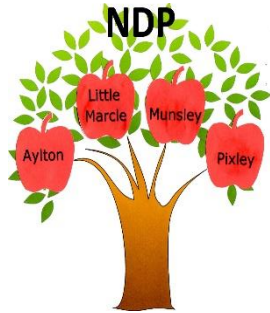


PIXLEY & DISTRICT NEIGHBOURHOOD  
DEVELOPMENT PLAN  
RESIDENTS QUESTIONNAIRE RESULTS  
PRESENTATION - WEDNESDAY 21<sup>ST</sup>  
JUNE 2017

Present: 36 residents and councillors

Cllr Hawker welcomed everyone to the meeting and introduced planning consultant David Nicholson who had analysed the questionnaire responses and prepared the following PowerPoint presentation. (notes added in blue for minutes purposes)



## **Pixley and District Neighbourhood Development Plan**

The parishes of Aylton, Little Marcle,  
Munsley and Pixley

# **Residents' questionnaire survey**

June 2017

David Nicholson

DJN Planning Ltd.

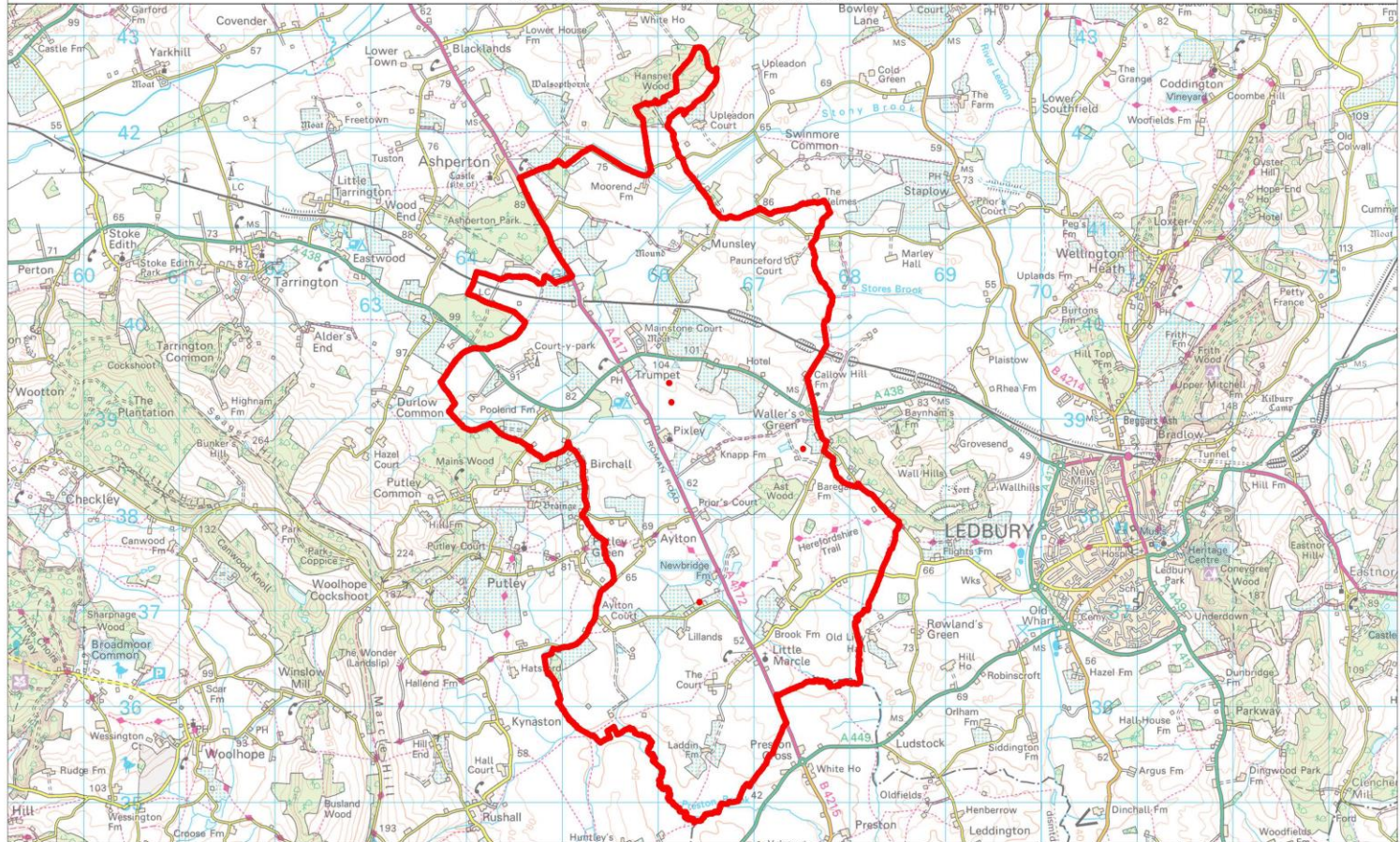
# Neighbourhood Area

Not to Scale

## Pixley & District Group Neighbourhood Area

 Neighbourhood Area

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# Key issues

- All open countryside
- New housing development only in “exceptional circumstances”
- Traffic and transport
- Polytunnels
- Protecting the environment
- Proposed Travellers site
- Broadband

