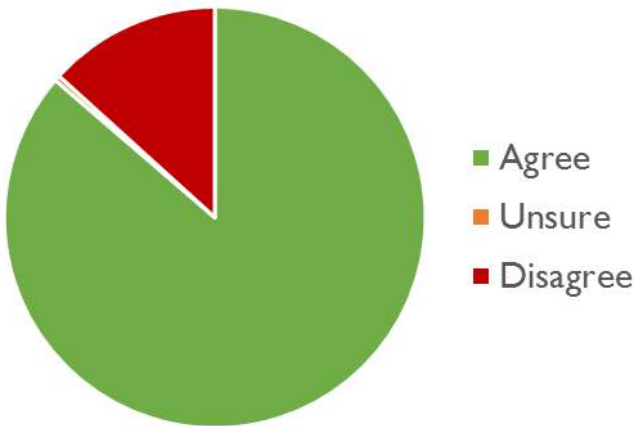


**Do you agree with the proposal within the emerging plan for Pershore Road?**

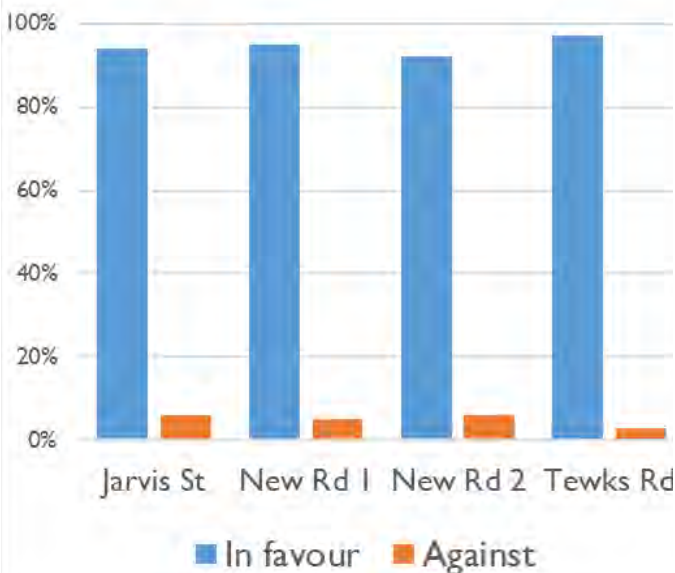
Ninety five percent (235 people) of those that responded to this question agreed with the plans put forward by the Neighbourhood Plan Group for Pershore Road.

**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.



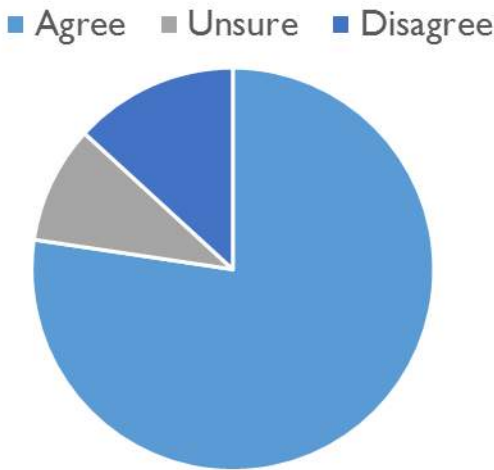
Of the 15% that disagreed, the majority of objections were aimed at the “reserve sites” while the 4 main sites included in the plan for the period up to 2030 were all above 94% support.



**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.



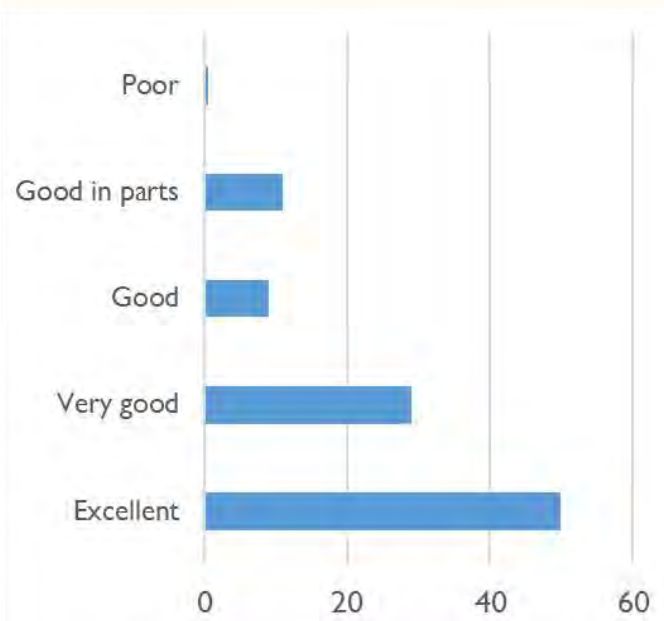
When given the opportunity to comment on the two proposals individually was taken into account, the total support for the principle of allocating retirement homes rose to 95% while a relatively low 76% supported the principle of a care home.



### 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 .

# Our house is a very, very, very fine house

Built to Lifetime Standards

Home sweet Home

Quality Build

Designed for  
low  
maintenance  
and low  
running cost

Single storey  
with 2 storey  
options  
available

4-6 properties  
only on a site

Generously  
spacious  
rooms



Low Occupation Homes

Small  
manageable  
gardens

2 or 3  
bedrooms  
only

2 bath/shower  
rooms or wet  
rooms

Lots of easy  
access storage  
space

Room for  
up to 3 cars  
on site

Built on low-  
density sites  
with pleasant  
outlooks

Easy Access Standards

We need to build quality homes suitable for both downsizing and young families

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



# Eckington Parish Neighbourhood Development Plan

## Housing Needs Survey report

---

### **Issue 1.2**

Prepared by Tony Cramp, Data Orchard CIC  
March 2015 (revised July 2015)



## Contents

Introduction.....	3
Version history .....	3
Survey methodology .....	3
Summary of results .....	4
Results.....	4
Response to the survey .....	4
Current Need .....	4
Future Need.....	6
Combining current and future Need.....	7
Relatives living outside the parish .....	8
Appendix 1: The questionnaire .....	9

## **Introduction**

Eckington Parish Council is developing a Neighbourhood Plan. To inform that plan, in January and February 2015 the steering group conducted a survey of all households in the parish to help gather information of the views and aspirations of the residents.

