

ECCLESHALL PARISH NEIGHBOURHOOD PLAN

SUPPORTING DOCUMENTATION AND EVIDENCE BASE

JANUARY 2015

ECCLESHALL NEIGHBOURHOOD PLAN

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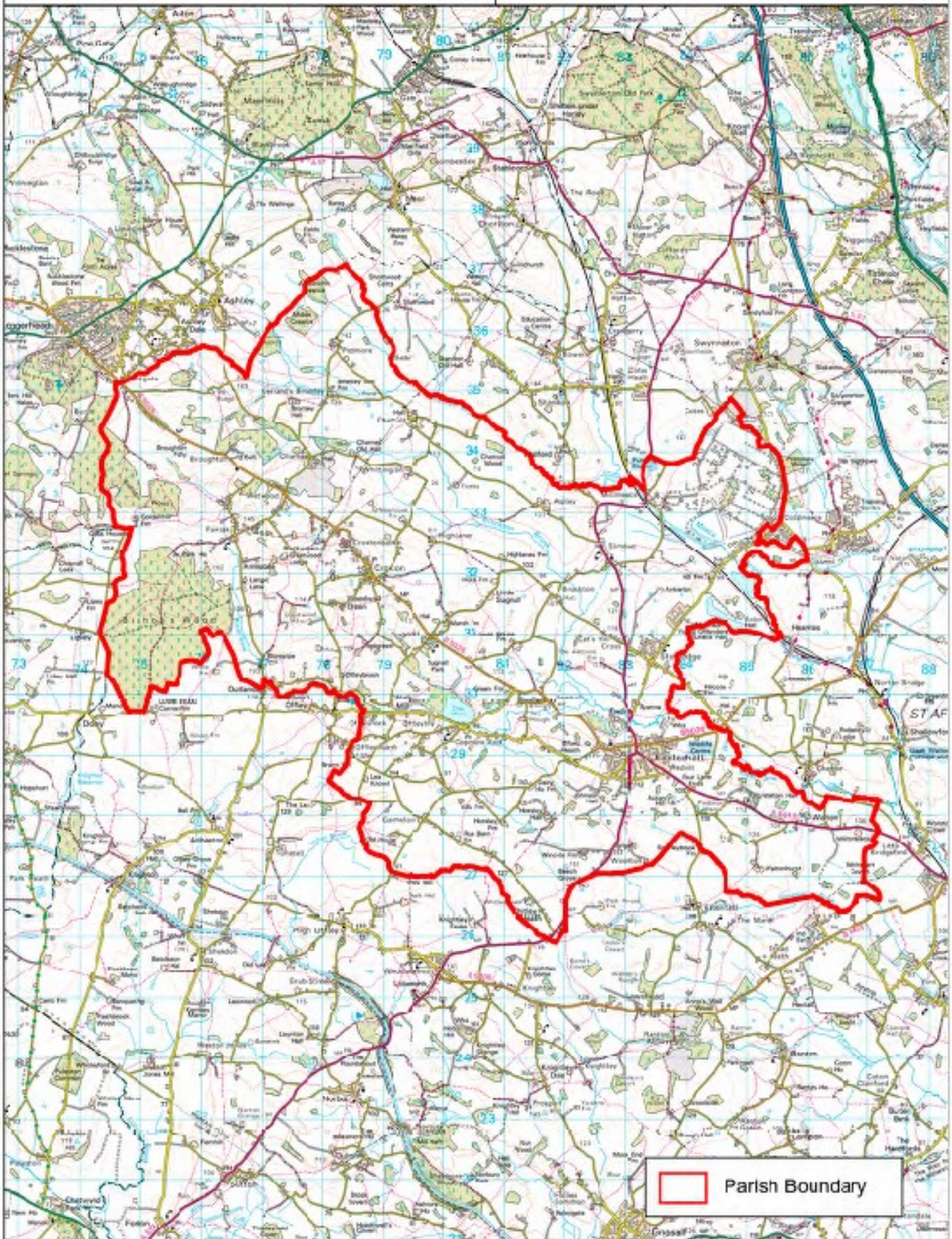
Eccleshall Parish

Not to scale

Date January 2013



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CONSULTATION STATEMENT

HOW THE NEIGHBOURHOOD PLAN WAS PREPARED

The Eccleshall Neighbourhood Plan has been prepared by residents and members of Eccleshall Parish Council working as part of a Neighbourhood Planning Steering Group with support from Locality, Planning Aid and from Stafford Borough Council.

The process has involved a number of key steps:-

Designation and Raising Awareness

In January 2013 Eccleshall Parish Council called a public meeting to discuss the interest in preparing a Neighbourhood Plan which was attended by around 60 local residents. Following this meeting, a Neighbourhood Plan Steering Group was established and the Parish Council applied to the Borough Council to designate Eccleshall Parish Boundary as a Neighbourhood Area. The Borough Council approved this request in July 2013.

Consultation and Evidence Gathering

In June 2013 an initial questionnaire was circulated to households in the Parish through the Parish Council Newsletter. This questionnaire, which had been prepared in consultation with Locality, asked local residents what they liked or disliked about the Parish rather than specific questions and so a very varied response was received. A total of 139 questionnaires were completed and returned, which identified the key concerns of local residents. In order to provide a robust community consultation, it was decided to prepare a second questionnaire which was designed for easy analysis and more importantly, to obtain feedback for a prospective Neighbourhood Plan to address. This questionnaire was distributed in September 2013 via the Parish Council Newsletter and promoted on the Eccleshall Parish Council website.

In summer 2013 the Steering Group attended various community events to promote the Eccleshall Neighbourhood Plan and encourage local participation, including the Eccleshall Show, a well dressing, a school fair, Scout fair and Mums and Toddlers group. An exhibition about the development of the Neighbourhood Plan to date was also prepared and displayed in the library window and members manned a street stall on the High Street on two Saturday mornings. To ensure the consultation process was as inclusive as possible the Steering Group also sought the views of Eccleshall Primary School pupils, local businesses, the Youth Club, Community groups and Young Farmers.

Articles were published in the local press and the Stafford & Stone Gazette and items included on Facebook. The Neighbourhood Plan was featured extensively in the quarterly Parish Council Newsletters for March, June and September 2013, with comprehensive updates on the policies and proposals contained in the Plan included in the Parish Council Newsletters for March and June 2014. The Newsletters were delivered by hand to every household in Eccleshall town and as widely as possible throughout the Parish. Copies were also available in Eccleshall library, local garages public houses and shops and on the Parish Council website. Opinions on employment, infrastructure and other related matters were obtained from local businesses via emails and also by attendance at the local Business Focus Group.

Information and Evidence Gathering

The Steering Group mobilised themselves to begin the process of gathering local evidence to support the Neighbourhood Plan. This included reviewing technical evidence reports provided by Staffordshire County Council and Stafford Borough Council. Evidence used for the recently adopted Local Plan for Stafford Borough was obtained to assist with the development of Neighbourhood Plan Policies. This included the Strategic Housing Land Availability Assessment (2013) and the Sustainability Appraisal Report (2011). Thus the group was able to access a broad range of statistics and information that helped identify key issues for the Parish. This information is provided in the supporting documents. The Steering Group also referred to the National Planning Policy Framework and the Local Plan for Stafford Borough in the creation of local policies.

Vision and Objectives Development

The Steering Group analysed all the findings from the consultation exercises and local evidence and identified a Vision for the Neighbourhood Plan. The analysis identified key objectives which are grouped into five thematic issues for the Neighbourhood Plan to address. Each theme identified the local issues for the topic and the proposed actions to address them. This information was subsequently summarised in a Vision and Aspirations Report and publicised through the Parish Council Newsletter in March 2014, which was distributed around the Parish as previously described.

Draft Plan Creation

Throughout April to July 2014 the Vision and Objectives proposals, responses to community engagement exercises and the local evidence base were used to develop and inform the draft Neighbourhood Plan. In line with Neighbourhood Planning (General) Regulations 2012, the draft Neighbourhood Plan will be publicised for a six week consultation in January 2015 and sent out to every household in the Parish, neighbouring Parish Councils and other statutory bodies during this six week public consultation exercise. It is intended to hold a Public Meeting during this period to answer any residents' questions.

Final Plan and Submission for Independent Examination

All the comments received from the six week statutory local consultation exercise will be analysed and considered to prepare the final submission of the proposed Neighbourhood Plan. A 'consultation statement' summarising the comments received will be produced indicating how the comments have been considered and, if appropriate how the plan was subsequently modified. The Neighbourhood Plan and the supporting documentation will then be submitted to Stafford Borough Council for wider public consultation and independent examination.

Following successful examination the Eccleshall Neighbourhood Plan will proceed to a local referendum. If the community votes in favour of adopting the Plan, it will be brought into legal force and become part of the statutory 'development plan' for Stafford Borough. This means that any development proposals will need to be in accordance with the Neighbourhood Plan.

ECCLESHALL NEIGHBOURHOOD PLAN

BASIC CONDITIONS

Neighbourhood Plans must meet certain Basic Conditions before they can come into force. The Basic Conditions are:-

- they must have appropriate regard to national policy
- they must contribute to the achievement of sustainable development
- they must be in general conformity with the strategic policies in the development plan for the local area
- must be compatible with EU obligations, including human rights requirements

This document analyses the draft Neighbourhood Plan against the criteria listed above and where appropriate, lists the relevant policy in the Neighbourhood Plan against the National policy, The Plan for Stafford Borough and the E.U. obligations.

The Neighbourhood Plan policies have been numbered from 1 to 7 in the order in which they appear in the Draft Neighbourhood Plan booklet distributed to every household in the town.

NATIONAL POLICY

National policy is established by the National Planning Policy Framework (NPPF). The policy sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements.

The NPPF has the following sections:-

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Item 1 - The Neighbourhood Plan supports these aspirations by supporting additional jobs and employment, including expansion at Raleigh Hall, to achieve economic growth but identifies local concerns over infrastructure provision that is needed to facilitate this expansion.

Item 2 - Eccleshall is identified as a Key Service Village in the Plan for Stafford Borough and as such, is identified as a town capable of sustaining additional development. The Neighbourhood Plan supports this but establishes local concerns over requirements needed to enhance the town in terms of traffic, public transport and parking to maintain the existing vibrant town centre. (Policies 3 & 4).

