

HISTORIC FABRIC

KEY FACTS

- There are 117 Listed structures in the Parish and 61 in Eccleshall town.
- There are three Conservation Areas in the Parish - Offley Brook and Walk Mill and the large Eccleshall Conservation Area, which includes the town and immediate surroundings.
- The Eccleshall Town Design Statement details those characteristics that are important features of the Town.

WHAT YOU SAID

- Future development should reflect the character of the town.
- Traditional styles and scale of shopfronts.
- Use of sympathetic buildings materials.
- Green space and gardens between houses.
- Design should reflect the style of the existing townscape.
- Signage, advertising and street furniture should respect the locality.

SUGGESTED NEIGHBOURHOOD PLAN OBJECTIVES

Ensure new development is designed to complement and conserve the existing heritage of the town.

New development should respect the local architectural style and contribute to the town's distinct character.



STAYING IN TOUCH

The development of the Neighbourhood Plan for Eccleshall Parish is on-going and both formal and informal opportunities for you to contribute your ideas and opinions will continue to be made available throughout this process. The Steering Group is especially keen to hear your views on this report so that it can ensure the plan accurately reflects how residents would like to see Eccleshall Parish develop over the next 20 years.

If you would like to share your comments with the Steering Group on this report, the objectives put forward in it, or wish to comment on any other matter relating to the future development of Eccleshall Parish, then please get in touch. Updates will continue to be included in the quarterly Parish Council Newsletters and on the Parish Council website.

HOW TO GET IN TOUCH

Email: eccleshallpc@btinternet.com

Post:- Eccleshall Neighbourhood Plan.
C/o Mrs C. Heelis, 42, Badgers Croft,
Eccleshall, Stafford. ST21 6DS

Parish Council website:-
www.eccleshallparishcouncil.org



ECCLESHALL PARISH – LOOKING TO THE FUTURE

Since January 2013 a group of volunteers have been working to produce a Neighbourhood Plan for the Parish. The Steering Group has consulted widely with the local community and businesses, asking how you would like to see the Parish develop over the next 20 years.

The Vision statement of the Steering Group is to **retain, maintain and further enhance the structured development of the Parish of Eccleshall in a way that contributes to the sustainable quality of life enjoyed by those residing in and visiting this area of historic significance and natural beauty.**

This leaflet summarises the results of this consultation process and suggests some key objectives arising from the analysis of the questionnaires. The main priorities can be grouped under four themes: housing, traffic and parking, historic fabric and green space.

What is a Neighbourhood Plan?

Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. A Neighbourhood Plan can set out a vision for an area and planning policies for use and development of land.

The Neighbourhood Plan for Eccleshall Parish will form part of the statutory planning framework for the area. The policies and proposals in the Plan will help to determine the outcome of future planning applications.

The Neighbourhood Plan must conform to the Stafford Borough

Local Plan, which identifies 12 Key Service Villages, with a significant number of services and facilities, good transport links and sufficient available land to accommodate future growth.

Eccleshall benefits from a wide variety of services and facilities. The facilities meet the needs of the inhabitants of the immediate town and the large surrounding hinterland, making Eccleshall the largest parish by area in Stafford Borough.

A Neighbourhood Plan can shape and influence where development might go and what it will look like.

HOUSING

KEY FACTS

- The average house price in Eccleshall is £205,000 compared to £167,500 in the County.
- Home ownership in the Parish is 76% .
- The Parish has few opportunities for social rented homes.
- 30% of all households in the parish are occupied by a single person, half of these being aged 65 and over.
- The average age of residents in the parish is 48 compared with 43 in Stafford.

WHAT YOU SAID

- Two thirds of residents said they wanted dwellings in the open market.
- Approximately one quarter preferred sheltered accommodation or shared equity with a few saying Housing Association dwellings.
- The majority of responses favoured less than 20 homes in any one development .
- Half of those asked favoured three bedroom houses and two bedroomed bungalows or houses.

SUGGESTED NEIGHBOURHOOD PLAN OBJECTIVES

Ensure a broad mix of housing types including affordable housing and homes for first time buyers.

Smaller developments preferred to large new housing estates sensitive to the character of the town.



JOBS AND EMPLOYMENT

KEY FACTS

- 36% of working residents are managers, directors and professionals.
- 62% of the electorate are employed.
- 33% of the population are not in employment - 20% of this figure are retired residents.

WHAT YOU SAID

- There was overwhelming support for retaining existing community and key services.
- There was little enthusiasm for additional transport and distribution services.
- Faster broadband and better roads would encourage businesses to Eccleshall.

SUGGESTED NEIGHBOURHOOD PLAN OBJECTIVES

Ensure Raleigh Hall offers appropriate additional development

Encourage better infrastructure to suit employment objectives

TRAFFIC AND PARKING

KEY FACTS

- Residents in the Parish rely heavily on private vehicles - 69% travel to work by car.
- Cycling to work in the Parish is particularly low and only 6% of residents walk to work.
- 8% of residents work from home
- 33% of the residents do not work, 11% of households do not own a car, with 52% owning more than one car.
- Car parking in the town is currently inadequate.

WHAT YOU SAID

- The principal roads throughout the Parish are inadequate to sustain further development without suitable improvement
- Eccleshall Town is unable to take more traffic through the centre, a by-pass will be required if additional traffic is created.
- There is a need to address HGV traffic which had a substantial detrimental impact on the town.
- Town centre parking is inadequate and needs to be improved.
- More frequent bus services are required to nearby centres.

SUGGESTED NEIGHBOURHOOD PLAN OBJECTIVES

Promote additional car parking in the town to meet the increasing demand.

Ensure the road infrastructure is improved to meet the demands of any additional development

Promote better bus services to Stafford and the rural hinterland.

GREEN SPACE



KEY FACTS

- The Parish is some 8100 Hectares of mainly agricultural land.
- There are 22 Grade 1 sites of Biological Importance and 9 Grade II sites.
- Burnt Wood and Copmere are sites of Special Scientific Interest.
- There is shortage of public maintained green space for play and recreation.

WHAT YOU SAID

- There was no support for loss of green space and half the respondents wanted more.
- There is a need to provide additional facilities for children and teenagers.
- Accessible green space must be provided within new developments.

SUGGESTED NEIGHBOURHOOD PLAN OBJECTIVES

Existing green spaces in the town must be protected.

Additional open space and play facilities, if appropriate, must be provided within new developments.

Support existing sports clubs and the establishment of a bowling green.