

Pre-Production Consultation Statement
(Regulation 17 Statement)

Draft
Eckington Town Centre Development Framework
- Supplementary Planning Document
(November 2011)

Planning & Compulsory Purchase Act 2004

**Town and Country Planning (Local Development)
(England) Regulations 2004, as amended in 2008 and 2009**

North East Derbyshire Development Framework

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Informal Pre-Production Consultation

1. Consultants Lathams, in association with GVA Grimley and Aecom were appointed by the Council to prepare a draft development brief for Eckington town centre. As part of this, they firstly reviewed the existing evidence concerning the performance and quality of the town centre and included the findings in 'The Eckington Town Centre Development Framework Evidence Base' (October 2010) report.
2. Any issues and potential proposals arising from this have been explored with District and Parish Council Members, Council Officers and Stakeholders (stage 1) before being presented to local residents for their views (stage 2).
3. It should be noted that the results from consultation on the North East Derbyshire Local Development Framework have also been considered as part of the process for developing this Supplementary Planning Document. However, as this Supplementary Planning Document is focused on a specific locale within the district, Eckington Town Centre, it has been appropriate to carry out more localised consultation.

Stage 1 – Developing the Option(s)

4. During the initial stages it was important to secure not only the support of local residents and businesses, but also from Council Officers and stakeholders tasked with delivering the plan. In this respect the following stakeholder's meeting was arranged as part of the initial consultation process.
5. The stakeholders' meeting took place on the 26th October 2010 and comprised two sessions held over one day. The aim of this meeting was to support the findings of the evidence base and to utilise local knowledge to identify potential opportunities. The morning session included District and Parish Council Members, local business people and other organisations operating within the Eckington area. The afternoon session was primarily aimed at Council Officers, although many stakeholders from the morning session chose to remain. Stakeholders invited were identified as having access to more up to date evidence and knowledge of proposed investment in the area. This knowledge provided an invaluable contribution to the process and enabled the issues and potential opportunities to be refined and developed. See Appendix A for the meeting's agenda and detailed notes (by three separate note takers).
6. Stakeholders present included the following:
 - NEDDC officers (representing Planning, economic development, estates);
 - Eckington Development Company;
 - Derbyshire County Council - Conservation;
 - Derbyshire County Council - Highways
 - Police;
 - Local education providers;
 - Rykneld Homes (and other RSL's);
 - Phoenix Enterprises; and
 - The Princes Trust.
7. Discussions from the event enabled the following SWOT analysis to be produced.

Strengths	Weaknesses
<ul style="list-style-type: none"> • There is a good quantity of green space • Reasonably high occupancy rates • Existing market • Free parking • Relatively strong public transport links 	<ul style="list-style-type: none"> • Green space functionality is poor with no places to sit etc • Limited night time economy • Rents tend to be short leases – vulnerable • Limited food venues • High proportion of car parks – poor quality open space • Town centre is difficult to find • Public transport links are perceived as being weak – unclear timetables • Bus station is in a peripheral location with poor connectivity to the town centre • No dedicated cycle lanes or cycle parking within the centre • Vacant properties as gateways into the town
Opportunities	Threats
<ul style="list-style-type: none"> • Improve existing green space • Niche retail promoted through a strong market – new business start ups (Market the Markets – Leader funding?) • Need for affordable housing for younger residents – flats / live above the shop • Signage can be used to promote accessibility and to provide an identity for the town i.e. market town / mining history • Set up a traders association – local businesses working together to promote town and increase trade • Promote historic links – apply for Leader Funding • Civic site and car parking could be utilised more efficiently freeing up land for development • Ridgewell Homes Development outside of centre – dovetail with these and new residents • Create a transport interchange with shops and cafes and promote routes into town – arcade? 	<ul style="list-style-type: none"> • Potential loss of green space • Existing pubs promote anti-social behaviour • Private funded social housing can be less affordable pushing residents out • Regeneration can push up rents – forcing tenants out • Northgate House acts as a barrier between the town and the bus station – also not sympathetic to the conservation area • Traders can be unresponsive and have previously found negotiating funding applications problematic

8. In addition, stakeholders were given an opportunity to feed directly into the vision for the Development Framework. The following were considered to be key:

- Local services;
- Vibrant evening economy;
- Historic town – link to Renishaw hall, Moss Valley woodland, invest in historic routes etc;
- Niche retail; and
- Market town.

9. All the findings from the consultation event were fed into the evidence base and used to support the development of three conceptual Framework Options, which presented different approaches to stimulating the renewal of Eckington’s town centre. The Framework Options included:

- **Residential Option:** maintain the existing retail focus on Market Street and Southgate. Focus employment/community facilities at the junction of High Street with Market Street. The remaining area could be released for housing.
- **Retail Option:** expand the retail focus of the town, aiming to attract new investment (including some minor office investment) to principle intervention areas.
- **Market Town Option:** maintain the existing retail focus on Market Street and Southgate and develop and grow the existing market to promote the town as a place to visit and shop. The focus should be employment led, mixed-use development.