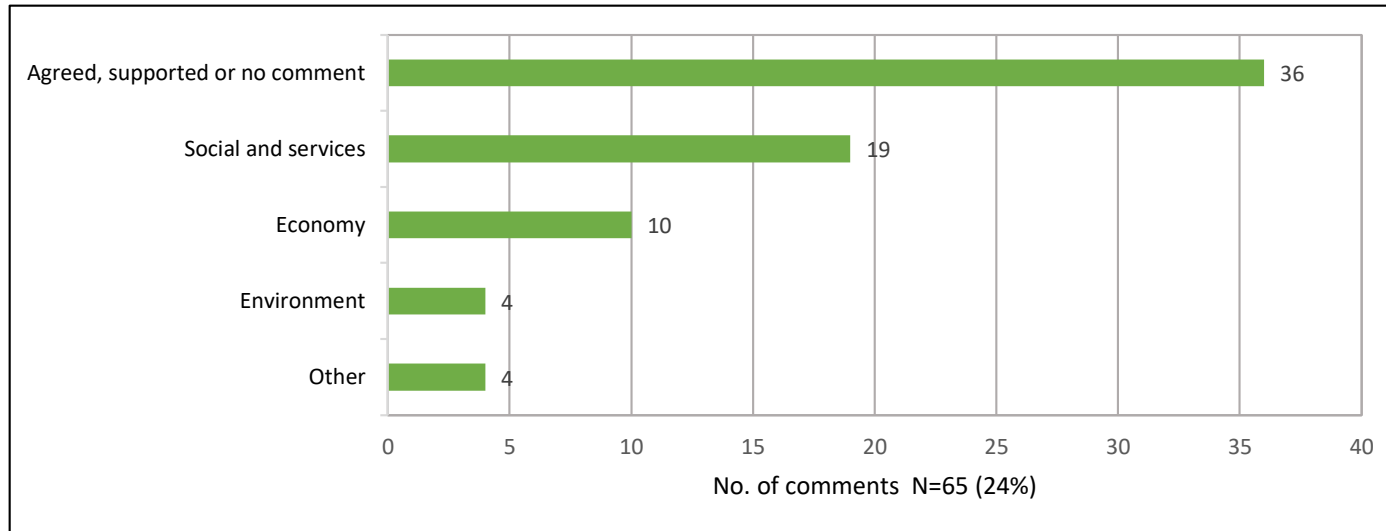
Refresh of area covered, roads bisecting area A438 & A417/A4172 Ledbury close by. Key issues faced countryside area no villages so no target for housing numbers. Scope for new housing development is therefore restricted. Traffic and transport speed concerns and volume. Poly tunnels, protecting environment and countryside, woodland and traditional orchards. Travellers site cannot be covered by our NDP, addressed at county level together with minerals and waste. Broadband also a key issue.

# Residents' survey March 2017

- 433 questionnaires delivered
- 268 residents replied – 61.9%
- Headline results tonight – much more detail in the Results and Comment Listings reports
- 19 open and closed questions on housing, traffic, jobs and economy, the environment and community services

Lots of facts and figures from HC. Residents views of large importance. Reports from DN will go onto website

# Vision



- Most agreed or no comment
- Social – housing, public transport and broadband
- Economy – farming, polytunnels and tourism

# Providing new homes in Pixley

- Most (86%) supported converting redundant buildings or replacing existing homes
- Dwellings to meet farm or forestry need favoured by 81%
- Mixed views on homes of “exceptional quality or innovative design” (39% v 37%).

# Rural exception housing

- Small sites for affordable housing in locations where housing not normally allowed
- Needs to be a proven local need
- For residents or with family/job connection
- In perpetuity
- Reasonable access to services
- Supported by 56%, with 32% against

Because of area being open countryside questions asked on rural exception housing. Services - Ashperton School Ledbury shops etc. Small sites – no definition of what is a small site its scale depends on the locality.