That survey asked residents to indicate if anyone in their household had a need for additional housing in the parish either now or within the next five years, or alternatively if they knew of a close relative who had a need to live in the parish but was unable to find suitable accommodation. The questionnaire asked people who affirmed the above to provide their address so that they could be sent a follow up questionnaire.

Further enquiries were made to these respondents and a "Housing Needs" questionnaire was delivered accordingly during March 2015.

This report presents the results of that Housing Needs survey and has been independently produced by Data Orchard CIC, commissioned by Eckington Parish Council, and based directly on the residents' responses to the distributed questionnaires.

## **Version history**

Issue 1.0 – Initial release.

Issue 1.1 – Numbers of surveys issued updated (ICP)

Issue 1.2 – Replace the phrase single bedroom with one bedroom.  
Reworded summary of future needs (3<sup>rd</sup> para, page 4).

## **Survey methodology**

41 respondents to the initial household survey indicated that their household had a current or future need for a home in the parish, or that they had a relative who needed one but couldn't obtain anything suitable. A further 8 either declined to participate in any further survey or failed to identify themselves.

On contacting respondents, a number indicated that it was not appropriate for them to complete the follow up survey. Consequently, a questionnaire (see appendix) was distributed to the 31 households who agreed that they had a current or future need or were aware of a relative with such a need. In total 21 surveys were returned.

## Summary of results

17 questionnaires were returned which identified one or more needs for additional homes.

A **current need** was identified for 7 additional homes, 5 of which need to have two bedrooms, 1 one bedroom and 1 three bedrooms. The majority (5 of the 7) of these homes were desired to be for low cost purchase. Only 1 requirement (for a one-bedroom home) had been registered with Home Choice.

A further likely need was identified for additional homes in **the future** (next five years). This was for a further 7 homes, 2 with one bedroom and 5 with two bedrooms. The respondents were asked to identify, from a list, all the types of homes that the people seeking these 7 homes might require them to be. The majority (6 of the 7) would ideally be available for low cost purchase and 5 of the 7 for owner occupation. For 2 of these homes private renting was the preferred arrangement, and there was also one instance each of renting from a housing association and shared ownership being considered ideal.

Combining the **current and future needs** shows that 14 new homes were identified as being required over the next 5 years, 3 with one bedroom, the majority, 10, with two bedrooms and 1 with three bedrooms. The majority of these (11 of the 14) would ideally be for low cost purchase and a little under half (6 of the 14) for owner-occupation.

6 households indicated that they had a **close relative** with a need to move into the parish but were not able to obtain suitable accommodation. 4 of these 6 relatives were an adult child of the respondent and in 2 of these cases the reason was to enable the respondent to provide support for childcare. Other cases included enabling the relative to be closer to their family, and in 1 case because the relative had a disability and was living in unsuitable accommodation.

## Results

### Response to the survey

---

21 questionnaires were returned by 24<sup>th</sup> March 2015 of which 4 were excluded since they indicated no current or future needs of anyone in the household or close relative (i.e. answered 'No' to questions 1, 6 and 10).

17 responses identified one or more needs for additional homes and these are considered in this report.

### Current Need

---

**Q1. Are there any people living in this household currently needing their own home in the Parish of Eckington, which they are currently unable to obtain?**

5 households indicated that one or more people living in their household have a current need for accommodation in the Parish of Eckington but are unable to obtain it. A further 9 households said 'No'.

**Q2. If you have answered 'yes' to Q1 please indicate how many additional homes are currently required?**

3 households each identified a current need for one additional home, and 2 more each stated that they had a need for 2 additional homes making a total of 7 additional homes currently needed.

**Q3. If you have answered 'yes' to Q1 please indicate how many bedrooms are required in each.**

Of these 7 additional homes currently needed, 1 requires one bedroom, 5 require two bedrooms and 1 needs three bedrooms.

**Q4. If you have answered 'yes' to Q1 are those requiring extra homes currently registered with Home Point?**

Only 1 requirement for a one-bedroomed house is confirmed by the respondent to be registered. This response indicated that the requirement is registered with Home Choice (Respondent crossed out Home Point and wrote Home Choice). The requirements for the 2 additional homes for one household (three-bedroomed and two-bedroomed) are not registered, nor is the requirement for an additional two-bedroomed home for another. The respondent whose household needed an additional two-bedroomed house does not know if the requirement is registered.

**Q5. If you have answered 'yes' to Q1 what type of home are they ideally seeking?**

Most of the 7 additional homes would ideally be for low cost purchase (4 of the two-bedroomed and the 1 three-bedroomed), with 1 two-bedroomed for owner occupation and the 1 one-bedroomed for rent from a housing association.

Size of home	Current need	Type of home ideally required		
		Owner occupied	Low cost Purchase	Rented from housing association
One-bedroomed	1	0	0	1
Two-bedroomed	5	1	4	0
Three-bedroomed	1	0	1	0
Total	7	1	5	1

**Note:**

Respondents could select more than one ideal requirement.

No requirement was identified as ideal for the other options presented – adapted for older person or person with special needs, shared ownership or accommodation connected with employment.

## Future Need

### **Q6. Is there anyone in the house, who is not currently in need of their own home but is likely to need one in the Parish of Eckington in the next five years?**

7 respondents indicated that someone in their household is likely to need a new home in the parish in the next five years and 5 said this was not the case.

### **Q7. If you have answered 'yes' to Q6 please indicate how many additional homes may be required?** and

### **Q8. If you have answered 'yes' to Q6 please indicate how many bedrooms are likely to be required in each.**

All 7 of these households stated a likely future need for just one additional home. 2 of these additional homes requires one bedroom and 5 need two bedrooms.