Stage 2 – Community Event

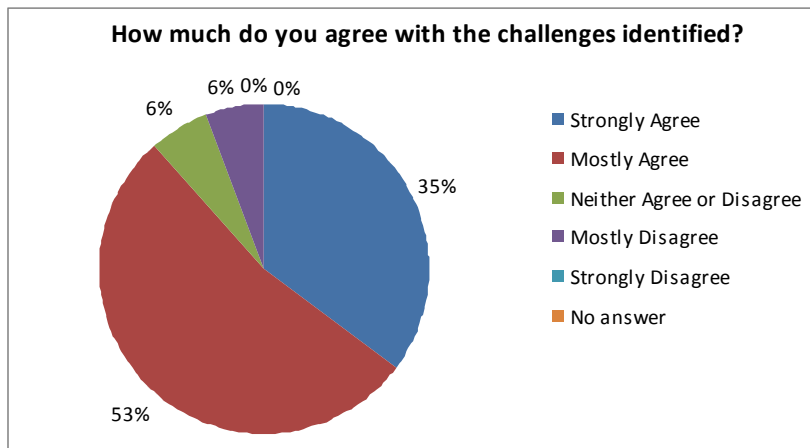
10. Community consultation ran for six weeks, starting with a drop in event on the 15th February 2011 (closing on the 1st April 2011). The event was located centrally within Eckington at the Civic Centre. Residents were invited to come along to view the options and make comments using a questionnaire. Completed questionnaires could also be sent to the Council during the six week informal consultation period. See appendix B for the consultation document and questionnaire.

11. The events were advertised in the local press (the Council issued a press release and articles have appeared in Eckington Leader on 11/02/2011 and Derbyshire Times on 10/02/2011) and by posters placed in strategic locations around the town (see appendix C for a copy of the poster). The consultation was also made available on the Council’s website and information appeared on the Chesterfield Today website.

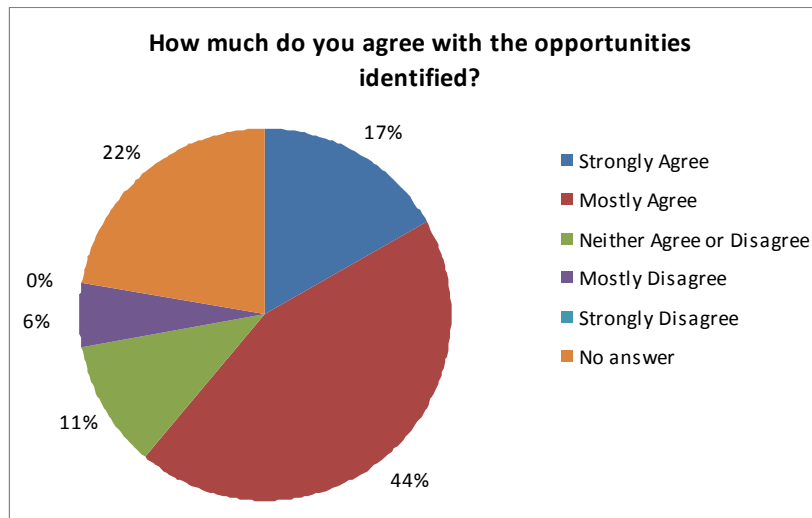


12. A total of 18 questionnaires were completed. Analysis of the feedback revealed agreement with the challenges and opportunities identified by the evidence base, with support for the Market Town Framework Option. Feedback from the consultation is summarised below. Appendix D includes the detailed comments respondents made and how they were used to inform the development framework.

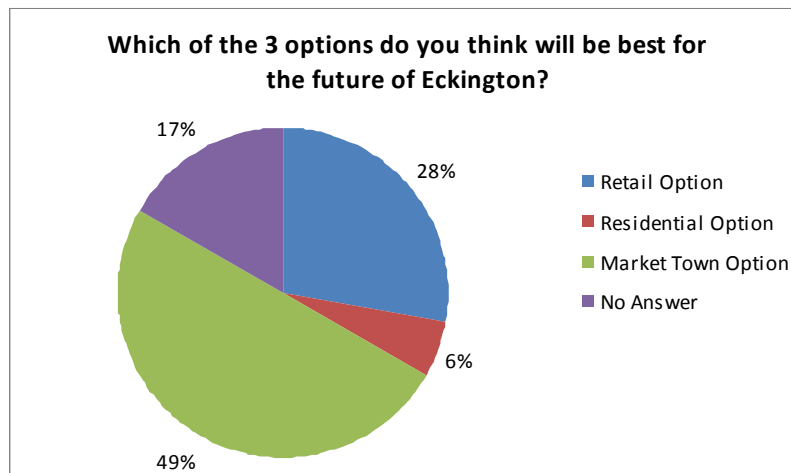
13. The large majority of respondents agreed with the challenges identified: 35% strongly agreed and 53% mostly agreed. Only 6% mostly disagreed.