Item 3 - There are no policies in the Neighbourhood Plan specifically relevant to the rural economy as these are adequately covered in the Plan for Stafford Borough.

Item 4 - The Plan for Stafford Borough establishes the principles for promoting sustainable transport, but the

Neighbourhood Plan does emphasise maximising opportunities to walk and cycle, including between Eccleshall town and the rest of the Parish. (Policy 4). Excluding Raleigh Hall, the development sites identified within the proposed Settlement Boundary are all adjoining the former Residential Development Boundary and give easy access to the centre of the town. (Policy 1).

Item 5 - The NPPF lays down policies to support high quality infrastructure and the Neighbourhood does not expand on the policies in The Plan for Stafford Borough.

Item 6 - The Neighbourhood Plan analyses the existing housing profile and proposes a broad mix of house types in accordance with the perceived demand of the local residents. The LPA's requirement for 40% affordable units is recognised in the Neighbourhood Plan. (Policy 2)

Item 7 - The NPPF says that good design is a key aspect of sustainable development and should contribute positively to making places better for people. The Neighbourhood Plan supports this by requiring designs complement and conserve the existing heritage of the town without imposing architectural styles or particular tastes, but with consideration given to the principles laid down in the Eccleshall Design Statement to promote and reinforce local distinctiveness. (Policy 7).

Item 8 - The Neighbourhood Plan supports the aspirations in the NPPF to promote healthy communities by identifying facilities which are presently inadequately provided and promoting additional green space for leisure and play. (Policy 6).

Item 9 - There is no Green Belt land in the Parish and so there is no relevant policy in the Neighbourhood Plan.

Item 10 The NPPF's aspirations on Climate Change and Flooding are not further addressed in the Neighbourhood Plan except to consider the flood plain implications when considering sites for inclusion within the Settlement Boundary.

Item 11 - The Neighbourhood Plan seeks to enhance and conserve the Natural Environment by promoting the retention of existing green space and introducing additional green space in conjunction with development sites. (Policy 6). It also notes the fact there are few brown field sites in the town and so accepts new development for expansion will be on agricultural land adjoining the developed area of the town.

Item 12 - The Historic Environment of Eccleshall has been considered in the preparation of the Neighbourhood Plan in so far as sites adjoining the town which would impact on the recently reappraised Conservation Area, would not be adversely impacted. The Eccleshall Conservation Area, the other Conservation Areas within the Parish and other heritage assets are considered to be adequately protected by their conservation or listed building status.

Item 13 - Although it is accepted that gravel extraction and stone quarrying has been undertaken in the Parish in previous years, the issue was not an item raised during consultation and has not been considered in the Neighbourhood Plan.

To summarise, the central aim of National Government's planning policies is to deliver sustainable development by balancing economic, social and environmental roles, by meeting the needs of the present without compromising the ability of future generations to meet their own needs. The strategy for securing sustainable development is outlined in the 'UK Sustainable Development Strategy - Securing the Future' and the Neighbourhood Plan is in conformity with these principles by adhering to the policies in the LPA's development plan for the local area.

SUSTAINABLE DEVELOPMENT

The Neighbourhood Plan has been produced with due consideration to sustainable development. The Strategic Policies in the Plan for Stafford Borough adhere to National Government's planning policies as described above.

The Spatial Vision in the Plan for Stafford Borough states that by 2031, the Borough will have:-

- retained and enhanced its high quality unique character made up of the County Town of Stafford, the market town of Stone and extensive rural area containing smaller towns and historic villages;
- provided high quality designed developments including recreation, open space and sport provision;
- a range of housing types and tenures to meet the needs of the Borough, including for the ageing population, affordable housing and provision for gypsies and travellers;
- reduced the need to travel, through the provision of increased services and facilities in key locations to sustain the surrounding rural areas;

- addressed issues of climate change, including a reduction of carbon emissions and flood risk with sensitively delivered renewable energy schemes;
- improved accessibility to services and facilities by providing safe, attractive and convenient sustainable connections from and to new developments;
- been protected, conserved and enhanced to provide an exceptionally high quality of environmental, historic and landscape character;
- community supported Neighbourhood Plans in place
- delivered new development, where possible through the re-use of brownfield land and land not of high environmental value, in sustainable locations at Stafford, Stone and the Borough's selected villages;

The Neighbourhood Plan has been produced in order to comply with the requirements of The Plan for Stafford Borough but interpreting the demands and aspirations of the local community, whose views were obtained by extensive consultation.

THE PLAN FOR STAFFORD BOROUGH

As described previously, The Plan for Stafford Borough has as its key purpose to set out a vision for the development of the Borough, objectives to guide growth, and policies to make sure that new development meets local needs in line with national policy.

The key issues and challenges facing the Borough over the Plan period up until 2031 are identified as

- delivering and managing the Borough's growth
- providing affordable homes
- adapting to local demographic change
- sustaining the attractive and distinctive quality of the natural and built environment
- ensuring that the District can prepare for and respond to climate change
- maximising access to services and reducing the need to travel
- providing additional employment opportunities that meet local needs, concerns and aspirations for a diverse local economy
- bring necessary regeneration benefits to the Borough, including those that will contribute to the success of its town and other settlements

The Plan for Stafford Borough establishes the scale of housing and employment provision for the Borough, the most appropriate and efficient way to determine the best location for this future growth is to define a Sustainable Settlement Hierarchy, taking into account the level of infrastructure, services and facilities currently available, those areas with the most scope for future provision as well as accessibility to existing and future facilities. The hierarchy is based on the County Town of Stafford, the Market Town of Stone and the Key Service Villages of Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield

After Stafford and Stone, an assessment of services and facilities for settlements across the Stafford Borough area has identified those settlements with the capacity to deliver sustainable communities and limit the need to travel to Stafford and Stone. It is proposed that the largest of these, with the most potential for the location of sustainable development with good access to current and future services, should be defined as the next tier in the hierarchy, to be known as Key Service Villages.

From the assessment Eccleshall, Gnosall, Haughton, Hixon, Great Haywood, Little Haywood and Colwich, Weston and Woodseaves are Key Service Villages in terms of the range of facilities and potential from the other settlements. Barlaston, Tittensor and Yarnfield also have a significant number of services and facilities but are surrounded or abut the North Staffordshire Green Belt.

The Key Service Villages are all located on main transport links running through the Borough with Eccleshall, Gnosall, Haughton, Great Haywood, and Little Haywood and Colwich having good accessibility to Stafford whilst Woodseaves is well related to Eccleshall and links through to both Stafford and Stone.

Although this may be true of the Key Service Villages, Eccleshall is the only one that is at the convergence of three main roads which pass through the centre of the town. These are the A519 between Newport and Newcastle, the A5013 from Eccleshall to Stafford and the B5026 between Stone and Loggerheads.

In terms of the individual Key Service Villages, all of the locations have sufficient available land to accommodate future growth, as identified through the Strategic Housing Land Availability Assessment. However, there are other factors that need to be considered, such as level of services and facilities, environmental designations, transport links and access to employment. Therefore, it may be appropriate for different Key Service Villages to have different levels of development based on these factors and their individual characteristics.

In the case of Eccleshall, the town has an historic centre designated by a Conservation Area, with a significant level of services and facilities for a relatively small population, as well as having the Raleigh Hall Recognised Industrial Estate nearby.

Policy SP7 of The Plan for Stafford Borough requires the establishment of Settlement Boundaries around the Key Service Villages. The location of settlement boundaries for each of the settlements will be established in the Site Allocations Development Plan Document. The settlement boundaries may be established through Neighbourhood Plans in the meantime, but will also be shown in the Site Allocations Development Plan Document. Prior to the actual definition being achieved through these processes, the criteria established in Spatial Principle 7 (SP7) will be used to judge the acceptability of individual development proposals.

There are 12 principles in Policy SP7 of The Plan for Stafford Borough to assess the acceptability of individual proposals at the Settlements. These principles have been followed in the analysis of the sites to be included in the Neighbourhood Plan. In complying, all the sites adjoin the former Rural Development Boundary which encircled the town and so comply with the first principle and so are accessible and well related to the existing facilities. (Policy 1 and the survey of sites surrounding the RDB)

Although Eccleshall is not well served by public transport, especially the rural hinterland, the Neighbourhood Plan identifies sites which are within easy walking distance of the bus routes. The existing infrastructure, especially the highway network and the sewage system, are a major concern to residents and the Neighbourhood Plan raises these concerns and includes appropriate aspirations for improvement. (Policies 4 & 5)

Policy C1 of The Plan for Stafford Borough highlights the requirements for dwelling types and sizes which has been utilized in the Neighbourhood Plan. (Policy 2).

Although two of the sites identified for development are on land adjoining the River Sow (sites 3 and 5), the area of land identified for development is away from the river and above the flood plain and so complies with SP7 (j) of the Plan for Stafford Borough. (Survey of sites).

One of the sites adjacent to Castle Street (site 3) also has an impact on the Eccleshall Conservation Area and so the land behind the existing hedgerow has not been included in the area for development except for space to create a road access adjacent to the existing house to comply with SP7 (f) of The Plan for Stafford Borough. (Survey of sites).

There is also an aspiration to create a riverside walk along the bank of the River Sow to enhance the open space along the riverbank. This aspiration is consistent with Policy N4 which promotes enhancement of bio-diversity and watercourses and their settings for their landscape character.

The policy to achieve Rural Sustainability is partly delivered by the identification of the Sustainable Settlement Hierarchy in Spatial Principle SP3, through the continued sustainability of these communities in the future. Nevertheless outside of these settlements, and specifically in the area outside the Settlement Boundaries which will be defined for each of these settlements, the policy approach in the other settlements and the countryside to seek to achieve rural sustainability will involve a wide range of measures and approaches, as set out in the Policies in Chapter 9, Economy.

In particular, Policy E2 provides specific guidance about the approaches which need to be taken in the rural areas, outside the Green Belt, to achieve a sustainable rural economy; and Policy E3 addresses the particular role which a number of freestanding industrial estates in rural areas, which have become known as 'Recognised Industrial Estates', have in supporting the Borough's economy. Policy C5 provides specific guidance on residential developments outside of settlement boundaries including in the Green Belt.