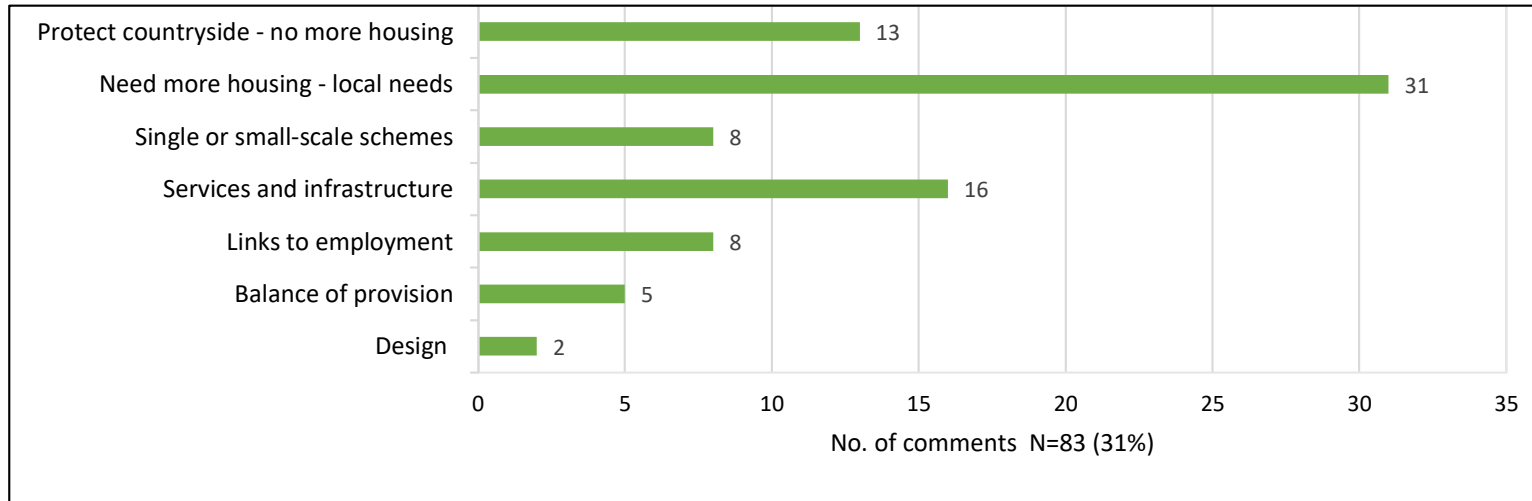


# Rural exception housing

- Planning policy allows option of including “a small number” of homes for sale on the open market, if required to ensure viability
- Supported by 40%, with 47% opposed

Existing policy allows option of including a small number of rural exception houses

# Other comments on housing



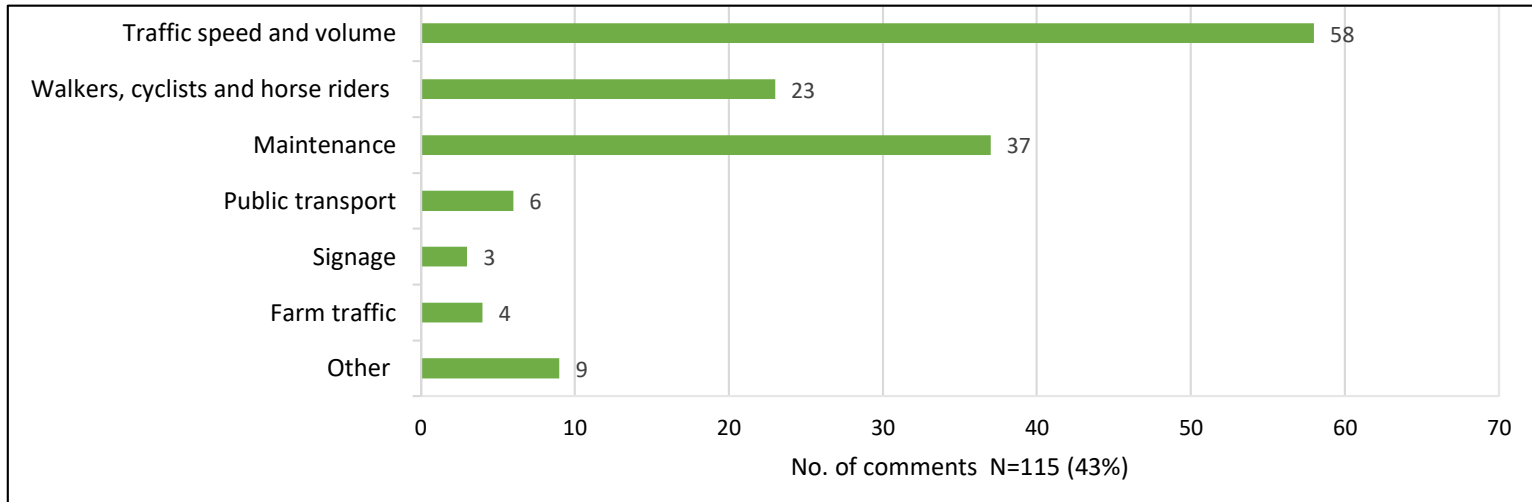
- Housing for local needs - starter / smaller affordable homes for young people, families, older people downsizing.
- Improved services needed to match new housing
- Protect countryside rather than new housing
- Better balance - mid-range, eco and self-build homes

# Traffic, transport and access

## Areas for improvement

- Top priority: road maintenance - very important to 87%
- Other priorities: maintenance of hedges, ditches, rights of way; road safety
- Interventions such as reducing traffic speed or traffic calming very important for 62%
- Order of priority for improvements for vulnerable road users: walkers, cyclists then horse riders