14. Respondents found it more difficult to identify the opportunities. 22% of respondents did not provide an answer on whether they agreed with the opportunities identified and 11% neither agreed nor disagreed. 61% of respondents agreed with the opportunities, whereas 6% disagreed.



15. The majority of respondents (49%) believed that the Market Town Option would be best for the future of Eckington. Only 6% preferred the residential option and 28% preferred the Retail Option.



Appendix a.

Stakeholder meeting 26th
October 2010
Agenda and Notes

Eckington Town Centre Development Brief Stakeholder Consultation & Review

Eckington Civic Centre
Tuesday 26th October 2010

Morning Session

9.30 – 12 .00

Stakeholder Consultation Workshop

Objectives

The principle objectives of the morning workshop are:

- Test the robustness and validity of our baseline findings to-date
- Identify gaps in knowledge
- Test emerging ideas for the future of Eckington Town Centre
- Capture informed ideas and aspirations which might help to shape the future of Eckington Town Centre

Agenda

Time	Item	Lead
9.30	Registration	
9.45	Welcome	NEDDC
9.50	Introduction to the morning Explain agenda Explain purpose and objectives	Lathams
10.00	Introduction to the planning and property	GVA Grimley
10.15	Introduction to the physical environment	Lathams
10.30	Introduction to highways and movement	Aecom
10.45	Opportunities for change (including briefing for design exercise)	Lathams
10.55	Break	
11.05	Group design/intervention sessions (team size dependent upon attendance) Groups provided with maps, tracing and pens	All
11.05	Questionnaire completion (in parallel with above)	All
11.35	Design/intervention presentation	All
11.45	Summing up (including what next)	JP
12.00	Lunch	

Afternoon Session

1.00 – 3.30 (2.5 hours)

Consultation Review & Evaluation

Objectives

The principle objectives of the afternoon review and evaluation session are:

- Review the findings and suggestions captured from the morning workshop
- Identify proposals which warrant further investigation
- Test emerging ideas for the future of Eckington Town Centre
- Capture additional ideas which might help to shape the future of Eckington Town Centre

Agenda

Time	Item	Lead
1.00	Welcome	NEDDC
1.10	Introduction to the afternoon Explain purpose and objectives	Lathams
1.20	Planning and Property overview plus findings from consultation	GVA Grimley
1.30	Physical environment overview plus findings from consultation	Lathams
1.40	Highways and movement overview plus findings from consultation	Aecom
1.50	Opportunities for change plus additional suggestions received from consultation	Lathams
2.00	Vision for Eckington (discussion) Comments to be recorded	All
2.30	Project/Intervention review (by project) Comments to be recorded	All
3.15	Delivery, policy and next steps	All
3.25	Close Meeting	NEDDC

**Eckington Town Centre Development Brief
Stakeholder Consultation Event
Held 26 October 2010**

Note 1:

Feedback & Suggestions

- The 400m walking radius from the town centre should be shown on the movement diagram (accessibility)
- Provide a plan showing the distribution of town centre car parking
- Provide a figure-ground plan to show the extent of undeveloped land within the town centre
- Town centre car parking is generally all well used (especially the swimming pool car park)– development may cause displacement issues
- Poor signage for car parks and for town centre retail core
- Provision of social housing within the town centre especially for the elderly and young families would be welcomed
- Poor response to Business Improvement District proposals
- Many town centre retailers are marginal
- No dedicated cycle lanes or parking within town centre
- Local retailer might support a bus route around the housing estates (later it was suggested that good bus routes connecting the centre to the estates already exists)
- It was suggested that some communities are poorly served by public transport and disconnected from the town centre
- Gateways to town centre are weak and need improvement
- Link to Renishaw agreed as important (movement and economy)
- Phased approach to change required – some sites such as bus station may need public realm and landscape interventions rather than redevelopment
- Improving the pedestrian link from the bus station to the town centre was agreed as being important
- Improving the public realm to Market Street was seen as being important
- Demolish the WC block
- No evening economy
- Provide services and retail aimed at local community (don't try to compete with sub-regional retail centres)
- Retailer support
- Differentiate retail by focus on 'slow town' principles
- Integrate Eckington onto heritage and green trails

Workshop Team 1 (Lathams)

- Co-op Store is an anchor and is well positioned to pull passing trade into the town provided links between it and the town centre are enhanced
- Bus station is poor quality and unsafe. Weak arrival point and far too big
- The re-use of the pub on Pinfold Street and adjacent development should be a priority as this sends out a negative impression of the town those passing
- Northgate House requires short term improvement and longer term replacement
- High churn rate for retailers
- Maintenance of public realm is an issue
- Eckington has not had a THI scheme within its Conservation Area
- Re-instate the village cross at the centre of the village
- Remove the planter at the junction of Market Street and Southgate
- Town centre lighting, CCTV, public realm and shop fronts to be improved