The Parish of Eccleshall has an area of approximately 8100 hectares and is the largest parish in the Borough. Most of the area is forested or agricultural with the natural environment rich in biodiversity, and much of the landscape characterised by flat low lying land undulating between the natural corridors of the Rivers Sow. Outside of these corridors much of the land is intensively farmed agricultural land that is interspersed with extensive ancient and semi-natural woodland and natural grasslands.

The Parish is also important for its biodiversity and areas of nature conservation, many of which are internationally and nationally designated sites. These are recorded at Appendix C of The Plan for Stafford Borough.

Policy E4 of The Plan for Stafford Borough says that Raleigh Hall is a Recognised Industrial Estate which has reached capacity for further development and therefore requires opportunities for new investment as well as enabling existing firms to expand during the plan period.

While accepting that the implementation of the Local Plan's policies is inevitable, the consensus of the local community is one of concern over the type of development to be proposed. Without a rigid transport assessment to determine the additional volume of traffic, especially heavy goods vehicles, passing through the centre of the town and the necessary alternative measures necessary to accommodate such traffic, inappropriate development will be unacceptable. (Policy 3)

This is to comply with Policy E4 (x) which requires consideration be given to local highway improvements and enhancements and with Policy T1 (g) which seeks to reduce the impact of traffic from new development on the road networks by ensuring that the generation of traffic is minimised through sustainable transport measures, ensuring that all developments that generate significant traffic flows, including commercial traffic must be located in close proximity to the primary road network, do not have a negative impact on the network or at junctions, air quality, and nearby communities, and should have adequate capacity to accommodate the development or can be improved or mitigated as part of the development. (Policies 3 & 4).

However, any reduction in on-street parking to facilitate additional traffic would also be unacceptable to both the character and the businesses in the town centre unless additional parking close to the centre is provided elsewhere.

E.U.OBLIGATIONS

E.U. Regulations require that Neighbourhood Plans including its policies do not have a significant effect on a European Site or European offshore marine site.

Within the Parish of Eccleshall, there is one site at Cop Mere which is designated a Ramsar Site. Ramsar sites are wetlands of international importance designated under the Ramsar Convention. The Ramsar List of Wetlands of International Importance now includes over 2,000 Sites. The country with the highest number of Sites is the United Kingdom at 170

Cop Mere is one of 3 Ramsar Sites within the Borough and covers an area of 37.42 hectares. There are no policies within the Neighbourhood Plan relating to Cop Mere.

Within the Borough, there are 3 areas designated as Special Areas of Conservation (SACs) which are defined under the European Union's Habitats Directive (2/43/EEC of 21 May 1992). They provide increased protection to habitats and a diverse array of animals and plant species set out in appendix I and II of the directive. The 3 sites within the Borough are Pasturefields Saltmarsh, Motte Meadows, Cannock Chase and Chartley Moss, none of which are within the Parish of Eccleshall.

There are also 3 National Nature Reserves in the Borough, which are areas of land set aside for nature, where the main purpose of management is the conservation of habitats and species of national and international significance. The 3 reserves are Aqualate Mere, Chartley Moss and Motte Meadows, non of which are in the parish of Eccleshall.

Eccleshall is located several miles from any sea coast and so will have no impact on any marine site.

The Eccleshall Neighbourhood Plan will, therefore, have no adverse impact on any European Site or European offshore marine site.

THE FUTURE OF ECCLESHALL PARISH

ECCLESHALL PARISH COUNCIL NEIGHBOURHOOD PLAN QUESTIONNAIRE

Eccleshall Parish Council, working in partnership with the Stafford Borough Council, is producing a Neighbourhood Plan for Eccleshall, which will set out where new development will go, what kind of development it will be, and what sort of social and leisure facilities are needed to make Eccleshall a better place to live and work.

The big difference between the Neighbourhood Plan and previous plans is that it will be a plan for the whole of the parish developed by the people of the parish. This will inevitably concentrate of the town of Eccleshall as this is designated as a Key Strategic Village but will cover the entire parish area from Loggerheads to Little Bridgeford. To do this the Parish Council wants to hear from as wide a range of local people as possible - residents, businesses, shoppers, young people, older people, community groups, service providers, and other stakeholders.

Can you spend 5 minutes answering a few questions to make sure you have your say in the future of the town? This is the first stage in the process and there will be further opportunities to comment on the draft plan.

For each of the following list of things in Eccleshall please tick the box which you think best describes the current provision:

	Excellent	Good	Average	Poor	Inadequate
Shopping					
Housing					
Leisure					
Job opportunities					

Which of the following local facilities do you use? Please tick as many as apply.

Shops Sports Restaurants Education Social

Do you go outside of Eccleshall for some facilities?

Yes No

If your answer is yes, please say which facilities and where you go for them

What facilities or amenities are missing or inadequate in Eccleshall?

Which of the following applies to you (tick more than one if applicable):

I live in Eccleshall I work in Eccleshall I shop in Eccleshall

I use Eccleshall's leisure facilities I am active in a local community group

In your opinion, how strong is the sense of community in Eccleshall?

Very strong Quite strong Average Not very strong Weak

How do you rate the general quality of the environment in Eccleshall?

Excellent Good Average Poor Very Poor

Is there anything you think is particularly good or bad about the environment in Eccleshall?

What do you think are the three best things about Eccleshall?

- 1.
- 2.
- 3.

How do you get about in Eccleshall? Do you travel mainly

By car By bus On foot By motor bike By bicycle

What do you think of the job opportunities in Eccleshall? Are they

Excellent Good Average Poor Very Poor

If you could change one thing about Eccleshall what would it be?

What do you think should be the main priority of the Neighbourhood Plan?

Please provide your name and address and let us know if you wish to be kept informed of future stages of the Eccleshall Neighbourhood Plan.

Name

Address

Email

Tel No

Please tick if you want to be kept informed of future stages of the Neighbourhood Plan

When you have completed this questionnaire, please return it

by post to - The Parish Clerk, 42 Badgers Croft, Eccleshall ST21 6DS

by email to - eccleshallpc@btinternet.com

OR

Alternatively, there is a box in Eccleshall Library, for completed questionnaires.

For further information please see the Parish Council's website where this questionnaire can be downloaded - www.eccleshallparishcouncil.org

NEIGHBOURHOOD PLAN QUESTIONNAIRE

The Eccleshall Neighbourhood Plan will help to determine the future of development in the Parish for the next 15 years. The Planning Authority, Stafford Borough Council, will have a statutory obligation to consider the policies in the plan when determining planning applications, together with policies in the National Planning Policy Framework and the Stafford Borough Local Plan. None of the policies in the Eccleshall Local Plan can conflict with the policies in the other 2 documents.

Please answer the questions by either ticking the relevant box, putting a circle round either Yes or No or leaving the answer blank if you do not have an opinion.

HOUSING

A1 If new homes are to be built, what type of new homes should be given priority?

- | | | |
|--|--|--|
| <i>For Housing Associations to let</i> () | <i>To be sold on the open market</i> () | |
| <i>Sheltered homes to buy/ or let</i> () | <i>Homes with shared equity</i> () | |

A2 If new homes are to be built, how many should be permitted in the next 15 Years?

- | | |
|--------------------------------|-----------------------------|
| <i>No more than 50</i> () | <i>No more than 100</i> () |
| <i>No more than 200</i> () | <i>No more than 300</i> () |
| <i>An unlimited number</i> () | <i>No opinion</i> () |

A3 What scale of individual housing development schemes should be given priority within the town?

- | | |
|-----------------------------------|----------------------------|
| <i>No more than 10 houses</i> () | <i>11 to 20 houses</i> () |
| <i>21 to 50 houses</i> () | <i>Over 51 houses</i> () |

A4 What sizes and types of dwellings should the plan encourage

- | | |
|---------------------------------|--------------------------------|
| <i>1 bedroom houses</i> () | <i>2 bedroom houses</i> () |
| <i>3 bedroom houses</i> () | <i>4 bedroom houses</i> () |
| <i>Larger houses</i> () | <i>1 bedroom bungalows</i> () |
| <i>2 bedroom bungalows</i> () | <i>3 bedroom bungalows</i> () |
| <i>Blocks of apartments</i> () | |

A5 Please identify areas of the town where you think development of 10 or more houses would be *acceptable* –
Please answer Yes or No

- | | |
|--|--|
| <i>North of Stone Rd – behind Telephone Exchange/Meadow Cl</i> () | <i>Newport Road</i> () |
| <i>Between Stone Rd & Stafford Rd behind Badgers Croft</i> () | <i>Green Lane South side</i> () |
| <i>Cross Butts South side behind existing houses</i> () | <i>Shaws Lane beyond the school</i> () |
| <i>Chester Rd, towards Loggerheads beyond Tennis Club</i> () | <i>Church St Churchfield Rd extn.</i> () |
| <i>Newcastle Rd towards Byanna beyond the River Sow</i> () | <i>Stone Rd beyond church and vets</i> () |

Other (Please describe).....

A6 Do you think additional houses should be built in Croxton and if so, how many? ()
(Croxton is the second largest settlement in the Parish)

A7 Do you think houses should be built elsewhere in Eccleshall Parish and if so, where? ()
.....
.....

A8 Do you have any other comments on housing policy?
.....
.....
.....

JOBS AND EMPLOYMENT

- B1 What types of employment should the plan encourage (tick first box) or discourage (second box)?
- Tourism, leisure and crafts* () ()
- Transport, storage & distribution* () ()
- Community Services (Council services, medical services, sports facilities, etc)* () ()
- Shops and offices* () ()
- Light industrial and manufacturing* () ()
- Pubs, restaurants and cafes* () ()
- Financial and professional services* () ()
- Other (please specify).....*

B2 Is anyone in your family likely to seek local employment in the next 5 years? Yes No

- B3 What would encourage new businesses to locate to Eccleshall parish?
- More purpose built premises* () *Faster broadband* ()
- Better principal roads* () *Other (please specify).....*

B4 Do you have any comments on jobs and the local economy?

.....

.....

.....