### **Q9. If you have answered 'yes' to Q6 what type of home are they likely to be seeking?**

Most of the respondents indicated that ideally the homes are required for owner occupation (5 of the 7 homes needed, including four two-bedroomed and one one-bedroomed) and 6 of the 7 respondents would like a low cost purchase arrangement.

Size of home	Future need	Type of home ideally required				
		Owner occupied	Low cost Purchase	Private rented	Rented from housing association	Shared ownership
One-bedroomed	2	1	1	0	1	0
Two-bedroomed	5	4	5	2	0	1
Total	7	5	6	2	1	1

#### Notes:

Respondents could select more than one ideal requirement.

No requirement was identified as ideal for the other options presented – adapted for older person or person with special needs or accommodation connected with employment.



## Combining current and future Need

Combining both the current and future needs shows a requirement has been identified for 14 additional homes over the next five years of which 3 are needed with one bedroom, 10 with two bedrooms and 1 with three bedrooms.

Most (11 of the 14) of the additional homes required would ideally be available for a low cost purchase and a little under a half (6 of the 14) would be preferred as an owner-occupier arrangement. A preferred arrangement for 2 of the 3 one-bedroomed houses was renting from a housing association.

Size of home	Current and future need combined	Type of home ideally required				
		Owner occupied	Low cost Purchase	Private rented	Rented from housing association	Shared ownership
One-bedroomed	3	1	1	0	2	0
Two-bedroomed	10	5	9	2	0	1
Three-bedroomed	1	0	1	0	0	0
Total	14	6	11	2	2	1

### Notes:

Respondents could select more than one ideal requirement.

No requirement was identified as ideal for the other options presented – adapted for older person or person with special needs or accommodation connected with employment.

## Relatives living outside the parish

---

**Q10. Have you any close relatives, who currently live outside the parish who have a need to live in the parish but cannot find suitable affordable accommodation?**

6 households had a close relative living outside the parish with a need to live within the parish but were unable to obtain suitable accommodation. 10 did not have such relatives.

**Q11. If you have answered 'yes' to Q10, what is their relationship to you?**

In 4 of the 6 cases the relative was an adult child of the respondent, in 1 case a sibling and 1 case a niece.

**Q12. If you have answered 'yes' to Q10, which of the following describes their need for accommodation in the Parish of Eckington:-**

For 2 of the households with an adult child needing to move to the parish, the reason was to be able to provide help with childcare, and for the respondent with a niece outside the parish, it was to be close to the niece's young family.

The reason for 2 more respondents, was to be closer to the sibling and the adult child respectively while another respondent had an adult child living outside the parish in unsuitable accommodation.

**Q13. Please enter your postcode in the box below.**

17 households provided their postcodes as shown in the table below.

POSTCODES DETETED IN THIS VERSION TO PRESERVE CONFIDENTIALITY


\*\*\*\* End of main body of report \*\*\*\*

## Appendix 1: The questionnaire

### Future Housing Needs in Eckington Parish

Your village...your plan...your future  
www.eckingtonplan.co.uk



Dear Resident,

As you will be aware Eckington is developing a Neighbourhood Plan, which, if adopted by the community, will enable us to have greater control and influence over development in the parish over the next 15 years and beyond.

In our recent Eckington Neighbourhood Plan Survey you expressed a current or future need within your family for additional local housing.

We would therefore appreciate it if you could complete this follow-up questionnaire on behalf of your household. It will assist the Eckington Neighbourhood Plan team in assessing future housing needs in our parish and to build any local need into their proposals for future housing development in the parish.

Please complete and return this short questionnaire if you, members of your household or a close relative, are likely to need separate, local accommodation now or in the next 5 years.

Please complete only one questionnaire per household. All responses will be handled in the strictest confidence and any information published will not identify your household.

If you have any questions about this survey please contact: Ian Pickford 751335 or your street champion who will have delivered this to you.

Questions 1 to 5 cover a definite current need for separate accommodation.  
Questions 6 to 9 cover a likely future need for separate accommodation.

Q1. Are there any people living in this household currently needing their own home in the Parish of Eckington, which they are currently unable to obtain?

Yes	<input type="checkbox"/>
-----	--------------------------

No	<input type="checkbox"/>
----	--------------------------

*If you have answered 'No' please go to question 6*

Q2. If you have answered 'yes' to Q1 please indicate how many additional homes are currently required?

1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q3. If you have answered 'yes' to Q1 please indicate how many bedrooms are required in each?

First extra home	Second extra home	Third extra home
Write number of bedrooms in box	Write number of bedrooms in box	Write number of bedrooms in box
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Q4. If you have answered 'yes' to Q1 are those requiring extra homes currently registered with Home Point?**

Yes, All	<input type="checkbox"/>	Yes, some	<input type="checkbox"/>	No	<input type="checkbox"/>	Don't know	<input type="checkbox"/>
-------------	--------------------------	--------------	--------------------------	----	--------------------------	---------------	--------------------------

**Q5. If you have answered 'yes' to Q1 what type of home are they ideally seeking?**  
(Tick all that could apply)

Owner occupied	<input type="checkbox"/>	Rented from Housing Association	<input type="checkbox"/>
Low cost purchase	<input type="checkbox"/>	Shared ownership (part rent, part buy)	<input type="checkbox"/>
Private rented	<input type="checkbox"/>	Accommodation connected with employment	<input type="checkbox"/>
Adapted for older person or person with special needs	<input type="checkbox"/>		

*If you have already identified a current housing need for specific members of your household in Question 1 above, please do not count them again in Questions 6 to 9 below.*

**Q6. Is there anyone in the house, who is not currently in need of their own home but is likely to need one in the Parish of Eckington in the next five years?**

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	<i>If you have answered 'No' please go to question 10</i>
-----	--------------------------	----	--------------------------	---

**Q7. If you have answered 'yes' to Q6 please indicate how many additional homes may be required?**

1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q8. If you have answered 'yes' to Q6 please indicate how many bedrooms are likely to be required in each.**