- Best retailer (Post Office, News Agent, Frenchs and sandwich Shop all on Southgate with vehicular access and visibility)
- Library, Civic Centre and Pool all form a community campus
- Area to rear of Northgate House need environmental improvement
- Gateways all weak

Workshop Team 2 (GVA Grimley)

- Improve signage
- Rationalise area around the pool
- Introduce a new Market Square and Farmers Market
- Address excessive and poor quality green space (ie near pool)
- Focus on addressing unique character of the town
- Develop links to Renishaw
- Address traffic movement on Gosber Road
- Pedestrian priority on Southgate (West) on market days
- Improve design to address crime plus CCTV
- Integrate the area of town on Market Street (West)
- Poor links between town centre and bus station
- Compulsory purchase Northgate House
- Place retail near to bus station and develop into an interchange
- Shop frontage scheme
- Access Leader funding
- Need car parking strategy
- Need to support promotion of the town
- Business rates set ?????
- Pedestrianised section of Market Street perceived to have negative impact on trade
- Market Street pub associated with Anti Social Behaviour

Workshop Team 3 (Aecom)

- Theatre is a positive asset
- Better access and links from town centre to bus station
- Post Office is unattractive
- Fox's Yard development opportunity (less well used car park)
- Consider permanent market stalls
- Opportunity for business adjacent to theatre to relocate and free up important town centre site
- Reduce scale of bus station
- Improve poor gateway buildings
- Thin trees in area adjacent to bus station
- Improve Co-op to town centre links
- Consolidate uses within Civic/Community Campus and consider selling part of site

Dot Map

Interestingly no clustering of dots occurred.

Positive and well used buildings and spaces include:

- Surgery
- Health Centre
- Swimming Pool
- Business Centre 1
- Business Centre 2

Positive Buildings include:

- Dentist
- Freemans Court
- Fox's Yard
- Pilkington's Yard

Negative Buildings and Spaces include:

- Gosber Road
- Northgate House
- Bus Station
- Business Centre 1

General Discussion

The pulling together of the themes identified by the morning workshop sessions highlighted a number of areas where there was general agreement. The objective of the general discussion was to identify deliverable and pragmatic projects and interventions and also to identify longer term more aspirational ambitions for the town centre.

- Town centre car park management
- Improve directional and information signage
- Improve bus access
- Consider shared surfaces for town centre
- Better quality public realm needed (replace surface to Market Street)
- Improve promotion and marketing of the market and the town centre
- Investigate night time economy and commercial leisure
- Residential and retail development to Fox's yard site
- Hold more events
- Branding of town centre
- Consider alternatives for the Civic/Community Campus site
- Improve the SLOPE??? areas (short term public realm, long term redevelop)

Barry Joyce (DCC Conservation) Feedback

- Reintroduce strong frontage lines around Civic/Community Campus block
- Redevelop warehouse site next to theatre
- Enclosure need along Pinfold Street
- Introduce squares at junction of Market St and Southgate and Southgate and Station Road

Conclusions

- Make better use of the heritage links with Renishaw
- Develop trails
- Retail offer to be differentiated and focus on serving needs of locals
- Difficult sites such as Northgate House might have to receive a temporary fix until markets can deliver major intervention
- NEDDC should consider how it can best use its land assets within Eckington to support regeneration objective
- HLF and Leader to be pursued

Note 2:

Morning Session

Whole group discussion:

- Greenspace quantity is good but quality and functionality is poor – there is a lack of places to sit and eat a sandwich on a sunny day.
- The night time economy is limited, there are some pubs but no family orientated entertainment e.g. restaurants.
- The high occupancy in town is a positive indicator but leases tend to be short term and vulnerable
- There are limited café / food venues in town.
- Social housing is now predominately private funded – 80% market rent – therefore not necessarily that affordable.
- People who live and work in Eckington are key to the town's survival; therefore, stability in housing is crucial to the town's stability.
- Need to consider housing market and affordability impacts of regeneration.
- It would be useful to see a graphic representation of how much of the town is actually taken up by car parking.
- Car parks are well used by people working in the town i.e. business centre occupants and traders.
- Affordable housing needs to be targeted at the young as well as older generations.
- Shops are struggling, could impact on occupancy in the town.
- There is a need for signage pointing drivers and pedestrians towards the town centre.
- Traders want more support from the Council
- A Traders Association could be set up so that traders can support each other through joint promotions etc.
- The swimming baths car park is well used
- What is the occupancy of Northgate House? It is assumed to be high, therefore what could be done with it? The CPO argument would be difficult to justify, but options to improve it are limited.
- Eckington had the opportunity to be part of a business district but no traders / businesses turned up. The Council has also been out knocking on doors to try and get traders to work with them in promoting the town. In addition, the council are currently setting up a "Market the Market" scheme which is looking to address current economic issues in the towns of Derbyshire – this has been picked up on local press.
- The Ancer Spa project received limited responses from traders to work on the regeneration project.
- Need to market the town as a market town – differentiate the offer
- Transport needs investment; bus services need improvement to draw people into Eckington
- The closest train station is in Dronfield but there are no direct bus links to it.
- Services are limited to 1 every hour which disincentivises the use of services as wait time can be so long. Also, the staggered times make the services confusing.
- Bus routes are too direct with limited diversions through villages. This encourages people to only use buses as a means to leave the area.
- Stagecoach are unresponsive.
- The bus station and car park act as a park and ride / means to leave the area not a means to visits Eckington.
- Bus stops need to be within 400m to be attractive – this is not the case for much of the area.