TRAFFIC AND PARKING

C1 Do you think the principal roads throughout the parish are adequate to sustain future development without suitable improvement? Yes No

C2 Do you think Eccleshall town is able to take more traffic through the centre (i.e. High St, Stafford St., Castle St. Newport Rd, Stafford Rd, Stone Rd.) Yes No

- C3 If No, what solution would you prefer to this consideration?
- Bypass road* () *Restriction of development* ()
- Parking restrictions* () *Other (Please say).....*

C4 Do you think the present on street parking is:-
Adequate () Too little () Too much ()

C5 If vehicle parking facilities need improving, tell us how and where you think this could best be achieved.

.....

C6 If better public transport is needed, tell us how you think it should be improved

.....

OPEN SPACE & THE ENVIRONMENT

D1 Do you think there is adequate open space in Eccleshall town? Yes No

D2 Do you think there is adequate provision of children’s play areas in Eccleshall? Yes No

D3 Do you think the current sports facilities in the Parish are adequate? Yes No

D4 If no, what additional facilities would you like to see provided and where?

.....

.....

D5 Do you think any future development in Eccleshall town should reflect the town’s character and landscape Yes No

D6 Should the Neighbourhood Plan aim to enhance the quality of the built environment by promoting the following? (Please tick those you consider important)

- Design that respects the scale of the existing townscape* ()
- Use of sympathetic building materials* ()
- Green space and gardens between new houses* ()
- Signage, advertising and street furniture that respects the locality* ()
- Traditional styles and scale of shop fronts* ()
- Others (Please specify)*

D7 Do you think it is important that these facilities are retained in the town centre? (Tick for yes)

- Doctors* () *Dentists* () *Opticians* ()
- Physiotherapists* () *Police* () *Shops* ()
- Others (Please specify)*

D8 Do you think the Conservation Areas should be protected from development? Yes No
(Eccleshall Castle grounds, Town Meadow, Stone Rd, High Street, field behind St Chad's Rd. Offley Rock, Walk Mill)

D9 Do we need more public space in the open countryside in the Parish? Yes No

D10 If yes, do you have any thoughts on where?

FINALLY - In order to demonstrate that public consultation is representative of our community, would you please provide some information about yourself and where you live?

E1 Please give the postcode of your address

E2 Are you? (tick one) female () male ()

E3 How old are you? 14 to 18 () 19 to 25 ()

 26 to 35 () 36 to 45 ()

 46 to 55 () 56 to 65 ()

 66 to 75 () Over 76 ()

E4 If you wish to enter the prize draw please enter your name and address:-

.....

.....

E5 Please use the space below to add any further comments you may have that have not been covered in the survey

.....

.....

.....

Please return this form to the box in Eccleshall Library, your Neighbourhood Volunteer, by post to :- The Clerk to Eccleshall Parish Council, 42, Badgers Croft, Eccleshall ST21 6DS or email to eccleshallpc@btinternet.com

This form is also available online @www.eccleshallparishcouncil.org

Forms must be returned by November 8th, 2013

Responses to this survey are anonymous (unless you have opted to take part in the prize raffle) and all individual data and information collect by this survey will be treated confidentially and not passed on to any third parties.

This questionnaire has been produced by the Eccleshall Neighbourhood Plan Group.

Traffic and Parking –Summary Comments/Analysis – 30th, January 2014

C1 – Roads Adequate?

Majority 83% (328 of 394) believe Eccleshall Town roads are inadequate

Minority 12% (48 of 394) believe Eccleshall Town roads are adequate

C2 – Eccleshall Town able to take more traffic?

Majority 82% (325 of 394) believe Eccleshall Town can't take more traffic

Minority 12% (18 of 394) believe Eccleshall Town can take more traffic

C3 – Preferred Solution

Bypass: Majority 56% (221 of 394)

Restriction of development: 36% (144 of 394) [not allowed as part of NP?]

Parking restrictions: 20% (79 of 394)

C4 – Present On-Street Parking

Adequate: 47% (184 of 394)

Too little: 28% (109 of 394)

Too much: 19% (73 of 394)

C5 – How and where **parking facilities in Eccleshall** could be improved:

The following percentages are based on 113 comments/recommendations from the 394 respondents

New car parks required –ALL locations including unspecified: 65% (73 of 113)

New car parks required –specified locations only: 45% (44 of 113)

New car parks required – unspecified locations only : 26% (29 of 113)

New car parks required –specified locations except Behind High St/Town Meadow: 25% (28 of 113)

Behind High St/Town Meadow: 14% (16 of 113)

Commandeer Pub car parks: 6% (7 of 113)

Cheaper parking at Co-op: 6% (7 of 113)

Parking near church: 4% (5 of 113)

Commandeer Police Station car park: 4% (4 of 113)

Parking on Frost's: 4% (4 of 113)

Parking at Crown Surgery at weekends only: 3% (3 of 113)

Parking near Vets: 1% (1 of 113)

Car park for shop keepers only: 1% (1 of 113)

Note 1: need to consider other possible viable combinations which may be significant, for above!

Note 2: If not already used when assessing the numbers from the original info, it is useful to search(find)/highlight in C5 & C6 for particular items (Ctrl F), for example on “park” or “shop” or “small” etc to highlight possible relevancies.

Other ideas discussed at sub group:

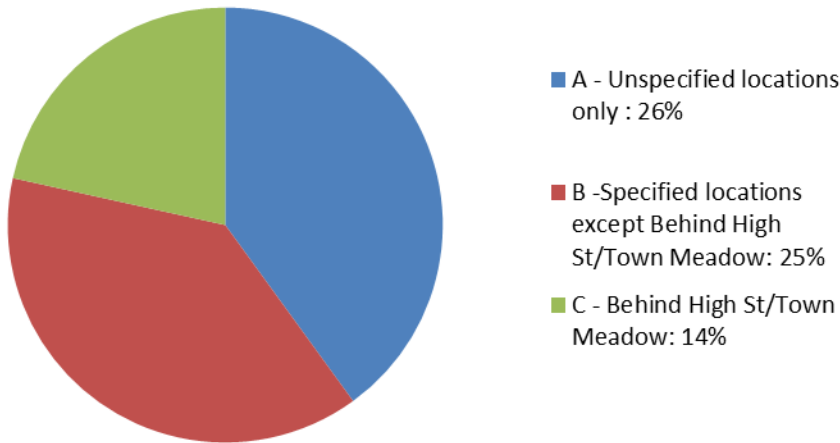
Restrict street parking to 1 h instead of present 2 h?

My wife dead against this since says that she and her friends would not have coffee in the Tea Shop followed by Town shopping, maintains that this would lead to a loss of trade overall.

Introduce concrete chicanes in the middle of B roads into town to reduce speed and vibration which in particular affects ancient/Graded buildings?

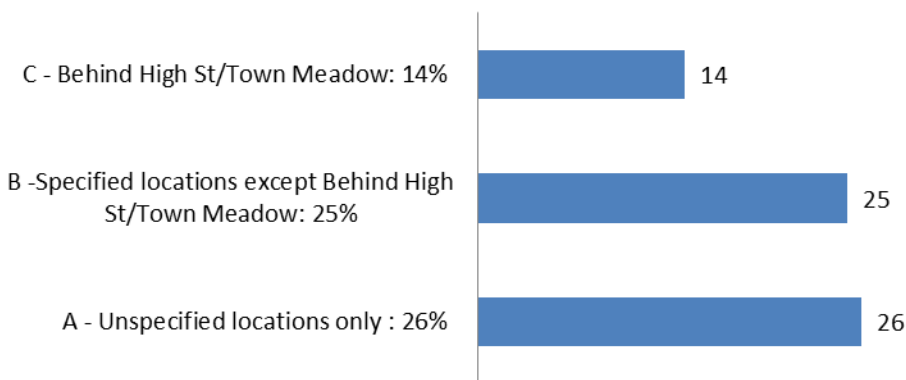
Zebra crossings in High Street to ensure safer crossing and possibly reduce through speed?

New Car Parks Recommendations



New Car Parks Recommendations

■ New Car Parks Recommendations



C6 - How public transport should be improved:

The following percentages are based on 97 comments/recommendations from the 394 respondents

Buses: More/more regular/more frequent [including smaller buses and ALL routes] 77% (75 of 97)

More buses: Eccleshall–Stafford, more at peak times/hourly 38% (37 of 97)

More buses: Eccleshall–Potteries/Stoke/Hanley/Newcastle, more at peak times 37% (36 of 97)

More buses: Eccleshall–Stone, more at peak times 33% (32 of 97)

More buses: Eccleshall–Newport 23% (22 of 97)

Buses: use smaller buses [larger ones empty] only 4% (4 of 97)

Lower/more affordable bus fares 4% (4 of 97)

More buses: Eccleshall–Pershall/Sugnall 3% (3 of 97)

Open Norton Bridge Station 3% (3 of 97)

Eccleshall Taxi Service 2% (2 of 9)

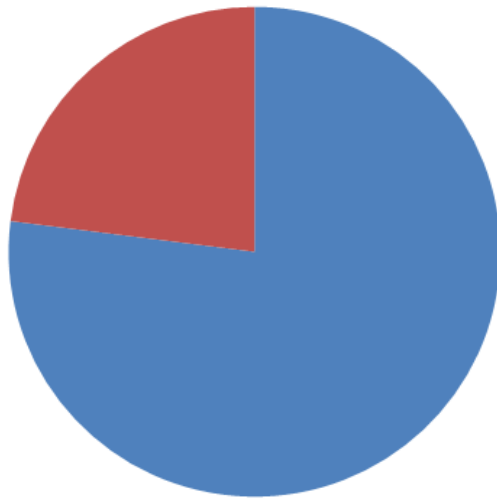
More buses: Eccleshall–Telford 1% (1 of 97)

More buses: Eccleshall–Industrial Estate (Raleigh?) 1% (1 of 97)

Town Cycle Racks 1% (1 of 97)