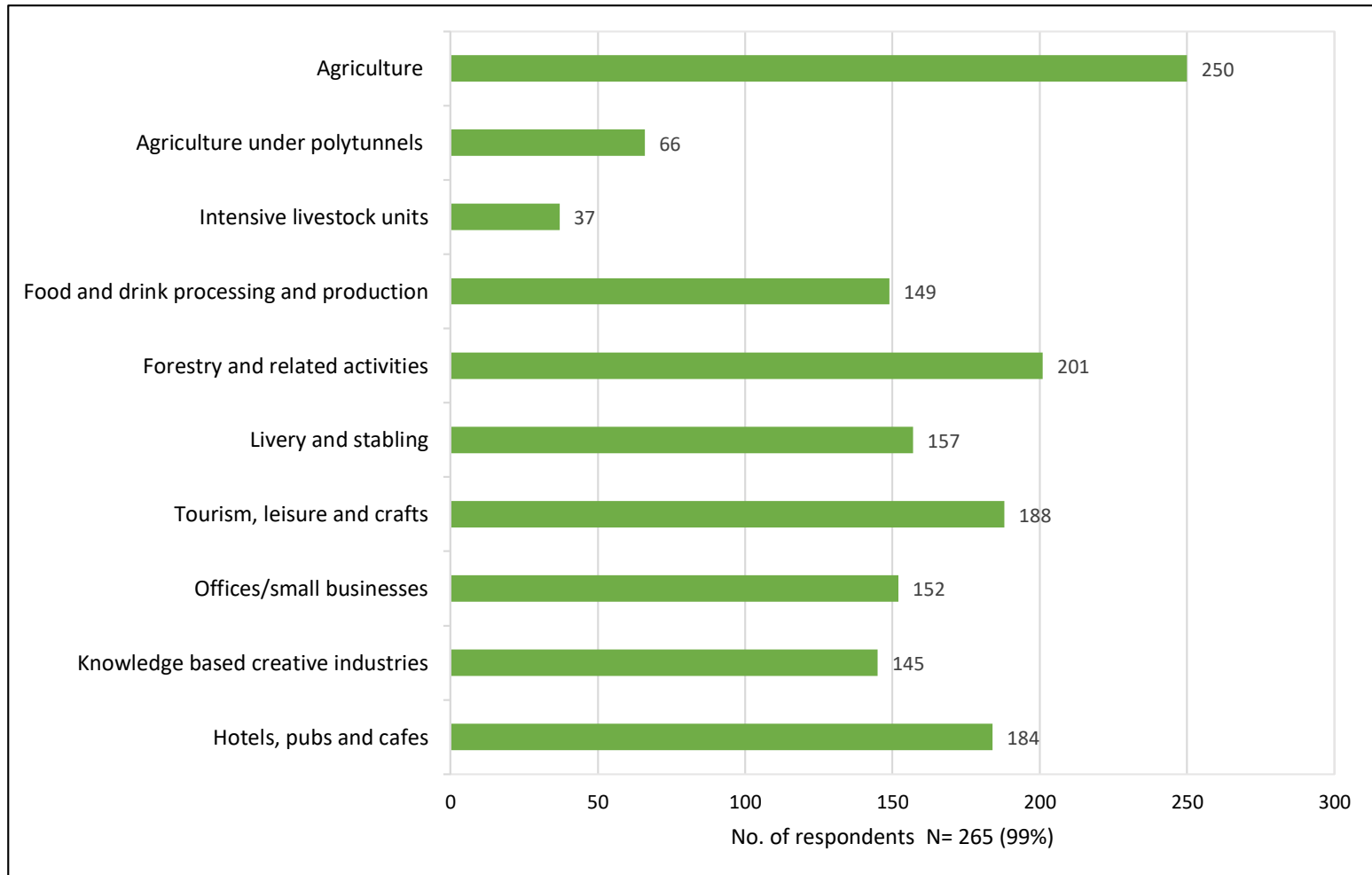
# Other comments on transport



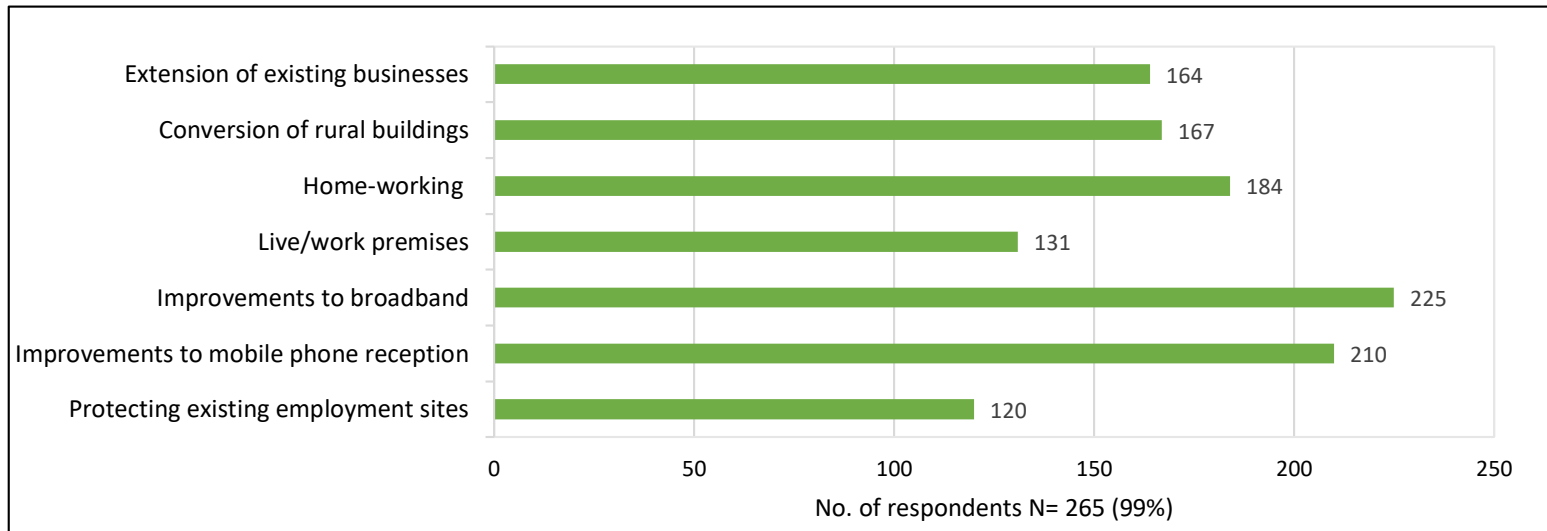
- Many comments on amount and speed of traffic
- Maintenance – potholes, ditches and litter
- Walkers, cyclists and horse riders – safety, upkeep of rights of way, and new provisions