- Timetables are very unclear – suggested the routes are mapped to identify gaps where residents can't access services in the town.
- There are two buses an hour round the Barrack and Birkhill estates, but gaps in provision on Marsh Lane and Castle Hill.
- Renishaw and Spinkhill buses don't access Eckington – only along main routes and at night.

Afternoon Session

- Short term / Easy wins
 - Public Realm
 - Parking Strategy
 - Signage
 - Lighting
- Intermediate
 - Northgate House – improve medium term and clear / demolish long term.
 - Link between bus station and town centre
- Health centre – access is difficult for pedestrians
- The pool and co-op car park are well used, others are viewed as less safe. These less used car parks could be used for development
- Car park to the rear of Market Street as a development site? – not likely to be retail. More likely to be residential or mixed use with offices.
- Need to support existing retail not just allow new modern units – need to increase footfall through town.
- Is Market Street better suited to community / leisure uses?
- Night time economy needs to be a focus
- Need to manage car park strategy to point long stay out of town or to peripheral locations – needs to take account of local streets and retain free parking.
- The area suffers from poor historic planning – lots of open space with no purpose
- Co-locate civic facilities to be more efficient and release land for development.
- Cabinet have agreed that council owned land can be included in development proposals
- Mixed perceptions of the bus service – gaps in service and poor information / availability.
- How to get people from the bus station into town?
- Ridgewell Homes sites – dovetail with these developments
- Encouraging applications for leader funding – private sector and parish council can apply heritage / conservation and tourism available until 2013
- Market the markets – leader funded to promote market towns and town centres – promotion and events.
- Historic grant for traders not taken up as complicated – Planning & Conservation Area Consent required - need to support traders in making grant applications and through planning process.

Vision

- Support / serve local community – “local place for local people”
- Consolidate centre as an attractive small town for short shopping trips “pop-in”
- Pleasant in the evening and day time – the centre / pubs / restaurants
- Build on history – mining heritage
- Focus on evening as people work out of town so not in area for day time
- “Slow Town” (Italian concept) – revert to local produce and slow way of life (Ludlow is UK example).

Note 3:

The following notes are from the breakout discussion and are in addition to the information written on the maps during the discussion.

- It would be preferable if the bus station was moved to the centre of town, as it is located in an area, which benefits only the people living to the north of Pinfold Road (and not people coming to visit Eckington).
- The bus station is an in-and-out point in the town –it does not encourage use of the town centre, as too many ugly buildings are in the way.
- The passage from the bus station to the centre of Eckington should be made wider to make Market Street visible from the bus station.
- If the access was made wider, parts of the market should be relocated onto the junction opposite the passage way to the bus station. A permanent market stall should be put in place here (an attractive iron formation), which is used by the Friday market. The rest of the market should be located on Market Street as per today. The traffic could be controlled on Market Street and Southgate by lights on Market day only
- There is little signage showing where the town centre is once you are in Eckington.
- The bus station could be an interchange to integrate the town centre: provision of travel information, small café, toilets.
- The Co-op has its back to the Town Centre –it needs to be better integrated into the town so that the people who call there simply to pick up a few bits are encouraged to stay in Eckington a little longer. A glass covering from Co-op to the Town centre could be incorporated into this.
- A form of an arcade with small shops could be created down the access from the bus station to the Town centre –this passage would need to be made wider to accommodate this facility.
- The Friday market could be placed under glass behind Northgate House.
- The bus station could be made both sides of Pinfold Road to reduce the conflict between vehicles on Pinfold Road and the buses turning right out of the current bus station.
- Reconfigure the junction entrances into Market St and Southgate so that they are wider and more inviting.
- There is a potential development opportunity next to the theatre, which could be tied into the theatre and a 'night scene'. The theatre itself could be redeveloped within this project.
- Is there a possibility of changing market day to a Saturday and making this a farmers market? This will bring in different people with potentially more money to spend in the town.