First extra home Write number of bedrooms in box <input type="text"/>	Second extra home Write number of bedrooms in box <input type="text"/>	Third extra home Write number of bedrooms in box <input type="text"/>
---	--	---



**Q9. If you have answered 'yes' to Q6 what type of home are they likely to be seeking?**  
(Tick all that could apply)

Owner occupied	<input type="checkbox"/>	Rented from Housing Association	<input type="checkbox"/>
Low cost purchase	<input type="checkbox"/>	Shared ownership (part rent, part buy)	<input type="checkbox"/>
Private rented	<input type="checkbox"/>	Accommodation connected with employment	<input type="checkbox"/>
Adapted for older person or person with special needs	<input type="checkbox"/>		

**Q10. Have you any close relatives, who currently live outside the parish who have a need to live in the parish but cannot find suitable affordable accommodation?**

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

**Q11. If you have answered 'yes' to Q10, what is their relationship to you?**

Parent	<input type="checkbox"/>	<input type="checkbox"/>	Grandparent	<input type="checkbox"/>
Brother or Sister	<input type="checkbox"/>	<input type="checkbox"/>	Uncle or Aunt	<input type="checkbox"/>
Adult child	<input type="checkbox"/>	<input type="checkbox"/>		

**Q12. If you have answered 'yes' to Q10, which of the following describes their need for accommodation in the Parish of Eckington:- (Tick all that are appropriate)**

To care for a relative living in the parish	<input type="checkbox"/>
To receive care from a relative living in the parish	<input type="checkbox"/>
To reduce travel to place of work in the parish	<input type="checkbox"/>
To take up employment within the parish	<input type="checkbox"/>
Other, please specify:	

**Q13. Please enter your postcode in this box:**

**Thank you for completing this questionnaire.**

**Please seal your completed questionnaire in the envelope provided which will be collected by your street champion who delivered it.**





# Eckington Call For Sites

## Site Assessment Report

September 2015

# Eckington Neighbourhood Plan

## Call for Sites – Site Assessment Report

### **Background**

In August 2015 Eckington Neighbourhood Plan Steering Group commissioned Foxley Tagg Planning Ltd to undertake a Call for Sites exercise in order to identify potential sites for inclusion as allocations within the emerging Eckington Neighbourhood Plan.

### **About The Call for Sites**

A key function of the proposed Eckington Neighbourhood Plan will be to allocate specific sites for development e.g. residential, employment, community, recreation so as to meet local needs up until 2030. The allocation of land as part of the Neighbourhood Plan will allow the community to influence and guide new development in the village.

### **The Process**

Known landowners with sites in or adjacent to the settlement boundary were contacted by Foxley Tagg and notices were placed in the parish magazine and the local press asking for those with suitable sites to come forward.

Submitted sites were visited and assessed by Foxley Tagg, with sites reviewed against general planning principals. This report represents the outcomes of the site assessment process and will inform the site allocation process by the Neighbourhood Plan Steering Group and future consultation with the local community

### **Disclaimer**

*It is important to note the views contained within are of Foxley Tagg Ltd. and do not represent the views of the Eckington Neighbourhood Plan Steering Group. Furthermore, a positive assessment in this site assessment document does not necessarily imply that the site would represent an appropriate allocation for the village nor that planning permission will be granted. In all cases future site allocations and planning applications will be assessed by the Local Planning Authority at Wychavon District Council individually against current planning policy and other material considerations.*

*The opinions of Foxley Tagg Planning Ltd are derived from local and national planning policy criteria and development control considerations and are adjudged independently on this basis.*

Site Name	Land at Beaconsfield Farm
Site Reference	ECK-01

Address	Hammock Road, Eckington, WR10 3BJ
Owner	Mr N. Whitey
Existing Use	Agricultural
Brown/Greenfield	Greenfield
Site Area	1.5 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within/adjacent to existing settlement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location & Site Description	<p>Site is located on the north-east edge of the village on Hammock Road.</p> <p>Visually prominent as land rises away from the road. The site is open and is not contained by any natural screening and as such the rear aspect of the site bleeds into the open countryside beyond.</p> <p>Development of the site would follow the pattern and grain of the existing settlement.</p> <p>Access is onto a slow moving minor road.</p>
Physical Constraints	<p>Visual prominence – The topography of the land is such that the land is at a higher level than the road and therefore any development would be likely to be more overt in the street scene.</p> <p>The site lies within a Mineral Safeguarding Area as per the Worcestershire Minerals Plan.</p>
Potential Impacts	<p>Visual impacts would be created upon the edge of the village and open countryside.</p>