# Jobs and economy

## Type of employment to be encouraged



# Providing for jobs

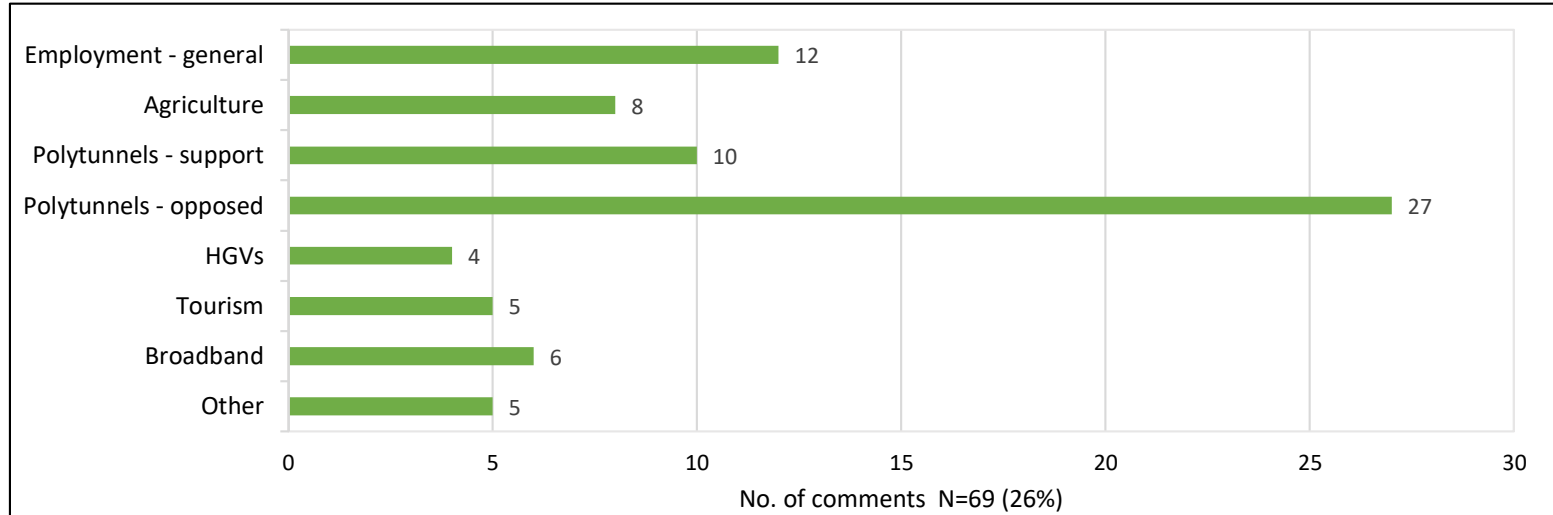


- Top priority: broadband/phone reception
- Home-working, building conversions, and extending existing premises all well supported
- Less favoured: protecting existing sites

# Polytunnels

- Asked about importance of various issues
- Top priority: landscape/visual impacts, and water issues
- Very important: transport use, biodiversity, amenity
- Others: heritage and rights of way
- Least important: economic need and impacts

# Other comments on jobs



- Comments for (10) and against (27) polytunnels
- Need to adapt to changing economy and Brexit – “we need a vibrant local rural economy ... encourage entrepreneurs and business”
- Support tourism and protect the landscape on which it is based



# The environment

How should new development respect the environment?