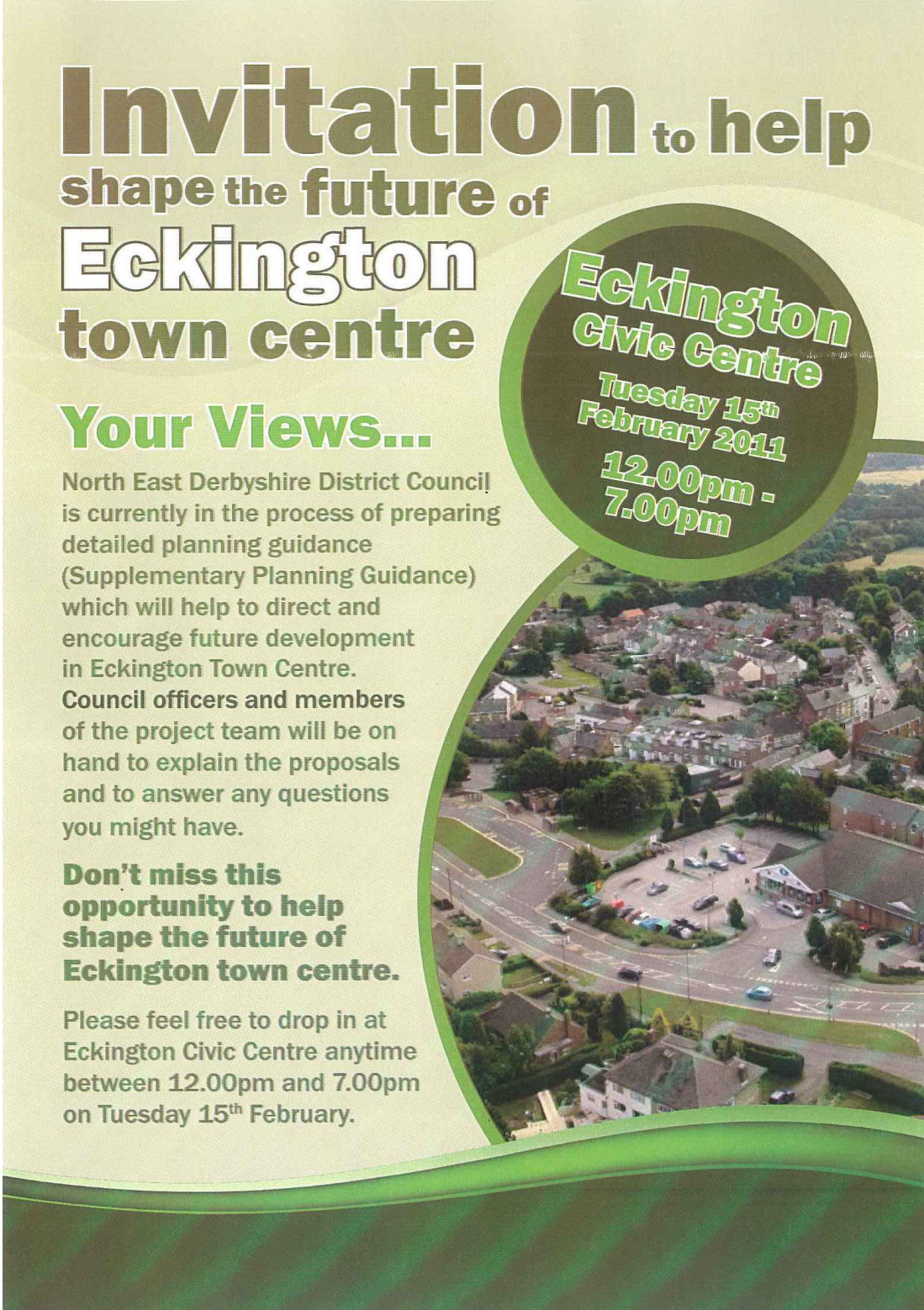
Appendix b.

**Community consultation
material**

Appendix c.

**Publicity on community
consultation event**
(15th February 2011)

Poster:



Invitation to help
shape the future of
Eckington
town centre

Your Views...

North East Derbyshire District Council is currently in the process of preparing detailed planning guidance (Supplementary Planning Guidance) which will help to direct and encourage future development in Eckington Town Centre. Council officers and members of the project team will be on hand to explain the proposals and to answer any questions you might have.

Don't miss this opportunity to help shape the future of Eckington town centre.

Please feel free to drop in at Eckington Civic Centre anytime between 12.00pm and 7.00pm on Tuesday 15th February.

Eckington Civic Centre
Tuesday 15th February 2011
12.00pm - 7.00pm

Appendix d.

Consultation responses

Q1. How much do you agree with the challenges identified?