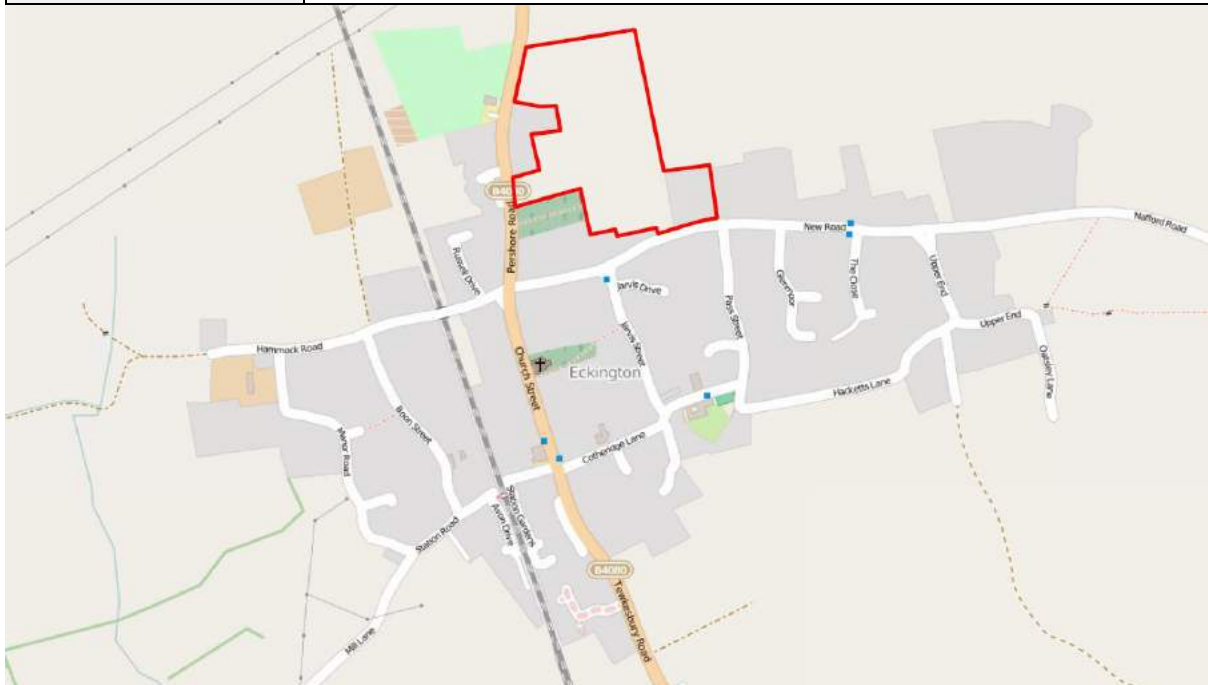
Overall Suitability	<p>Generally good suitability for small-scale development on the front half of the site, as the rear (northern) half of the site is considered to be more sensitive.</p> <p>The site frontage is sustainably located and would relate well to the settlement.</p>
---------------------	---



View of the site from Hammock Road looking north

Site Name	Land between New Road and Pershore Road
Site Reference	ECK-02

Address	The Lenches, New Road, Eckington, WRI0 3AZ
Owner	Mr & Mrs Bolsover
Existing Use	Agricultural
Brown/Greenfield	Greenfield
Site Area	4.5 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within/adjacent to existing settlement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<p>Location &amp; Site Description</p>	<p>Site is located to the north of the village on the main arterial Pershore Road.</p> <p>The majority of the site is considered to be visually prominent with a slight topographic fall from east to west.</p> <p>There are three potential locations for access to the site – New Road, Pershore Road (south of Roman Meadows) and Pershore Road (north).</p>
<p>Physical Constraints</p>	<p>The site is graded as Grade 2 (good to moderate) &amp; Grade 3 (very good) agricultural land.</p> <p>None significant, the land is open and edged with native species hedging.</p> <p>The site abuts village grave yard on the southern-western boundary of the site. This has the potential to constrain the site - consideration will be needed to be given to the relationship of new housing to the graveyard and as such a buffer of public open space may be needed in this location (potentially affecting density).</p> <p>The site lies within a Mineral Safeguarding Area as per the Worcestershire Minerals Plan due to the likely presence of <i>Terrace and Glacial Sand and Gravel</i>.</p>
<p>Potential Impacts</p>	<p>The main impacts would be visual.</p> <p>The development the southern half of the site would represent natural infill development. Development of the northern section of the site would represent an extension to the village.</p>



Overall Suitability	<p>The southern section of the site relates well to the settlement and is suitable for a small number of units, it is well contained and would represent a more discreet development.</p> <p>The northern section of the site would represent an extension of the built form into open countryside, however the site has a natural boundary which would create a definable boundary to the village edge and it is considered that a sensitive, well-landscaped scheme could be appropriate.</p>
---------------------	---



View of central and southern section of site from the north.

Site Name	Land fronting Hacketts Lane
Site Reference	ECK-03

Address	Hacketts Lane, Eckington
Owner	Mrs R. Welch
Existing Use	Agricultural
Brown/Greenfield	Greenfield
Site Area	0.64 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within/adjacent to existing settlement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>Location &amp; Site Description</p>	<p>The site is located to the south of Hacketts Lane, parallel to the road which forms part of the southern boundary of the village.</p> <p>There is currently a large hedge fronting the road and no existing access point to the land.</p> <p>The land slopes away from the road to the south.</p>
<p>Physical Constraints</p>	<p>The topography of the land is such that it would be at a lower level than properties opposite.</p> <p>Potential issues relating to access.</p> <p>Visually prominent</p> <p>Owner would like pear trees on the site to be retained where possible.</p>
<p>Potential Impacts</p>	<p>Visual impact upon the edge of the village would be significant.</p>





