

**Stretton Grandison Group Parish**  
**Neighbourhood Development Plan (NDP)**  
**Questionnaire February 2017**

Stretton Grandison Group Parish comprises the parishes of Upper and Lower Eggleton, Castle Frome (including part of Fromes Hill), Canon Frome and Stretton Grandison - see map below.



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## Neighbourhood Plan Questionnaire – Guidance Notes

Dear Resident,

You may be aware that the Group of parishes is developing a Neighbourhood Plan. This Questionnaire aims to collect and collate detailed information about the priorities of the residents.

### What is the Plan for?

If approved by the community and statutory authorities, the Plan will give our parishes much greater influence and control over future local planning and development. This is part of a national initiative to enable local communities to have greater input into decisions that directly affect them. Herefordshire Council stipulate that we must make provision for 14% growth (18 dwellings) in housing stock across the group of parishes until 2031.

### Who is involved in the preparation of the Plan?

Your Group Parish Council set up a Steering Group of residents to run the project in September 2016.

### Why do we need a Questionnaire?

The project is currently at the data gathering stage. We have prepared an Issues and Options document which sets out the main planning issues that the Steering Group have identified so far, together with possible options for planning policies to help address these issues. The full document is available on the Parish Council website [www.strettongrandisongpc.org.uk](http://www.strettongrandisongpc.org.uk) and paper copies are available on request from your volunteer distributor. The questions in this Questionnaire are also in the Issues and Options document.

In order for the data informing our Plan to be reliable and representative, it is crucial that as many residents as possible express their needs and views on future developments in our area. The Questionnaire is an effective means of achieving this. The collated responses will inform the Draft Neighbourhood Plan, which will include local policies on where new houses are to be built, what they should look like and what should be protected. The Neighbourhood Plan will be available for all in the parishes to make comments on and will be presented to Herefordshire Council for their views and acceptance. Following an independent examination, the completed Neighbourhood Plan will be presented to residents in a referendum. If the Plan is accepted by you, the residents, it will become part of the planning process covering the years 2011 to 2031 and be used along with Herefordshire Council's Local Plan Core Strategy.

### Who are the Questionnaires for?

We would like each household in the Group Parish to complete a Questionnaire, but everyone in your household, from the age of 16 upwards, is welcome to complete a copy. Please ask your volunteer distributor if you want more than one copy.

## Things to remember when filling the Questionnaire

Most of the questions are answered simply by using ticks but some give you the opportunity to add further comments. Please PRINT your comments or write legibly. Your views will only be considered in the Draft Plan if they can be read!

## Confidentiality and Anonymity

We do not require your name, though we ask for your postcode, your age group and gender.

## What other opportunities will I have to contribute to the Plan?

Please come along to one of our drop-in events at Canon Frome Court on 17<sup>th</sup> March 5pm – 8pm or The Stables on Sunday 19<sup>th</sup> March 2pm – 6pm. As the work on the Plan progresses there will be further opportunities to comment and come to open events. Once the Plan is finalised, you will be invited to vote for or against the Plan in a local referendum. A simple majority vote will determine the outcome. If accepted, the Plan policies must be taken into account in any planning decisions at Parish and Herefordshire Council level.

## How do I contact my volunteer distributor and return completed Questionnaires?

A volunteer distributor will call to deliver your Questionnaire(s). Your distributor will ask you for a date and time to collect the completed Questionnaire(s) from you. Please phone her or him if you want to change the date. If you need extra copies or have any questions about the distribution and collection process, please contact your volunteer distributor.

Name:

Phone:

Email:

## How do I get assistance to complete the Questionnaire?

If you need a large print version of the Questionnaire or assistance to complete it, please contact your distributor.

**Thank you for taking the time to complete this Questionnaire.**



# Residents Questionnaire – February 2017



Stretton Grandison  
Neighbourhood Development Plan  
Issues and Options  
February 2017



## Introduction

The Stretton Grandison Group Parish Council is preparing a Neighbourhood Plan.

If the Plan is approved by the community and statutory authorities, it will give the parishes greater influence and control over future local planning and development.

As part of this process, it is essential that as many local residents contribute as possible. This Questionnaire is one such opportunity for you to get involved.

## Filling in the Questionnaire

This Questionnaire is for parishioners aged 16 and over. Most of the questions are answered simply by encircling a choice, but some give you the opportunity to make further comments.

Please **PRINT** your comments or write legibly. Your views will only be included in the draft Plan if they can be read!

Questions and choices are in **Bold** type.

## Confidentiality and Anonymity

We do not require your name, though we do ask for your postcode, your age and gender for demographic analysis.

## Draft Vision and Objectives of the Plan

The Draft Vision and Objectives have been prepared by the Steering Group.

### Draft Vision for Stretton Grandison Group Parish

- To maintain the rural environment and character of the Group Parish.
- To support the provision of affordable housing as part of an overall increase in housing stock of 14% across the area.
- To promote energy efficiency.

**Q1. Do you agree with the Draft Vision?**  
(Please circle one choice)

**Yes**

**No**

**Further Comments:**

### Draft Objectives for Housing

HO1. To identify the scale of housing growth across the identified settlements in the Core Strategy.

HO2. To work closely with neighbouring parishes to promote a joint approach to growth at Fromes Hill and Lower Eggleton.