Comments	Development Framework
Large areas of parking promotes use. Maybe they could be face lifted to look better - don't lose them.	Highways and transport section (para 2.16 – 2.21) Land use approach section (para 4.8 – 4.14) Projects 2.3 and 3.2
I feel we have enough housing in Eckington now. Remember we have one main route through and we can't cope with more housing as that brings more cars.	Highways and transport section (para 2.16 – 2.21) Limited new housing proposed to support increased footfall and vibrancy
Question the contribution Royale Close makes to the area -suggest it is more than neutral compared with former site condition.	Noted
Weak retail offer seems almost inevitable. Could only be changed by developing a niche. Some of the few remaining retail is excellent - Iron Monger/Computer/Bakery/ Butchers/Co-op. Cannot see Eckington competing with retail parks.	Objectives 1, 4 and 6
OK if you can get the right kind of shops.	Objective 1
As a local resident I feel it's tired and run down. Also I own a property on Station Road which I opened as a florist. This business only lasted a year as in the centre it seems people are only interested in takeaways.	Objectives 1, 4 and 6
Why should they knock down Woodview, people liked living there so why should they kick them out.	Woodview is not included within the scope of the town centre development framework.
Needs signs pointing to carparks town centres - advertise Friday Market more stall holders would probably come if people knew about it.	Objective 8, paragraph 4.26 and project 1.4
Need signposting from Co-op so people know the village is here. PO Chemist etc.	Objective 8, paragraph 4.26 and project 1.4
The road makes it so that all people passing through only see bus station and toilets.	Objective 8, paragraph 4.24 and projects 1.3, 2.3, 3.3 and 3.4.
Poor quality modern buildings in centre. Bus Station toilets need replacing. Eyesores – need attention.	Design section (para 4.27 – 4.29) Projects 2.3 and 3.2
Eckington has a high outward commute and as such requires a significant increase in employment opportunities. Also congestion is an issue which is being ignored.	Objective 7

Q2. How much do you agree with the opportunities identified?

Comments	Development Framework
The present arrangements draw people away from the centre particularly Market Street. The most used are the Co-op and Swimming pool both on the periphery. Northgate House is ugly and makes the centre unattractive. Removing this and building a further market hall unit with some shops on the bus area would leave a car park for the market. This would create a flow through the centre and with attractive shops/stalls would encourage visitors. Parking charges and moving the bus station would also encourage flow of people through the centre of the town.	Public Open Space section (para 4.20 – 4.23) Projects 1.2, 2.1 and 2.3
Not sure specialist retail is the answer - many new businesses have failed. Market also declining. Opportunity to make a more local Crystal peaks branded retailers. Easy parking, potential close for parking.	Objective 1
We definitely don't want anymore ugly housing. Woodview should not be coming down. The Lion-Lamb public house should not have been demolished, these old buildings what are left are our heritage. We need our open spaces too - so no more building on these. We don't need people who are not from Eckington telling us what is to be done with it.	Noted. Woodview is not included within the scope of the town centre development framework Physical environment section (para 2.7 – 2.9), Objectives 2 and 3. Limited new housing proposed to support increased footfall and vibrancy
The asset not identified in the scheme is the Moss Valley - agreed this is not a town centre feature but it has potential to attract visitors. A Moss Valley info centre might be a possibility.	Objective 2 Movement and access section (para 4.15 – 4.18)
Northgate House is an eyesore. We have a 900 year old church that is never mentioned.	Project 2.1, Map 1, Paragraph 2.2. The church is not located within the town centre study area (as defined by the Local Plan).
Shop fronts need doing. Private landlords need to be encouraged to update and improve the overall look of the village.	Paragraph 4.19
Need to keep our library, swimming baths and civic centre. Residential needs to be low cost (maybe local young people given preference).	Project 3.1
Eckington needs to exploit what it has. Not try to compete with the Big Boys (C.Peaks, Chesterfield, Sheffield). We have history, culture and magnificent Moss Valley.	Objective 2
Improve access from coop to village shops but at present no incentive to use village shops. Specialised markets e.g Farmers market. More leisure opportunities for people if you don't swim what else is there?	Objectives 4, 6 and 8, Movement and access section (para 4.15 – 4.18) Paragraph 4.26 Projects 1.4 and 3.1
Unless a good plan with the authority to make sweeping changes then making any of these plans a reality is fairly remote.	Noted

Q3. Which of the 3 options do you think will be best for the future of Eckington?

Comments on the Retail Option:	
Comments	Development Framework
Retail area looks too big for likely level of retail interest. Retail needs to be more concentrated.	The preferred Market Town Option limits retail development to existing retail area.
The first two options can not be separated as the production of an attractive centre with a good market.	Noted – the overall preferred option was the Market Town Option.
Agree it needs improving and more retailers.	Noted
No more supermarkets – one is fine, more will kill what is left of our shops.	Not planned
Too many empty shops already.	Noted. Objectives 1, 4 and 6
A niche is required. Try and attract green or low carbon set of industries.	Objectives 1, 4 and 6
Some nice pleasant shops needed	Objective 1
Hope retail picks up. Thought of opening a shoe shop - too old (80years). Needed - nearest shop - £2.70p to chesterfield. Supermarket needs competition.	Noted
Well the market is very shabby so they should do it up.	Paragraphs 4.4 and 4.5, Design section (para 4.27 – 4.29) Project 1.1
Both have the potential to bring more people to the village.	Noted – the overall preferred option was the Market Town Option.
Definitely no Tesco.	Not planned
The trouble here is that there are too many supermarkets near Eckington - plus Crystal Peaks shopping centre.	Supermarket not planned
Northgate House and area to rear as far as Pinfold Street developed as a Market Square. Development of new civic area for more efficient use of land but retaining existing services.	Projects 1.1, 2.3, 3.1 and 3.2