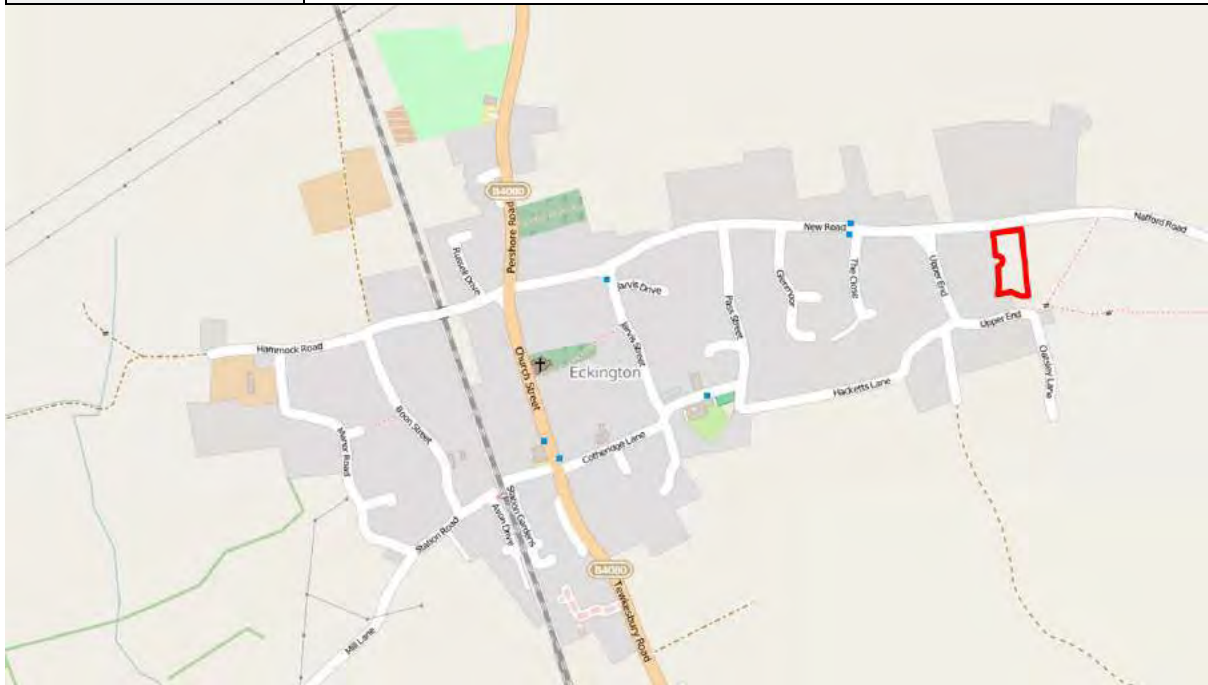
Overall Suitability	<p>Location is sustainable, and the site has road frontage. However, the road network in this part of the village is narrow with particular difficulties on a tight bend to the west where there is very poor visibility.</p> <p>The road defines the edged of the settlement in this part of the village. The rear of the site forms part of a larger field parcel. The site is a very prominent site as seen from other parts of the village as such it would not form a discreet development but would be very visible.</p>
---------------------	--



View of site over hedge from Hacketts Lane

Site Name	Land to rear of Days Farm
Site Reference	ECK-04

Address	Days Farm, Nafford Road, Eckington, WR10 3DH
Owner	Rebecca Welch
Existing Use	Agricultural
Brown/Greenfield	Brownfield
Site Area	0.37 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within/adjacent to existing settlement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<p>Location &amp; Site Description</p>	<p>Site is located on the western edge of the village on the minor Nafford Road.</p> <p>There are currently a number of disused barns and some hardstanding on the site. One of the barns is made from good quality brick.</p> <p>The site is predominantly flat.</p>
<p>Physical Constraints</p>	<p>No natural constraints.</p> <p>There is no current footpath provision to link the site to the rest of the village.</p>
<p>Potential Impacts</p>	<p>Visual impacts upon the edge of the village.</p> <p>The barns front onto Nafford Road and as such there are potential traffic impacts due to the narrow nature of the existing highway.</p>



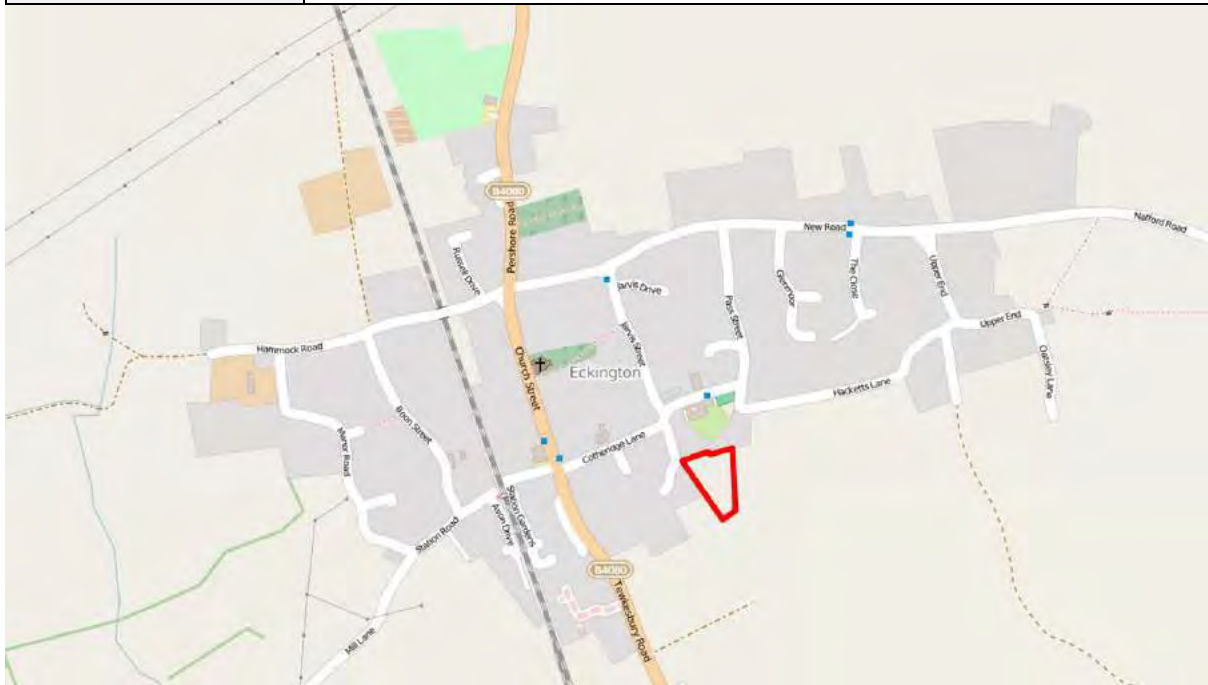
Overall Suitability	<p>Good. Site is well related to the village and suitable for small scale development, including potentially the conversion of the brick barn.</p> <p>Location of the site means that supported/elderly person's housing is not necessarily appropriate however.</p>
---------------------	--



View south into the site from Nafford Road

Site Name	Land ay Jarvis Street
Site Reference	ECK-05

Address	Jarvis Street, Eckington, WR10 3PZ
Owner	Rebecca Welch
Existing Use	Agricultural
Brown/Greenfield	Brownfield
Site Area	0.51 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within/adjacent to existing settlement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<p>Location &amp; Site Description</p>	<p>The site is located adjacent to the Conservation Area.</p> <p>Site is located at the end of Jarvis Street on the southern boundary of the village and borders the village primary school to the north.</p> <p>Site is broadly triangular in shape and is broadly flat.</p> <p>Site contains 3 disused farm structures.</p>
<p>Physical Constraints</p>	<p>The land forms a corner plot with a narrow opening onto a small narrow lane with limited access provision.</p> <p>The setting of the adjacent Conservation Area and nearby listed buildings will also be a potential constraint.</p>
<p>Potential Impacts</p>	<p>Visual impact upon vicinity, particularly the Conservation Area.</p> <p>Additional traffic through Jarvis St, a small lane.</p>



Overall Suitability	Site is sustainable and would represent a good plot for a self-build scheme for a single unit as infill. More dwellings may be problematic.
---------------------	---



Looking south-west into site at disused barns and farm buildings.