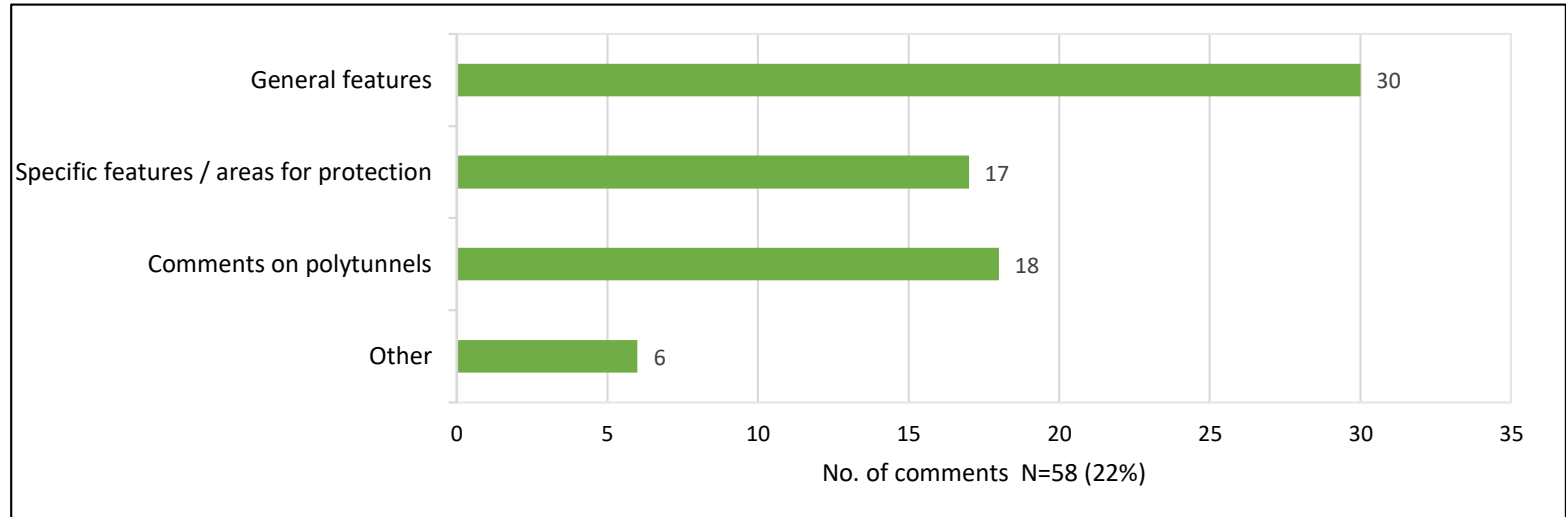
- Most important: traffic from new development to be compatible with local roads
- Close behind: no significant impact on landscape/views; be in keeping with surroundings, and avoid creating noise and light pollution
- Least important: use of local building materials

# The environment

How to protect and enhance the environment?

- Little variation between the options
- Most important: minimise noise and light pollution – very/fairly important to 98%
- Close behind: protecting views and landscape character
- Least important: controlling the extent of polytunnels, but still very/fairly important to 90%

# Features to be protected

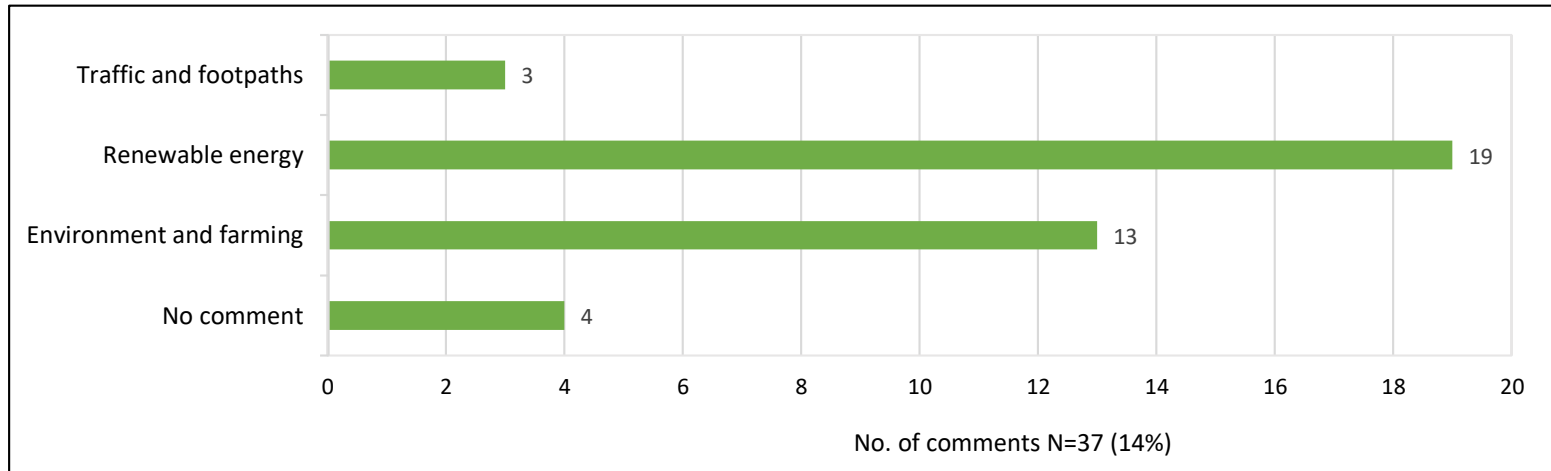


- General comments on habitats and landscapes – “ancient woodland, veteran trees, traditional orchards, hedgerows, ponds and streams”
- Specifics included Ast Wood and Whitfield Coppice
- Range of comments on polytunnels – on views, landscape and footpaths

# Local renewable energy

- Most support for solar panels (81%), ground and air source heat pumps (62% and 51%)
- Mixed views on biomass and anaerobic digesters – 45/43% in favour, with 22/26% against
- Little support for larger-scale solar farms (opposed by 47%)
- Wind farms less popular (opposed by 67%)