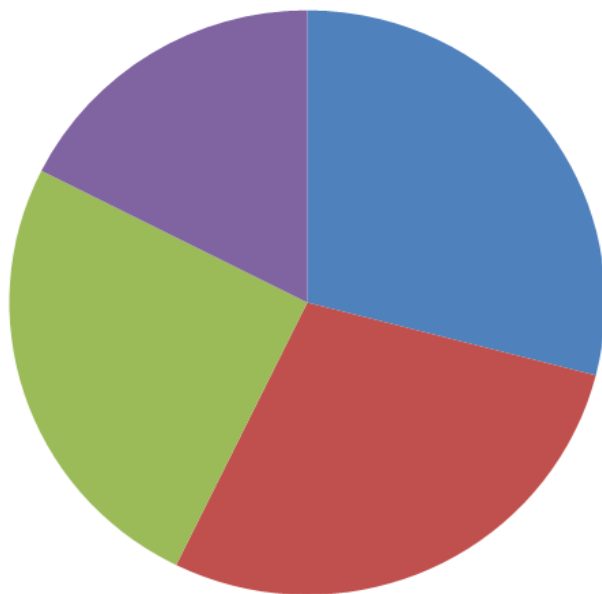
Shuttle bus on estates to take people shopping and for appointments 1% (1 of 97)

More Buses Required



- A - More/more regular/more frequent [including smaller buses and ALL routes] 77%
- B - Other Recommendations

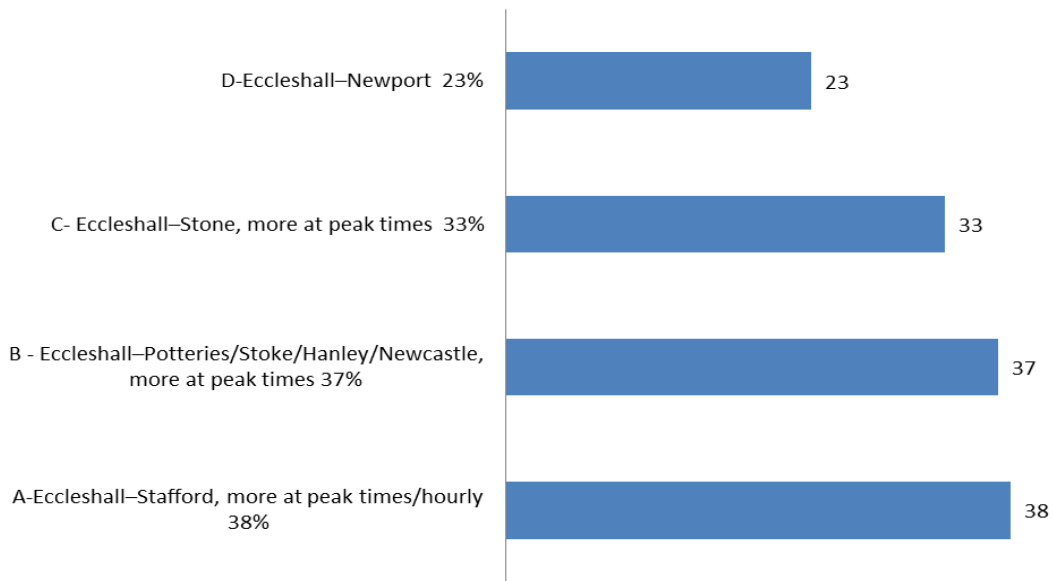
Requested Routes for More buses:



- A-Eccleshall–Stafford, more at peak times/hourly 38%
- B - Eccleshall–Potteries/Stoke/Hanley/Newcastle, more at peak times 37%
- C- Eccleshall–Stone, more at peak times 33%
- D-Eccleshall–Newport 23%

Requested Routes for More buses:

■ Requested Routes for More buses:



Synopsis of Housing Data

In general terms, the survey results were positive about further housing development in Eccleshall town and Croxton. Respondee were less willing to see development elsewhere in the parish.

A1. In response to the question on types of dwellings:

- 64% said open market
- 28% said sheltered accommodation
- 23% said shared equity
- 18% said Housing Association

A2. In response to the question of how many homes over the next 10 years:

- 36% said no more than 50 dwellings
- 34.5% said no more than 100 dwellings

A3. In response to the question regarding the scale of development, the majority of respondees favoured less than 20 homes on any given development, 38% indicating less than 10 and 35% less than 20.

A4. In response to the question regarding size and type of dwelling those responding said*:

- 54% said 3 bedroomed dwellings
- 49% said 2 bedroomed dwellings
- 49% said 2 bedroomed bungalows
- 18.5% said 4 bedroom dwellings
- 16% said 1 bedroomed bungalows
- 13.7% said 3 bedroomed bungalows
- 12.4% said 1 bedroom dwellings

A5. The areas of Eccleshall town where development* was considered favourable were:

- North of Stone Road
- Between Stone Road and Stafford Road
- Cross Butts south side
- Shaw's Lane beyond the school
- Stone Road beyond the Vet's Surgery

*Several respondees favoured brownfield sites only

A6. In response to the question of new dwellings in Croxton, twice as many respondees favoured additional housing than those that said none, of those who replied to this question, the number of new homes developed over the next 10 years was given as 25.

A7. Of those who responded to the question of new homes elsewhere in the parish, a third more said no than those who were in favour.

A8. Significant additional comments regarding what was needed in the parish included:

- New affordable housing
- Homes for first-time buyers
- Apartments or small dwellings and/or bungalows for the elderly with an emphasis in facilitating downsizing
- A significant number of respondees emphasised the need for small mixed developments, sensitive to the existing character of the town
- Other comments of note included remarks about the infrastructure supporting any development, proximity to schools and parking implications.

Note: Respondees were able to select more than one option when answering questions, therefore the percentages are the number who answered the question, rather than the number of respondees.

ANALYSIS BY- Barry Apps, Brian Mason, Anne Serjeant, Keith Weston, Peter Bertram, Peter Thompson, Christine Heelis, Cheryl Hyland.

HOUSING

No more housing

A1 Type of homes

Hsg Assoc's to let	(72)	Open market	(252)
Sheltered homes	(109)	Shared equity	(92)

A2 Number to be built

No more than 50	(144)	No more than 100	(136)
No more than 200	(73)	No more than 300	(27)
An unlimited number	(5)	No opinion	(15) (1)

A3 Scale of Development

No more than 10	(150)	11 to 20	(138)
21 to 50	(72)	Over 51	(13) (1)

A4 Sizes and types of dwellings

1 bedroom	(49)	2 bedroom	(193)
3 bedroom	(213)	4 bedroom	(73)
Larger houses	(22)	1 bed bungalows	(63)
2 bed bungalows	(194)	3 bed bungalows	(54)
Blocks of apartments	(14)	mixture	(1)

A5. Areas of the town for 10 or more houses—

Yes No

North of Stone Rd	(185)	(120)
Newport Road	(99)	(160)
Between Stone Rd & Stafford Rd	(201)	(137)
Green Lane South side	(135)	(149)
Cross Butts South side	(146)	(137)
Shaws Lane beyond the school	(156)	(137)
Chester Rd, towards Loggerheads	(114)	(165)
Church St Churchfield Rd extn.	(84)	(163)
Newcastle Rd beyond River Sow	(92)	(172)
Stone Rd beyond church and vets	(146)	(130)

Other: (Please describe) 2 off New Homes – None. Build behind community centre. Brownfield sites if possible. 2 off Expressed flooding concerns North of Stone Road. Stafford, Near Raleigh Hall 2 off Burgage. Town Meadow. 2 off Gas Works. Extend St Chads. Cold Meece. Knock down the Badger and build there. Leave Eccleshall as it is, why spoil it.

A6. Houses in Croxton	Number saying yes (182)	Number saying no (72)
How many houses	Average out number (24.3)	3993 houses from 164 respondents
A7. Houses elsewhere	Number saying yes (56)	Number saying no (84)

No more houses on main road in Croxton, they have ruined the village.

Where: On the Stafford Road. Raleigh Hall area. Odd ones here and there in villages. 2 off Norton Bridge. 6 off Slindon. 2 off Ellenhall. 3 off Pershall. 2 off Sugnal. 1 off not specified. 1 off Brown Field sites. 1 off Catshill-Sturbridge roadsides. Loggerheads. Beyond Wilcote Hall towards Stone area/Wetwood. Coldmeecce. Adbaston. Fair oak. Wetwood. Walkmill. 2 off Copmere. 2 off Bishops Offley. 2 off Swinnerton Road. Separate new development (aka Poundbury). Between Eccleshall and Sugnal. Only infill areas. Top of hill on Stafford Road behind bus stop. 2 off Offleyhay. Behind community centre.

A8. Any other comments, 39 Comments: Developments with a light touch, small developments spread around the area. Use infill/brown field sites, preferred to open fields, mixed development. 2 off Affordable for the young to buy. Smaller properties to allow for increasingly elderly population to downsize. Quality retirement apartments required to free up other properties. Only 2 or 3 beds. Expansion of Doctor's surgery. Eccleshall is already clogged up with not enough facilities. Houses are too costly for young people starting on the housing ladder. More parking in town before more houses are built. Why change an area that is countryside, if you want a town with facilities then Eccleshall isn't for you. Houses should only be built along main roads. Too many will spoil the character of Eccleshall, also not on green belt. Emphasis must be on family homes for rent by housing associations. Stop garden grab, help first time buyers. Policy should be aimed at helping first time buyer i.e. Shared equity and maintaining status quo. More houses equals more cars. NOT 3 off Social Housing. 2 off Two bed bungalows near centre. 11 off Affordable housing for 1st time buyers/young families, 6 off NO additional housing (population/busy roads/preserve Eccleshall character). 2 off Preserve green fields. 1 off consider road sustainability for new developments. 1 off Bypass required. 1 off NOT as Castle St monstrosity, need more like Yates Yard specification. Houses in small groups spread through a variety of locations. Eccleshall was a historic village, now on a cusp of a suburban town. Bungalows for retired to let is a must in Eccleshall. 2 off Affordable housing for young families. Do not build "affordable housing" it will ruin the social demographic. If you are serious about the Conservation Area it must be protected against development. No new houses should be built that ruin existing houses. Low cost housing not large expensive ones. Lack of suitable properties for older people. Should maintain a sense of community. Roads cannot cope. Encourage more young families/couples to the village. Some housing affordable for the first time buyers and homes for the elderly near town centre. House prices too high for first time buyers, local young cannot afford to buy especially if they are single. Restrict number of new houses being built on every bit of land in town. More housing for young professionals/young families – 3 bed semis/3 bed detached. 4 off All new housing should be built in sympathy with existing older dwellings. Concerns about whether medical and educational needs would be met with increased population. Roads/drainage/parking are more important. 3 off Essential that infrastructure and services develop to accommodate expansion. Need family homes in walking distance of school. Housing for the elderly. Buildings in keeping with existing and small enough to be integrated into existing. Keep housing within existing boundaries. More bungalows. Need to consider mixed and varied population. Quality apartments to allow people to downsize. Need local housing developments. No more flats. Retirement homes. No large scale developments. 2 off Better infrastructure required especially drains. 6 off Developments to be mixed. Houses to be near school. 2 off No more houses without bypass. All houses to have parking strictly enforced. Links to employment. Starter homes required. Many houses would come on the market if there were smaller bungalows to downsize to. Use and adapt existing buildings. Need infrastructure for additional development – playground, leisure facilities and expansion of school. Fill in gaps within existing town boundaries. All housing development should be balanced with open space access policy. More homes for younger people. Affordable housing for older Eccleshall residents.