Site Name	Hill View I
Site Reference	ECK-06a

Address	Tewkesbury Road, Eckington, WR10 3AW
Owner	Mr W. White
Existing Use	Agricultural
Brown/Greenfield	Greenfield
Site Area	1.4 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within/adjacent to existing settlement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location & Site Description	<p>Site is located onto the west of Tewkesbury Road to the south of the village adjacent to the Cala Homes development.</p> <p>The site is currently arable land which has a completely open aspect and is broadly flat.</p> <p>Footpath does link the site with the village.</p>
Physical Constraints	<p>The site is graded as 'very good' agricultural land.</p> <p>The site backs onto the Cheltenham to Worcester railway line.</p> <p>The site lies within a Mineral Safeguarding Area as per the Worcestershire Minerals Plan.</p>
Potential Impacts	<p>Visual impacts would be significant given the prominence of the site from the main road and the Bredon Hills beyond.</p> <p>There is no existing vehicular access for the site; a new access would be needed.</p> <p>The site lies outside the 30pmh zone meaning that access will be more problematic to achieve.</p>



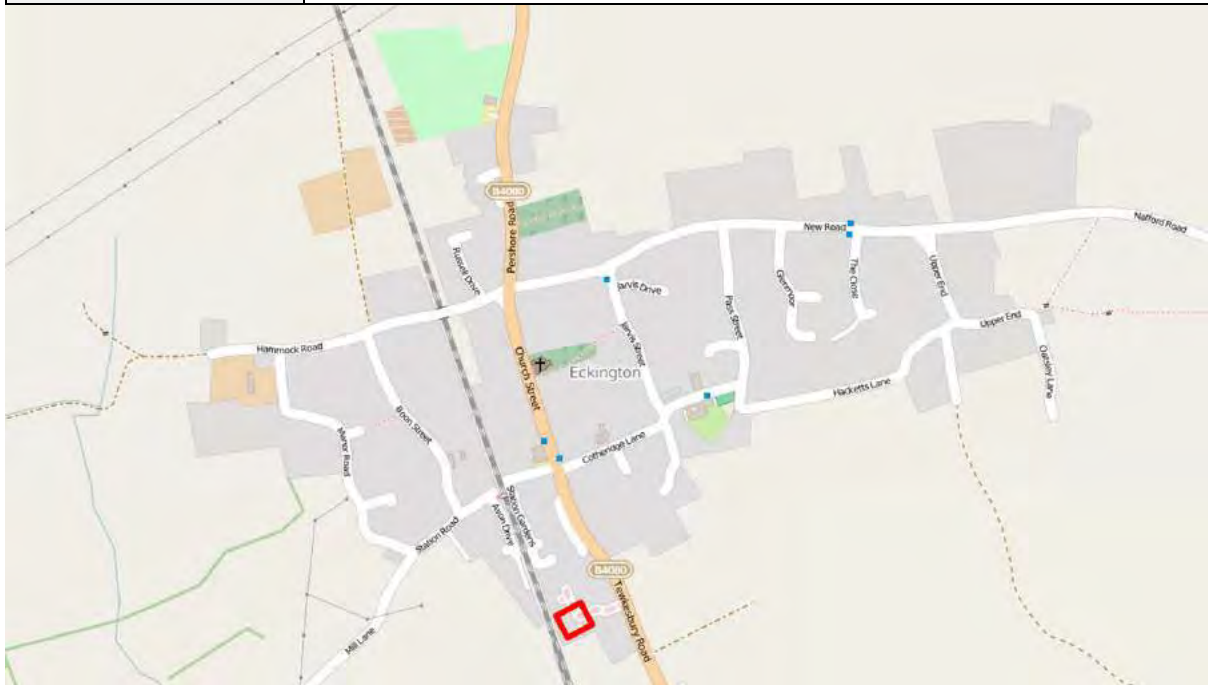
Overall Suitability	Would represent a significant extension of the village into open countryside. Does not relate particularly well to the village.
---------------------	---



From Tewkesbury Road looking north-west

Site Name	Hill View 2
Site Reference	ECK-006b

Address	Tewkesbury Road, Eckington, WR10
Owner	Mr W. White
Existing Use	Agricultural
Brown/Greenfield	Greenfield
Site Area	0.25 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within/adjacent to existing settlement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<p>Location &amp; Site Description</p>	<p>Site is located off Tewkesbury Road to the rear of an existing dwelling and adjacent to recent Cala Homes development and the railway line.</p> <p>The site is currently used for arable farming and is predominately flat.</p>
<p>Physical Constraints</p>	<p>The site contains very good quality agricultural land (Grade 2).</p> <p>Access. The site cannot be accessed without being 'unlocked' by the use of part of site 6b.</p> <p>The site lies within a Mineral Safeguarding Zone as per the Worcestershire Minerals Plan.</p>
<p>Potential Impacts</p>	<p>Possible negative impact upon the farm as any new access would need to be to the side of the farm. Careful design of access would be important to avoid interference with farming activity and agricultural machinery/vehicle movements from existing working farm site.</p> <p>There may be a loss of residential amenity to the farmhouse.</p>