Comments on the Market Town Option:	
Comments	Development Framework
Centre and a good functional retail area are closely linked.	Noted
I think this is the best option.	Noted – the overall preferred option was the Market Town Option.
We need to encourage more stalls to our market. It's a nice little market and Friday is the only day Eckington come alive.	Paragraphs 4.4 and 4.5 and project 1.1
This option should include the option of additional residential.	Limited new housing proposed to support increased footfall and vibrancy
A farmers/local allotment holders market is attractive but as a general market the competition is strong.	Noted
Both have the potential to bring more people to the village.	Noted – the overall preferred option was the Market Town Option.
Need to know shops that are individual – fish shop,	Objectives 1, 4 and 6

shoe shop, electric appliances maybe. We need somewhere where people can bring their family to eat (like Pizza Express).	
A possibility.	Noted – the overall preferred option was the Market Town Option.
Development of car parks as employment would reduce parking which would be necessary for a vibrant centre.	Highways and transport section (para 2.16 – 2.21) Land use approach section (para 4.8 – 4.14) Projects 2.3 and 3.2

Comments on the Residential Option:	
Comments	Development Framework
Appears to build housing on swimming pool which is a bad idea.	Project 3.1
This would be the only viable option.	Noted – the overall preferred option was the Market Town Option.
No more we have plenty	Limited new housing proposed to support increased footfall and vibrancy
The best option. Put more people in the centre. Provide pleasant areas for them to mingle out of doors.	Noted – the overall preferred option was the Market Town Option.
This will not encourage the regeneration of Eckington.	Noted – the overall preferred option was the Market Town Option.
The challenge is not to get people to live here but to get those who do live here to spend leisure time and money here.	Noted
I don't think that will revitalise eckington. Old peoples bungalows eg Royale Close are favourable.	Noted
Need more affordable housing.	Limited new housing proposed to support increased footfall and vibrancy

Q4. Do you have any further comments?

Comments	Development Framework
Links between Co-op and Bus Station need to be improved. Swimming baths very important to attract people to centre and important for kids.	Objectives 3 and 8, Movement and access section (para 4.15 – 4.18) Paragraph 4.26 Projects 1.4 and 3.1
Light industrial units?	Objective 7
It would be great to see a mixture of retail, more leisure and residential.	Objectives 1, 4 and 6
Not much has been done since the last one of these meetings so I can't see much coming of this one. It's a total waste of money - money which could have helped a little here. Lets make Eckington Local.	Noted
Good starting point.	Noted
The Theatre / Indian Restaurant creates the possibility of a night out in Eckington. More needs to be going on - film nights, dances, concerts in the village hall, out door events - bands/choirs in summer. I wish you luck and hope you make the right decisions.	Objectives 4 and 6
Need traffic controls on Main road e.g. High Street and Market Street.	Movement and access section (para 4.15 – 4.18) Project 3.4
Very disappointed about lack of publicity for today's consultation. I saw 1 poster (in the Library). There's one sign on closed door of Civic. Cannot be a proper consultation without people.	Noted – consultation on the draft development framework takes place between 3 rd November and 15 th December 2011.
Currently no facilities for under 5's, no park, playground, poor youth facilities, no restaurants etc.	Objectives 4, 5 and 6 Public Open Space section (para 4.20 – 4.23)
The Medical Centre ought to be sited nearer to the centre and the bus station (Angel Pub building). It is a key building for Eckington. Community Based Centre not using the facilities already here eg Business Centre and Civic Centre.	Objective 6 Project 1.3
More / better access between parking and shops. Market Street is too narrow for mixed cars and pedestrians so should be pedestrianised but need a reason for people to visit the shops.	Objectives 3 and 8, Movement and access section (para 4.15 – 4.18) Public Realm section (para 4.30 – 4.33)
The Eckington Parish Council requires that any loss of the NEDDC Leisure Centre and Town Area Open Green Space resulting from regeneration purposes will be replaced by at least equal or enhanced value within future development proposals in line with NEDDC policies on protection of Open Spaces and safeguarding community facilities Local Plan chapter 8 Recreation & Leisure (existing Recreation Facilities and Open Spaces 8.11)	Public Open Space section (para 4.20 – 4.23) Projects 3.1 and 3.2