JOBS AND EMPLOYMENT Encourage = Yes, Discourage = No

B1. Types of Employment

Tourism Yes (329) No (10) Transport & distribution Yes (42) No (270)

Community services/medical services Yes (329) No (14)

The above have been merged as the original form did not have brackets to complete answer.

Shops & Offices Yes (291) No (39) Light industrial Yes (204) No (127)

Pubs etc. Yes (197) No (131) Financial & professional Yes (249) No (64)

Other: Taxi service. DIY shop. Ironmongers. Caring for the elderly. Agriculture and equestrian. Launderette. Anything to make Eccleshall younger. Better parking.

B2. Family seeking employment Yes (103) No (213)

B3. Encourage businesses to locate Purpose built premises(71)

Faster broadband (202) Better roads (191)

Other: 2 off Ring road/bypass around Eccleshall. 5 off Improved road and transport control. 6 off Lower rates/rent/rates subsidy. 7 off Better Bus services. Gym required. 6 off Stronger mobile signals. More local support for business required. 8 off more parking. Quality housing. 8 off Better parking. Availability of local labour. Good skilled workers. Affordable rent. Housing required adjacent to jobs. Developments to be small. Better support for local community. Bigger houses. Better access to London and Birmingham. More rich people.

B4. Comments on jobs: Limited if you want to retain local character. Eccleshall is wonderful as it is without changing its infrastructure, it won't cope with traffic, flood, parking. People move here knowing its limitations and then want change not always for the better. Whatever encourages people to shop and work locally? The economy seems good by keeping the High Street and supporting local businesses. 2 off More Buses required. Encourage well paid skilled jobs. 2 off Present infrastructure limits jobs/local economy. 2 off Few industrial estate workers live in Eccleshall. Insufficient parking spaces. Family would only be likely to seek employment in the area if there was affordable housing. There are no empty shops and pubs/restaurants seem to be thriving. Need businesses attractive to young people. None that promote use of roads by HGV's. Local jobs for local people. The more houses built the more jobs needed. We do need an ironmongers in Eccleshall. The community is changing from local trades to professional – people who commute. M Businesses need to service the community who have money to spend! Less dependent on HGV traffic. More varied clothes shops for teenagers. Housing required adjacent to jobs. Developments to be small. 4 off Roads inadequate for expansion. Green industry, solar panels, bio-mas, heat pumps. Properties to suit professionals. Better café/restaurants. Better use of Vernon Yonge. Hydro. Not many opportunities for school leavers or less wealthy people. High Street traffic prevents people coming to shop. Need more skilled jobs in light industry and professional services wages should reflect house prices.

TRAFFIC AND PARKING

C1. Roads adequate Yes (48) No (328) N/A * 2

C2. Eccleshall town – able to take more traffic -Yes (18) No (325) N/A * 1

C3. Preferred solution Bypass (221) Restriction of development (144)

Parking Restrictions (79)

Other: 16 off Ban/restrictions on HGV's. 12 off Weight/height restrictions. 9 off Additional car parks. Distribution companies to use J15 not J14. Divert Lorries. Alternate High St and Stafford St.? Reserve route for future Eccleshall by-pass. Limit housing. More frequent buses. New housing between Stafford and Stone with road beyond development, possibly widen the existing lanes and continue through Cold Meece road. Heavy traffic from Raleigh Hall diverted away from Eccleshall town. If you take the traffic out of the town you will ruin the town. Please no parking restrictions unless alternative free short term parking is provided, a charm of the town is the ability to pop-in. Widen roads with a speed hump. No development without extra parking. 3 off Widen road/reduce width of pavements. Limit High Street parking to one side only. No large vehicles. Parking east of town. By pass for heavy traffic. Larger Lorries should be limited to delivering before 7.30 am. Parking not the issue but the volume of cars.

C4. Present on street parking – Adequate (184) Too Little (109) Too Much (73)

C5. How and where facilities could be improved: 4 off Pub car parks allowed Kings Arms, George, Royal Oak etc. New car park near the church. 4 off Between Castle Street and High Street provide car park and restrict parking in the high street. Remove double yellow line where not dangerous, off street parking required. A new car park behind Kings Arms and behind. 5 off behind telephone exchange or shops, one side of the High Street. One side of Stafford Road. 4 off Car park don't know where? Public car parking off Castle Street. Proper car park sensible. Parking charges, High Street for disabled only, improve parking by Church Street/Chester Road, edge of town meadow. Parking area near the vets. New car park, where? Parking permits for residents. 9 off Desperately need off road parking. 2 off Co-op free parking. Co-op more spaces. Co-op 2 hrs free. Improve Eagle car park. Stone Road parking on one side only. Use Crown Surgery car park at weekends. 2 off Make Crown Surgery parking public. 13 off Provide Eccleshall car park (2 stipulated "free"). Library car park accessed via Castle St. Park behind library. Car park near brook at end of Castle St. Daytime use of Kings Arms & 3 off Police Station. 4 off More parking behind High St. Better bus services. 4 off Parking one side of High St only & use Police car park. High St Parking residents only. High Street alternative days. Frosts yard parking for shop keepers. 2 off Daytime use of Public Houses car parks. 2 off Cheaper Co-op parking. Buy Frost's yard and utilise as car park. Car park on a green field site near the town. On land by the Smithy, Co-op etc. 3 off Bishops Court (as it's only used for dogs being exercised) Hartlands. Purchase Kings Arms and build house and car park for village. 4 off Town Meadow. Car park at rear of library. Maybe if Co-op reduced parking fees there would be less parking on Stone Road. Widen existing bays. Badly laid out – all spaces should allow forward parking. Double yellow Stone Road. Put mat on verge past Church. Reduce pavements and herring bone parking. New developments to include off street parking. 2 off Car parking east side of Newcastle Road. 2 off Car park Smithy (frosts?) Park-and-ride service. Make parking diagonal. No on street parking. No parking restrictions on High Street. Make Eagle and Royal Oak public parking. Properly marked parking bays. Need car park near church and library. Car park east end of church meadows access from A519. Park on the grass by the church. Park at Bishop's Court. Remove the clock and crossing places and cut back on pavements. Use the car parking areas on developments.

C6. How public transport should be improved: 7 off More frequent services inc Sunday. Sunday service needed to Stafford and Stone. More convenient stops. More/ retain buses at peak times to Stafford (3 requests). Bus service from Stafford to Eccleshall in the morning for workers. New bus 7.30 am. Bus early in the morning. 2 off More small buses, large buses empty. Mini bus service to outlying villages. Bus to Market Drayton on Wednesday, more frequent buses. Open up completion to local companies. Buses to Stoke. Hourly to Stoke, half hourly to Stafford and Stone (2 requests). Buses hourly to Stafford and Stone. Better buses. More buses. 6 off Better/more regular bus service. 2 off Better bus info. Regular Newcastle bus direct (not via Stone). 22 off More and regular buses to Stafford, Stone & Newport. Potteries etc. Smaller buses more regularly. 2 off Increased schedules for Stone & Hanley buses. 2 off Routes to Hanley. Buses through Ellenhall. Buses to Telford. Share network as per Eccleshall Plan. Bus services to fit in with working hours. Better bus fare structures & promotion. Inset bus stops to allow vehicles to pass. 2 off Lower bus fares. More affordable bus services. More direct services. Bus stop at Pershall Road end. Bus stop for Pershall. More buses from Pershall and Sugnall into Eccleshall. 3 off buses to N.U.L. Later buses. Public transport from industrial estate. 2 off Good taxi service put into place. More people to use buses. Direct routes to hospitals (Stafford and UHNS). More reliable minibuses targeted at start and end of working day. 3 off Open Norton Bridge Station. Link bus time tables. 2 off More direct services to Stafford/Stone. More direct services to Potteries. More

integrated transport, buses to go to station. More buses and links to Stone and Newcastle with links to Stoke. Town cycle racks. Shuttle bus on estates to take people shopping and for appointments. Increase bus availability and peak times and improve punctuality. More frequent smaller buses running later.

OPEN SPACE AND THE ENVIRONMENT

D1. Adequate Open Space Yes (184) No (175)

D2. Adequate children's play areas Yes (103) No (257)

D3. Adequate sports facilities Yes (197) No (169)

What additional facilities and where? 14 off Play Park adjacent to Community Centre/Cricket Ground/Behind High St/Bishops Court. 20 off Swimming Baths near Community Centre/School. Outdoor swimming pool. 13 off bowling green adjacent to Community Centre/Tennis Club/Behind High St. 4 off Bowling green. 9 off Gym adjacent to Cricket/Tennis Club/Green Lane. Site for young children not near houses. 2 off Village Green and Park. Sports Hall, Play area east side of town. 2 off Sports centre, bowls, snooker. Better community centre and ground beyond – park – not houses. A large public park area and wildlife area behind Fletchers Garden Centre. Activity fun barn (use the Badger) age group 1-10 years. Children's play ground – town meadow. 2 off Public park on town meadow. 7 off Gym – old school/parish hall/additional play area for children (3 requests) addition of a sports field. There seems to be no land availability so really this question is irrelevant. 2 off Leisure Centre. 4 off Sports Hall adjacent to Community Centre/School. 3 off Skate Boarding/Bike trekking. Footpath to Football Club. Sports Field by Community Centre. Rugby Pitch closer to town. Children's sports facilities within town. 7 off Better play facilities for young children (1 off within the town, 3 off land off Bishops Court), 1 off close to Stones Road e.g. Hartlands, 1 off near school. 3 off Better play facilities for teens. More facilities for OAPs within walking distance. Public Park and play area with separate dog walking area on town meadow. 3 off Football pitch (rear of community centre) More indoor facilities (e.g. for badminton/tennis/knit and sew class). Tennis/badminton courts. Squash court, sklate park, places for the younger generation to meet up. Less expensive shops. 3 off Small play area on open facilities. Spa near tennis courts. 2 off Safer access by foot to Pershall from Eccleshall to make access to sports ground safer. Skate park etc. near river. Football and Rugby clubs back in town. Dog walkers. Play areas. Park like Gnosall and Croxton. More green areas in new developments. Improve Beech Road play area. Basketball playground for older children. More open playing fields. 3 off Leisue centre. Play area for up to 9 yrs. 2 off Somewhere to kick a ball. More grassed areas. Child friendly area at night. 8 off Play/sports area near school. 2 off Play/sports area near tennis club. Play area east of Castle Street. Sports area on Raleigh Hall. Archery. Petanque. Bowls. Better Park. Hockey. Cycling. Evening youth club at community centre. Indoor sports facility, multi-functional near school. How can you have open space if you build houses year after year? Access to the Castle grounds and the river.

