Birlingham News online

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Planning Application – Eckington Road

We have been asked by some residents to circulate a flyer relating to the recent application to build between five and nine houses on a plot of land adjacent to Eckington Road.

In order to provide all the information available, and in fairness to the applicant, we are publishing the conclusion from the applicant's Planning Statement as well as the residents' flyer.

The application details are shown opposite and the illustrative layout included in the application is reprinted below.

Links

The following links provide further information:

Application submitted to Wychavon District Council:
https://plan.wychavon.gov.uk/Planning/Display/W/26/00163/PIP

Applicant's full Planning Statement:
http://www.birlingham.org/docs/eckington_road_2026_planning_statement.pdf

Birlingham Village Design Statement 2017:
https://birlingham.org/parishcouncil/vds/vds_2017.pdf

Planning Application Details

The following planning application has been received by Wychavon District Council:

Land at (OS 9284 4361), Eckington Road: Permission in principle for the rection of between 5-9 no. dwellings (Case No. W/26/00163/PIP). Awaiting decision by Wychavon District Council. (Consultation period ends on 10th February.) Full details can be viewed on the Wychavon DC website at:

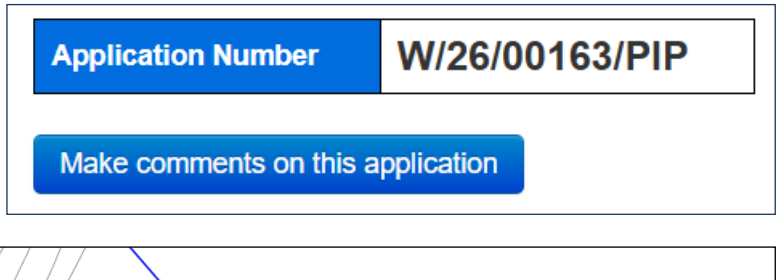
https://plan.wychavon.gov.uk/Planning/Display/W/26/00163/PIP

Comments

Comments should be made directly to Wychavon District Council by clicking on the 'Make comments on this application' button on the Wychavon Planning page for the application (as shown opposite).

Note that comments to Wychavon District Council must be submitted by next **Tuesday, 10th February**.

We would also like to hear your views at news@birlingham.org.



Illustrative Layout



Please note that inclusion of residents' views does not imply that *Birlingham News* or Birlingham Jubilee Committee supports those views.

The full Planning Statement from the applicant is available at:

www.birlingham.org/docs/eckington_road_2026_planning_statement.pdf

This is a lengthy document setting out all the planning reasons in support of the application, with accompanying photographs and plans.

The conclusion of the statement is shown below.

5.0 Conclusion

5.1 Applications for PiP are to be determined in accordance with the development plan unless material considerations indicate otherwise. This statement has demonstrated that, as far as the matters against which PiP application may be assessed (location, land use and amount of development) the proposal is entirely acceptable and is compliant with the development plan. As such, as there are no material considerations that indicate otherwise, permission in principle should be granted.

5.2 If the Council do not agree with this assessment, then it is clear that there is a need for new residential development within Wychavon District given the Council's significant undersupply of homes which has led to a HLS of only 1.1 years. Accordingly, the 'titled balance' set out at paragraph 11(d) (ii) of the NPPF is engaged.

5.3 By making an important contribution towards meeting the Council's achievement of its housing target while also sensitively developing the potential of an underutilised, sustainably located site, the proposals accord with planning policy at a national, strategic and local level.

5.4 Paragraph 11(d) of the NPPF is clear that, unless it can be shown that any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits of providing additional housing, that planning permission should be approved. This cannot be said to be the case in this instance.

The flyer below has been produced by local residents. The information on the back of the flyer (shown on the next page) lists possible valid points for objection.

URGENT

PLANNING APPLICATION NOTICE

Have your say on a proposed development WHICH COULD AFFECT US ALL!

A planning application has been submitted that may affect *all* Birlingham residents in the future. We have to act fast as the deadline for comment is **10th February 2026!** This application contradicts the South Worcestershire Development Plan and Birlingham Village Design Statement 2017. View here as a reminder of what Birlingham residents asked for: https://birlingham.org/parishcouncil/vds/vds_2017.pdf



Location – Eckington Road, Birlingham – as illustrated on the plan above outlined in red. **Could this be the first of more planning applications to follow on other active agricultural greenfield land within the village which could impact you in the future?**

Proposed Development - Permission in Principle (PiP) application for the erection of between 5 and 9 dwellings- **9 units is the maximum allowable in any PiP application.**

Concerned and want to know more? Speak to one of our village Champions!

Becca Garle – Upper End
Nigel Haddock – Upper End
Andrew Jowett – Lower End
Nick Aston – Upper End
Alan Underwood – Lower End

Please see the reverse of this flyer for valid points for objection or for further help contact Becca on 07790068811 beccagarle@gmail.com

View the Application here
https://plan.wychavon.gov.uk/Planning/Display/W/26/00163/PIP

You can also view the planning documents in person by visiting Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT. Residents are invited to submit comments, support, or objections. Comments must be submitted directly to the planning authority. Please quote the application reference number in all correspondence. W/26/00163/PIP

Items which may be considered as being material:
Development Plan
National Planning Policy
Planning Practice Guidance
Emerging New Plans
Material Considerations:
Appeal decisions
Principles from case law
Views from consultees
The proposal is overlooking another residential property and directly affecting its level of privacy.
The proposal leads to a loss of light to another property (possibly greater weight if it is a residential property)
Effect on Landscaping (very much a matter of degree)
The proposal has an effect on existing/retained Trees
The proposal is incompatible
Lack of Disabled access to the proposal/proposed development.
Parking
Highway safety
Traffic
Noise
Effect on Listed buildings/ conservation area
Capacity of physical/social infrastructure
Layout/density
Design/material
Nature conservation/biodiversity
Note: Greater weight for issues with supporting evidence

Items which may not be considered as being material:
Loss of a view from another property
Negative affect on Values of other property
If not deemed material by other statutory users/uses.
Private legal disputes e.g. boundaries.
Private rights of access
Opposition to proposal on principal
The applicants personal circumstances
Moral objections
Matter covered by building regs/statutory licences
Private rights
Problems due to construction
Business competition
There could be a better use on the site
The volume of objections are not material (100 objections if not specific and material have little effect)
Objections which are not relevant

Birlingham News online is available at www.birlingham.org. Details of future editions will be emailed to subscribers of *Birlingham News*. These emails are available to residents of Birlingham, their families and friends. If you know anyone who would like to receive these emails, or have any comments or items for inclusion in either the email or online edition of *Birlingham News*, or wish to be removed from the mailing list, please write to news@birlingham.org.

Birlingham News online is open to any organisation or business within the parish to promote events. Inclusion of an event does not imply that Birlingham Jubilee Committee supports either the event or the views of the organisation promoting it.

The copy date for the next edition is Monday 9th February (for publication on Wednesday 11th February). We regret that we cannot guarantee to include any items submitted after that date.

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