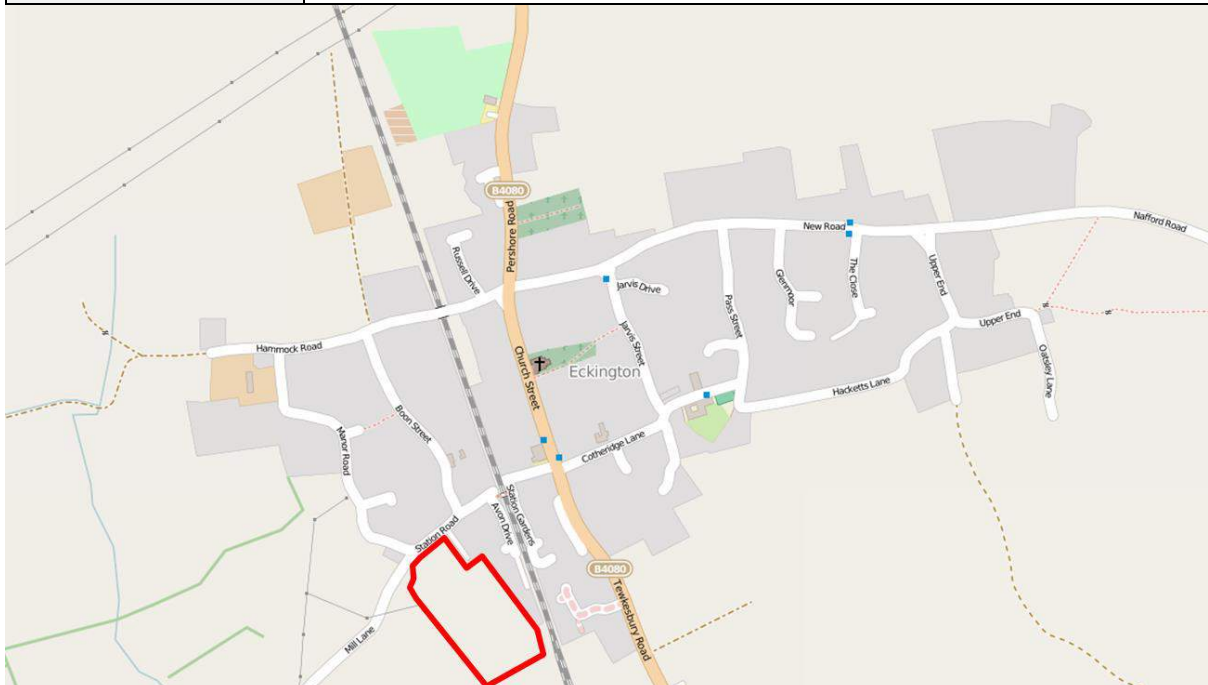
Overall Suitability	<p>It would not represent a further incursion into the countryside in itself but requires unlocking by site part of 6a which would represent some incursion into open countryside.</p> <p>Potentially suitable for a small number of homes if access can be gained.</p>
---------------------	---



View of the site from Tewkesbury Road to the south, looking north. Site comprises the section to the left of the bungalow and associated buildings.

Site Name	Court Gate Nursery
Site Reference	ECK-07

Address	Station Road, Eckington,
Owner	Mr & Mrs Williamson
Existing Use	Agricultural
Brown/Greenfield	Brownfield
Site Area	5.47 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within/adjacent to existing settlement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>Location &amp; Site Description</p>	<p>A working horticultural nursery on the south-west edge of the village.</p> <p>The site is flat and is currently covered by a range of buildings, many of which are glasshouses for growing crops in conjunction with the nursery activity.</p>
<p>Physical Constraints</p>	<p>The immediate access to the site is poor, via a narrow lane. Furthermore the site is on the western section of the village which is separated from the rest of the village by the railway line, over which there is only one bridge. To access the bridge from the site requires using small village lanes.</p> <p>The site lies within a Mineral Safeguarding Zone as per the Worcestershire Minerals Plan.</p>
<p>Potential Impacts</p>	<p>Additional residential traffic on small, narrow lanes. This however is offset by the loss of large commercial traffic which currently accesses the site.</p> <p>Loss of employment (19 staff)</p>



Overall Suitability	<p>Northern-most part of the site fronting the road is considered suitable for a small-scale residential development.</p> <p>The centre of the site (covered by glasshouses in the image above) could potentially be suitable for a further low density scheme, highways permitting.</p> <p>Beyond that the land projects into open countryside and would be visually prominent.</p>
---------------------	--



View of glasshouses on the site, looking south-west



Site Name	Old Telephone Exchange
Site Reference	ECK-08

Address	Pershore Road, Eckington, WR10 3DD
Owner	Gerald & Veronica Colling
Existing Use	Agricultural
Brown/Greenfield	Greenfield
Site Area	0.9 ha



Policy Restrictions		Yes	No
	Within flood plane?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within/adjacent to existing settlement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Within Conservation Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Location & Site Description	<p>Site is located away from the village on Pershore Road, close to the River Avon to the north and opposite the Eckington Riverside Park.</p> <p>There is no public foot path linking the site to the village. The site is 500m metres from the village edge and 900m from the centre.</p>
Physical Constraints	<p>The site is undulating.</p> <p>Site appears to lie partly within Flood Zone 2 with some of the site within Flood Zone 3. Site is at best adjacent to existing flood zones.</p> <p>Access considered poor due to poor visibility on bend, while the site is beyond the 30 mile speed zone.</p>
Potential Impacts	<p>Visual impact upon open countryside.</p> <p>The land is Grade 2/3 agricultural land.</p> <p>Likely impact upon biodiversity.</p> <p>Impact upon highway due to access.</p>



Overall Suitability	<p>Very poor as the site is remote from the village and no pedestrian link exists which prevents suitable connectivity and permeability to ensure the site is sustainable.</p> <p>It is considered that the distance from the village and the topography between the village and the site make the site unsuitable.</p>
---------------------	---



View into site looking west from Pershore Road