D5. Should future development reflect character Yes (361) No (6) N/A * 4

One of these NO's added comment: **"It's 2013 for heaven's sake"**! One other comment: **"But not if it deters development"**

D6. Should the NP aim to promote: - tick those considered important Number

Design that reflects the scale of the existing townscape (339)

Use of sympathetic building materials (324)

Green space and gardens between new houses (343)

Signage, advertising & street furniture that respects the locality (277)

Traditional styles and scale of shop fronts (316)

Other: None of these, any new buildings in keeping with current style. No further development needed unless it's for the current community. Spruce up the High Street and Stafford Street. Each building should be taken on its merit we don't always have to look to the past. Park with a pool, gardens, greenhouse & kiosk. "A" boards & large flags to property i.e. not on pavements. Open toilets before 10.00 am & no takeaways. Footpaths to link developments to Town Centre. 2 off Retain character & atmosphere of Eccleshall. Gym specifically for the elderly. Free space for children to kick a ball around.

Every new development should have its own green space however small. No more flats or rows of terraced houses. Poor drainage on Green Lane, gardens and Linacre Road. Resist building large estates. Blend of traditional and contemporary architectural designs. Any properties should be infill, not use green land. It's a pretty town, that's why it's so popular, let's keep it that way. Reduce traffic through town centre. Remove boards and seating from pavements. Use Design statement. No smoking in street. No more takeaways. Do not make the plans too rigid, let the town evolve. Reduce existing signage. Respect areas of historic interest. Promote newer architecture if sympathetic. All properties to have adequate parking, including commercial. Control over the number of "A" boards. Pedestrian crossing for the Burgage. Restrictions on TV satellite dishes. Children's play facilities. Do not allow advertisements in the countryside. Enforce the planning rules.

D7. What facilities should be retained in the town: Doctors (386) Dentists (348)
Physiotherapists (241) Shops (378) Police (349) Opticians (322)

Other: 31 off Library. 15 Off Fire Service. 2 off Extra Bank. 8 off Bank. 2 off Bakers/Deli. 2 off Hairdressers. 5 off Community Centre. 5 off Pharmacy. 5 off Vets, 2 off Schools. 13 off Post Office. 2 off Sewage Works. 8 off First Responders. 4 off Restaurants. 4 off Public Houses. 2 off Building Society. Café. Doctors. 2 off Dentists. Optician specified with NH services. Doctor's surgery overloaded already. 2 off DIY business. 7 off Pharmacist. Church. Cinema. Public toilet. NHS dentist. 2 off Solicitor. 2 off Accountant. Taxis. 2 off Hardware. Hotels. Cafes. Surveyors. Police to patrol the High Street. Key cutter. Dry cleaner. Cobbler/repairer. Toll/machine hire. Day centre for elderly. Charity shop Supermarket. Fletchers Garden Centre. Co-op. Full time police officer. Bakers. Children's shoes. Chiropodist.

D8. Conservation Areas protection Yes (333) No (32)

D9. Do we need more public space Yes (173) No (170)

D10. If Yes – where: 6 off Alongside River Sow. Children's play area, 2 Off park behind community centre. Community centre. Chester Road past tennis courts, Chester road. Behind Fletchers Garden centre. Copmere. 2 off Elford Heath (1 said extend the duck pond area). Johnson Hall to Acton Hill. Off Shaws Lane. Playground. Footpaths such as Jackson's Coppice/Marsh. Broadwalk around Copmere. Beyond Stone Road.plus behind Meadow Close. You move to an area with limited facilities and then try to make it a town! Why move to a rural area f that's not what you want. Protect Castle Grounds, town meadow field behind St Chads Road. NO protection to High Street, Offley Rock, Walk Mill, 2 off Stone Road. Small areas for seating for Walkers/Elderly. 4 off Town meadow (1 suggested paving and seating area, another wheel chair friendly paths/picnic area/nature conservation area. More public parking to encourage people to come and walk and use the amenities. Castle Street. 2 off Within any new housing development. More footpaths/rights of way. More circular foot paths avoiding roads. A seat for OAP's half way up the Southwell estate (to replace wall). Area to exercise dogs. "Country Park" along Sow Valley, Castle Street and Stone Road. Football pitch. 2 off Pay and play on town meadow. Village green at Croxton.

E1. Check the respondent is a resident of Eccleshall Parish - ST21?

Four + Seven + six with no post code, so assumed ST21.

E2. Male (153) Female (205)

E3. Age group

14 – 18	(12)	19 – 25	(3)	26 – 35	(13)
36 – 45	(38)	46 – 55	(59)	56 – 65	(82)
66 – 75	(157)	Over 76	(34)		

Any discrepancy on total numbers are due to a number who did not specify their gender and/or age.

Additional comments: Concerns regarding the frequency of distribution Lorries, also speed of farm vehicles. LGV's impact on buildings and roads. Get heavy traffic out of town. Decent medical centre needed possibly next to the Vets? Do not make Eccleshall too big – it will be spoiled, Small is beautiful so keep it so. Roads are already too busy. Whatever development takes place consideration must be given to retaining the essential rural nature of the parish, town meadow – wildlife area conservation. Larger medical centre – see Gnosal. Proper parking bays for disabled drivers. Town meadow – playground, car park. Infrastructure cannot cope at present. Steady housing development for families in order to sustain shops and services. Main issue is too many trucks through the village and too many speeding cars on the Newport Road. Need a suitable path between Eccleshall and Pershall. Retain village atmosphere. Town is congested – parking permits for residents. Castle Mews was a mistake, out of keeping blocking the best view in town. The social demographic must be preserved. Eccleshall as a place people aspire to live in. Some things you have to work for, do not expect to be handed them on a plate. Eccleshall needs to keep its friendly, local and intimate atmosphere. We do not wish to lose the ambience of a country town. Recently moved here – this is a lovely peaceful place to live, let's keep it that way! What is adequate or even good at present will not be if the area is developed concentrating only on "more houses". Eccleshall does not have the infrastructure. We need to keep the community spirit. With the planning consent already in place any additional must be carefully controlled. Modern retirement home would be an asset. Develop where the infrastructure exists, not Eccleshall. Eccleshall is a desirable place to live and new sympathetic development would be useful. Lorries and tractors should be helped through the High Street by limiting parking to one side of the road. Reduce speed limit to 20 mph and enforce it. Police station 4/7 do they mean 24/7?. Statue to Machin (stamps). Encourage young families and businesses. Must not stagnate, look for new opportunities. 5 off Reduce traffic through town. 2 off Reduce parking in Small Lane and High Street. 3 off retain small town character. Promote housing for older people close to town centre. 3 off Bypass. Improve drainage. Improve mobile phone signal. Regular buses to go to villages. Better meeting places. No developer should be allowed to develop without making play facilities available. Keep High Street alive. Eccleshall not suitable for more traffic – roundabout hectic. Stone road outside Catholic Church – SLOW sign on road incoming and outgoing (or camera). More yellow lines on road junctions on residential streets to stop parking on pavements. Don't drive out families brought up in Eccleshall to allow even more credit card millionaires in. Eccleshall not equipped to assist with social housing – too expensive. Children do not socialise and play outside enough, for closeness to home and safety for young children look at Spring Hollow as a good example. Vital housing is built on infill land not green fields. I would like to know if this survey is being monitored by an unbiased section of the community not the usual suspects, who have little or no interest in the development of this town to hold it in aspic. Mobile phone poor signal – USA have metal trees for the job. Against any new development in Eccleshall – the roads and especially the High Street cannot cope with the traffic of additional housing. I regularly have to shop outside of Eccleshall due to parking and the cost of local shopping is too expensive. In order to aid traffic flow through Eccleshall and especially the High Street additional off-road vehicle parking facilities are required to reduce and restrict street parking. A properly designated car park on part of Town-meadow with vehicular access from Castle Street and with pedestrian access to the High Street via the Library car park is a solution. Whilst not wishing to see the rest of Town Meadow developed with buildings this area of open space could be used as a recreational facility. It could provide pathways to church/cricket clubs and be planted as a small park with seating and information boards about our town's history. The car park at the Co-op is a great asset to Eccleshall residents wishing for short term parking space. The High Street is currently a shopping street, a car park, and a through road. It will not cope with traffic increase. Hence a By-pass of some kind is a priority. A decent car park. "Keep Eccleshall small" Don't turn it into some sort of giant car park/housing estate/haulage route. We need cheaper houses to promote younger people. There is a need for larger children's play area sadly this was rejected off Hartlands. "Thanks for trying". "More community spirit". Seats in Eccleshall High Street, near Longsdale Pershall.

One form jointly completed by one couple Female aged 66 to 75 and Male over 76.

One other form completed by one couple Female and Male both aged 46 to 55.