# Comments on the environment



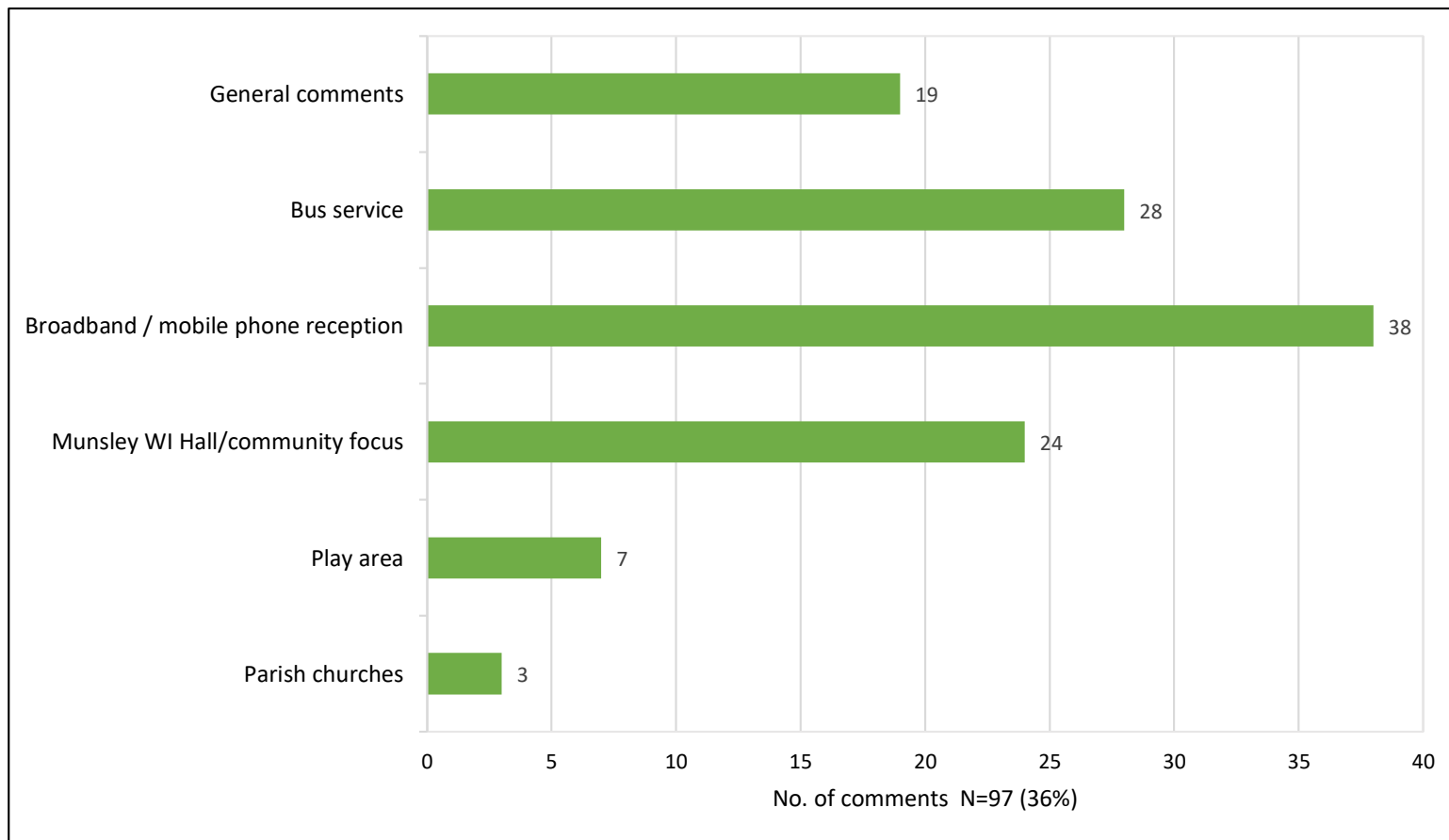
- Many (mixed) comments on renewable energy
- Others: balancing environmental and commercial issues, soil erosion, litter, drainage and light pollution

# Community services

Importance in meeting current and future needs

- Most important: phone reception and broadband
- Other priorities: local bus services, hotels, pubs and cafes
- Munsley WI Hall the least important, but still very/fairly important to 76%.