**N.B. With Keith Weston sheets. Please also see extensive comments on surveys returned by:
Roger Clark, 5 Horsefair.**

Neighbourhood Plan

Conservation Areas:-

Eccleshall Appraisal Revised 2103
Offley Brook
Walk Mill

Listed Buildings

117

Nature designations:-

Sites of Biological Importance

Grade Is

Walk Mill Pool
Walk Mill Meadow
Pershall Pool
Dairy House Farm
Bishops Wood
Little Bishops Wood
Blorepipe Meadows
Rudge Cottages
Bishops Offley Mill
Croxtan Lanes
Greatwood Lodge
Pennyquart
Bromley Pool
Podmore Pool
Nr Redgreet
Blackwaters
The Alders
Brockton Farm (NW of)
Copmere
Chatcull Wood
Jacksons Marsh & Coppice
NE Wootton

Grade IIs

Podmore Green
Reynolds Orchard
Nr Offley Brook
Johnson Hall
Wincote Plantation
Nut and Croft Pits
East of Bromley Road
Newhouse Farm
West of Highlanes Farm

SSSIs

Burnt Wood
Cop Mere

RAMSAR Site

Cop Mere

Evidence base - Neighbourhood Plan

<p>Neighbourhood Plan and Parish Overview</p>	<p>Neighbourhood Planning Roadmap - Locality - http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/</p> <p>Quick Guide to Neighbourhood Planning - Locality - http://locality.org.uk/resources/quick-guide-neighbourhood-planning/</p> <p>A Guide to Neighbourhood Planning - CPRE - http://www.cpre.org.uk/resources/housing-and-planning/planning/item/2689-how-to-shape-where-you-live-a-guide-to-neighbourhood-planning</p> <p>Parish Map</p> <p>Area Designation Map</p> <p>The Staffordshire Story - County Council 2011 Socio Economic Data http://www.staffordshire.gov.uk/community/equalopportunities/Duty/Staffordshire-story.pdf</p> <p>Location Map</p> <p>Census 2011 Parish Profile - http://www.neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=7&r=1&i=1001&m=0&s=1418378002140&enc=1&areaSearchText=Eccleshall&areaSearchType=16&extendedList=true&searchAreas=</p> <p>Stafford Borough Council Enhanced District Profile January 2014 - http://www.staffordbc.gov.uk/live/Documents/Environmental%20Health/Health%20and%20Wellbeing/EJSNA-Rural.pdf</p> <p>Census 2011 - Key Data Statistics - http://www.neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=7&r=1&i=1001&m=0&s=1418378002140&enc=1&areaSearchText=Eccleshall&areaSearchType=16&extendedList=true&searchAreas=</p> <p>Eccleshall Parish Plan July 2004 http://www.eccleshallparishcouncil.org/index.php/other-publications.html?start=45</p>
<p>CONSULTATION AND ENGAGEMENT</p>	<p>Publicity Article Newsletter December 2012</p> <p>Poster advertising public meeting 9/1/2013</p> <p>List of attendees at meeting</p> <p>Report and Update Newsletter 2013 http://www.eccleshallparishcouncil.org/index.php/newsletter.html?start=5</p> <p>Short questionnaire Newsletter June 2013 -</p> <p>Detailed questionnaire maps and report Newsletter September 2013</p> <p>Business questionnaire - http://www.eccleshallparishcouncil.org/index.php/neighbourhood-plan2.html?start=10</p> <p>Looking to the future update Newsletter March 2014 - http://www.eccleshallparishcouncil.org/index.php/newsletter.html</p> <p>Update and Policies Newsletter June 2014 - http://www.eccleshallparishcouncil.org/index.php/newsletter.html</p> <p>Flyer for school October 2013</p> <p>Questionnaire poster and prize draw poster October 2013</p>

	<p>Notes of presentations to Annual Parish Meetings April 2013 & 2014</p> <p>Article for Sentinel August 2013</p> <p>Questionnaire results</p> <p>6 week consultation delivery w/c January 5th, 2015</p>
<p>Objective</p> <p>HOUSING</p> <p>Applications for residential development that comprise a broad mix of house types will be supported especially where there is provision to meet the needs of the elderly and infirm together with affordable housing and homes for first time buyers. The provision of 3 bedroom houses and 2 bedroom bungalows, with a preference for houses to be available on the open market will be supported.</p>	<p>Evidence</p> <p>Housing Needs Survey July 2012 - John Lancaster Housing Plus & SARH http://www.eccleshallparishcouncil.org/index.php/other-publications.html?start=15</p> <p>40% affordable housing requirement Policy C2 Stafford Borough Local Plan Page 87 http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Plan%20for%20Stafford%20Borough/PFSB-Adoption.pdf</p> <p>Settlement Boundary - locations for new development Policy SP7 Stafford Borough Local Plan Page 32 http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Plan%20for%20Stafford%20Borough/PFSB-Adoption.pdf</p> <p>Land available for development - SHLAA - http://stafford.addresscafe.com/app/exploreit/</p> <p>Socio-economic data - http://www.staffordshireobservatory.org.uk/homepage.aspx</p> <p>Higher than Average age - Heath and Wellbeing District Profile for Stafford March 2014 - http://www.staffordbc.gov.uk/live/Documents/Environmental%20Health/Health%20and%20Wellbeing/EJSNA-Rural.pdf</p> <p>Census 2011 - Lifestage, http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11123076&c=Eccleshall&d=16&e=14&g=6464584&i=1001x1003x1004&m=0&r=1&s=1418060168958&enc=1&dsFamilyId=2495</p> <p>Age structure - http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11123076&c=Eccleshall&d=16&e=13&g=6464584&i=1001x1003x1004&m=0&r=1&s=1418060413286&enc=1&dsFamilyId=2474</p> <p>Flood Risk Assessment 2009 Site 1 undertaken for Planning Application 09/12856 submitted by H&H Holman properties Ltd- http://www6.staffordbc.gov.uk/Planning/lq/GFPlanningDocuments.page</p> <p>Contamination of former Gas Holder Site - see Page 32</p>
<p>TRAFFIC</p> <p>Developments should identify the realistic level of traffic they are likely to generate. They must assess the potential impact of this traffic on existing traffic, pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Opportunities to walk and cycle should be maximised, including between Eccleshall Town and the rest of the parish and where possible linking new and existing routes to green spaces. Public transport should be supported.</p>	<p>Staffordshire Local Transport Plan April 2011 - http://www.staffordshire.gov.uk/transport/transportplanning/localtransportplan/localtransportplan2011strategyplan.aspx</p> <p>Capacity of the mini roundabout in Eccleshall. Transport data collected by Axiom for planning application 14/20665OUT in respect of 130 homes off Stafford Road. Officers report dated June 25th, 2014 refers:- http://www6.staffordbc.gov.uk/Planning/lq/GFPlanningDocuments.page</p>

<p>GREEN SPACE</p> <p>Development on publicly accessible green spaces within the town is unacceptable and will not be permitted unless the proposal is for specific use ancillary to the existing use of the site</p> <p>Any significant new development should provide community green space and play facilities.</p>	<p>Significant deficit of certain facilities - Open Space, Sport and Recreation Assessment Update 2013 - http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Examination%20Library%202013/D29--OPEN-SPACE,-SPORTS-AND-RCREATION-ASSESSMENT-UPDATE.pdf</p> <p>Page 245 refers.</p>
<p>JOBS</p> <p>Additional development at Raleigh Hall or any other industrial site within the parish, should encourage any use , which will not create additional significant HGV traffic unless the road infrastructure is improved. An alternative route avoiding the town or a by-pass could be an appropriate solution.</p> <p>HISTORIC FABRIC</p> <p>Any developments should be designed to complement and conserve the existing heritage of the town, embodying wherever practical, the principles laid down in the Eccleshall Town Design Statement, respecting the local architectural style and contributing to the town's distinct character.</p>	<p>Plan for Stafford Borough Raleigh Hall Industrial Estate Inset Map 2 - http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Examination%20Library%202013/A6---Policies-Map---Raleigh-Hall.pdf</p> <p>Eccleshall Town Design Statement 2006 - http://www.eccleshallparishcouncil.org/index.php/other-publications.html?start=50</p> <p>Eccleshall Conservation Area Appraisal 2014 including Listed Buildings Map and Summary - http://www.staffordbc.gov.uk/live/Documents/Corporate_Support_Agenda_Booklets/CAB_3_Apr_14_Review_of_Eccleshall_Conservation_Area_Appraisal.pdf</p> <p>Eccleshall Historic Environment Character Assessment 2009 - http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Examination%20Library%202013/E83--HISTORIC-ENVIRONMENT-CHARACTER-ASSESSMENT-FOR-ECCLESHALL.pdf</p> <p>Eccleshall Historic Environment Character Assessment 2012 - http://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Extensive-Urban-Survey/Eccleshall-EUS-Draft-Report.pdf</p> <p>Conservation Area Appraisal Walk Mill - http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Conservation/Conservation%20Areas/Conservation%20Areas%20List/Walk-Mill-CAA-1993.pdf</p> <p>Conservation Area Appraisal Offley Brook - http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Conservation/Conservation%20Areas/Conservation%20Areas%20List/Offleybrook-CAA-1979.pdf</p>

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and may be monitored

Christine Heelis
Clerk to the Council
Eccleshall Parish Council
42 Badgers Croft,
Eccleshall,
Stafford
ST21 6DS

16th Nov 2000

Dear Christine

Regarding:- **Former Gas Holder Site - Stone Road Eccleshall**

Thank you for your letter of 6th October and I have rechecked the status of the site.

I am very sorry that this issue has gone on for so long, I would have loved to have helped Eccleshall with its parking problems, but realistically it does not look as if it is going to happen.

We Cannot trace the deeds for the site and we have some reservations about our title to the access Road.

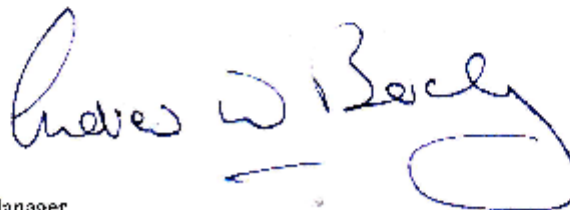
The site is still home to a live gas installation which would have to have been protected from vehicle impact and tampering.

The site is recorded as being contaminated and would potentially have required expensive remediation works prior to any sale.

All of these factors stack up and lead me to believe that the site is best left as it is until some of the above things change.

Again, may I repeat that I am very sorry that at this time I cannot help you, but I will keep the (quite weighty) details on file, hopefully for some future time.

Yours Sincerely
Andrew Barclay



Transco Property Asset Manager

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