# Comments on need for service improvements



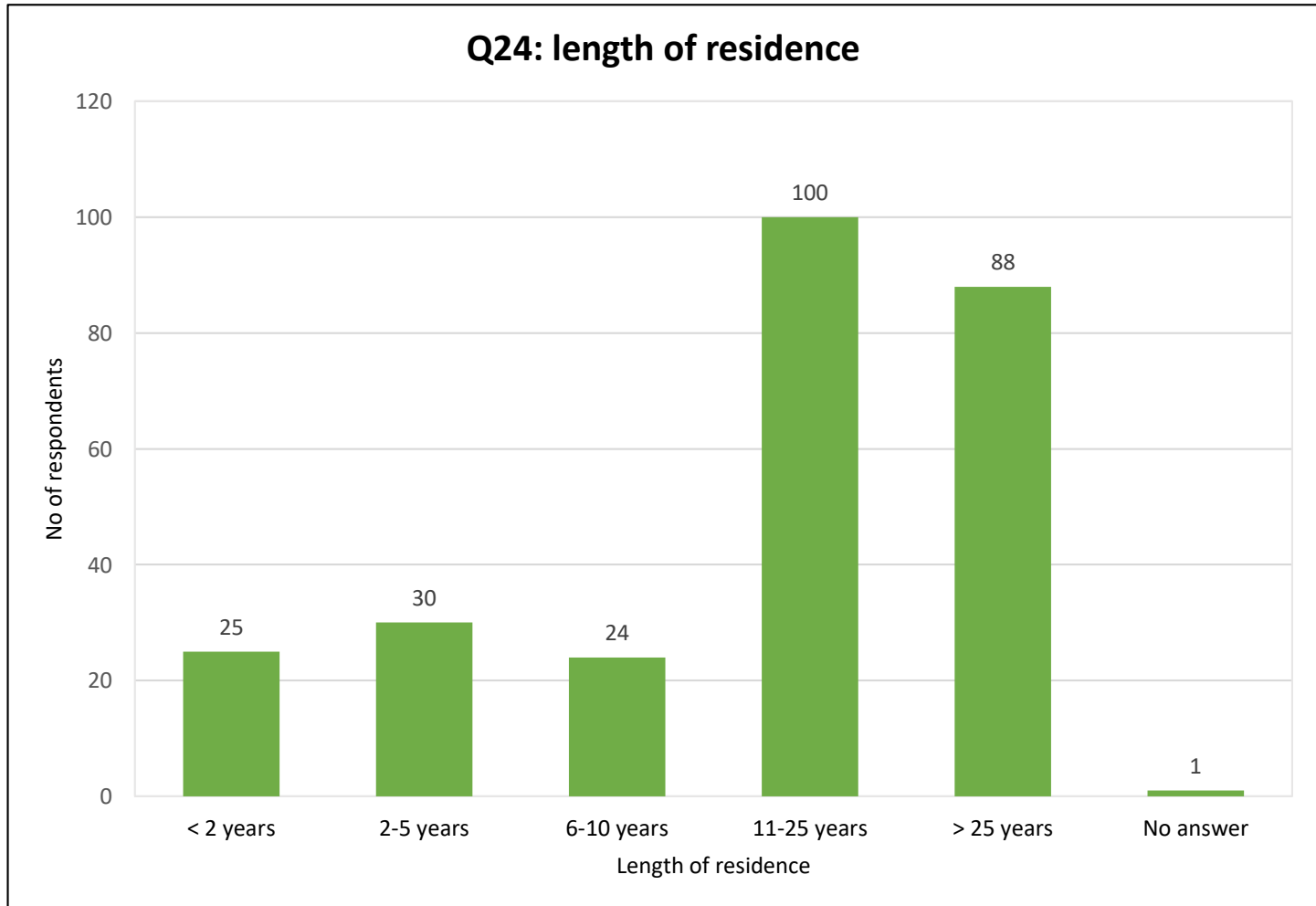
# Information about you

## Against 2011 Census:

- Females slightly over-represented (52% of responses, 49% Census)
- Younger age groups under-represented
- Older age groups over-represented, especially the 60-74's (33% of responses, 20% Census)



# Length of residence



# Employment status

- All groups represented but some small numbers
- Retired most over-represented (31% of responses, 12% Census)
- As were the self-employed and 'looking after home/family' groups
- Employed part-time close to Census figure, whilst full time employed was under-represented (25% v 35%).

# Key messages for the NDP

- Expressed need for affordable, starter and smaller housing
- Mixed views on a rural exception site
- Calls for traffic improvements and for community facilities should be supported – Community Actions
- Support for different types of rural employment and premises - home working and barn conversions
- Policy on polytunnels to identify priority issues
- Environment policies to reflect landscape and habitats

# NEXT STEPS

- Prepare Draft NDP
- 6 weeks consultation delivered by steering group and parish council
- Revise and submit plan to Hereford Council
- Another 6 week consultation by Hereford Council
- Independent examination
- Referendum
- Adoption of Neighbourhood Development Plan

# Question & Answer Session

Q. Concern over interpretation of responses – polytunnels 27 against how is that mixed message? Polytunnels least important but still 90% thought fairly important. Resident Doesn't want policies to allow manipulation by planning officers.

A. Relative statement – things we want to say no to we have to take subtle approach and need to have a balanced policy with appropriate wording showing local evidence for it to be effective.

Q. Surprised by response to tourism in Herefordshire.

A. Tourism thought to be a good thing but little development concerns relating to tourism. Supportive stance will be taken in the plan - size and scale. Big Apple, local heritage, local food and cider production etc

Q. Church PCC's looking to expand use of churches for community use, did anything come out in support of this?

A. Yes, there is potential. Planning to put extra floor in supported by diocese subject to funding and planning. Community support for local hub expressed.

# Question & Answer Session

Q. When a small business becomes highly successful (in town) they are tightly controlled on expansion of site etc. Would the parish have reasonable control on this in the rural area?

A. Agricultural is covered a lot by prior approval. Policy could be included on agricultural development. Agriculture now does have an industrial feel to some of it. And a lot of agricultural development is outside of the planning system.

Q How strong is the feeling for a need of community bus services?

A. Unsure of figures but perhaps more work needed and focus on this particular issue. (Community Action willing to get licence to cover rural areas if need required).

Q. How easy would it be for rural exception properties built in perpetuity etc to be in the future sold on in the open market. Historically abused in this area. But what is in the power of the NDP to control this. Agricultural buildings converted and “rich outsiders” moving in depriving young local longstanding residents of housing.

A. Development agreement would need to be controlling that proportion of housing.

Q. Only the County authority is responsible for travellers sites, why?

A. Separate policy being formed by HC.

Thanks were expressed by residents to the parish council members for voluntary work undertaken on behalf of community.

Meeting declared closed at 20.50pm