HO3. To identify a range of suitable sites through a Call for Sites and Site Assessment process.

**Q2: Do you agree with The Draft Objectives for Housing?**  
(Please circle one choice)

**Yes**

**No**

**Further Comments:**

### Draft Objectives for the Environment

ENO1. To conserve and protect Homend Park.

ENO2. To protect and enhance local natural environmental assets such as wildlife, hedgerows, water courses and ponds, traditional orchards, ancient woodlands, the line of the old canal and important views such as to Woolhope Dome.

ENO3. To ensure development is guided towards areas of lowest flood risk and to promote designs and layout which do not exacerbate flood risk eg from surface water.

ENO4. To ensure new agricultural development such as poly tunnels and large agricultural buildings are designed and sited sensitively within the landscape.

**Q3: Do you agree with the draft Environmental Objectives?**                      **Yes**                      **No**  
(Please circle one choice)

**Further Comments:**

### **Draft Objectives for the Economy**

ECO1. To support the sensitive conversion of redundant farm buildings to create more local employment opportunities.

ECO2. To support investment in local infrastructure eg broadband and transport.

ECO3. To encourage the use of renewable energy schemes, for instance through community heating schemes.

**Q4: Do you agree with the Draft Objectives for the Economy?**                      **Yes**                      **No**  
(Please circle one choice)

**Further Comments:**

### **Housing in our Parishes**

At present, within the Herefordshire Core Strategy Plan, our group of parishes has been allocated a minimum of 14% increase in dwellings in the period 2011 to 2031. This is approximately 18 houses across the whole area. The Core Strategy Plan states that, within the villages, carefully considered development which is proportionate to the size of the community and its needs will be permitted only where residential proposals are locally appropriate to ensure villages retain their separate, distinctive and varied characters.

The Core Strategy identifies that the majority of development should be at Lower Eggleton and Fromes Hill. Proportionate developments would be permissible in the other villages of Stretton Grandison, Canon Frome and Eggleton. The Core Strategy also has a preference for infill development within existing communities and for the re-use of brownfield sites.

Our Plan can set out the types of housing, the approximate number of houses per development and sites in the villages where development would be acceptable. In the Issues and Options, we have indicated possible settlement boundaries for all the identified settlements. Once agreed, any development sites would also be included within the settlement boundaries. In questions in this section we ask you to identify areas where you would consider development to be acceptable, and to indicate the number and types of housing you would prefer to see.

## Policy Option 1 - Identification of a settlement boundary for all identified settlements in the Core Strategy.

This would be a line on a map, identifying where new development would be acceptable in a settlement. It is usually drawn quite tightly around the existing built form, but may include identified site allocations for new development.

The settlement boundaries will eventually include any sites identified for new housing through the site allocation process – see Policy Option 2 below.

Outside this line, the area is considered to be wider countryside and new development will only be acceptable where it is “rural exception housing”.

The NDP could advise that some areas are less suitable for new housing than others ie identify which areas are the priority for local growth.

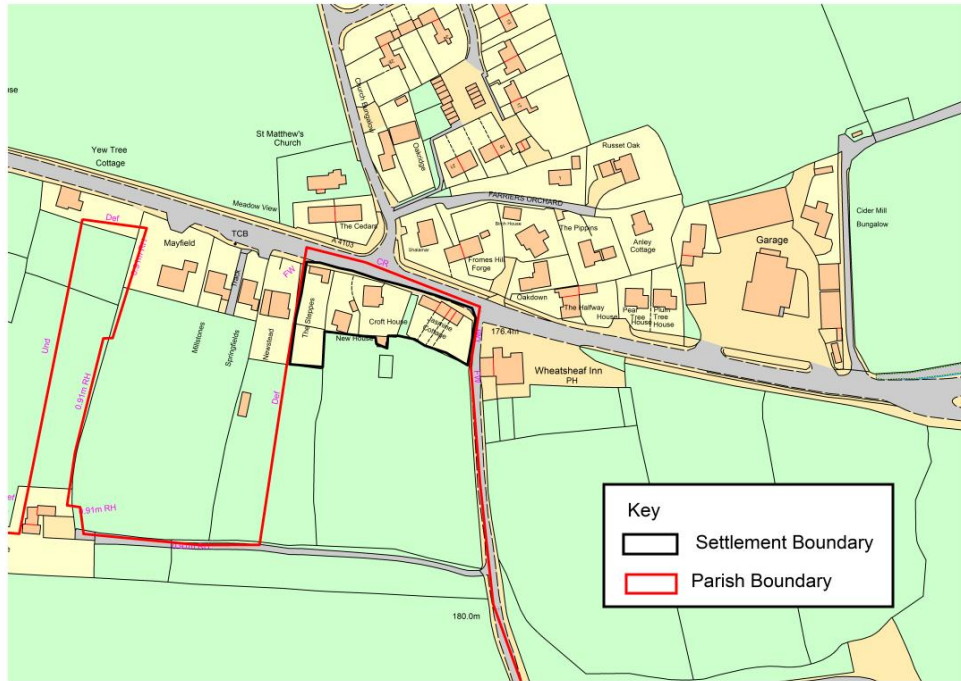
### Settlement Boundary Maps

#### Lower Eggleton

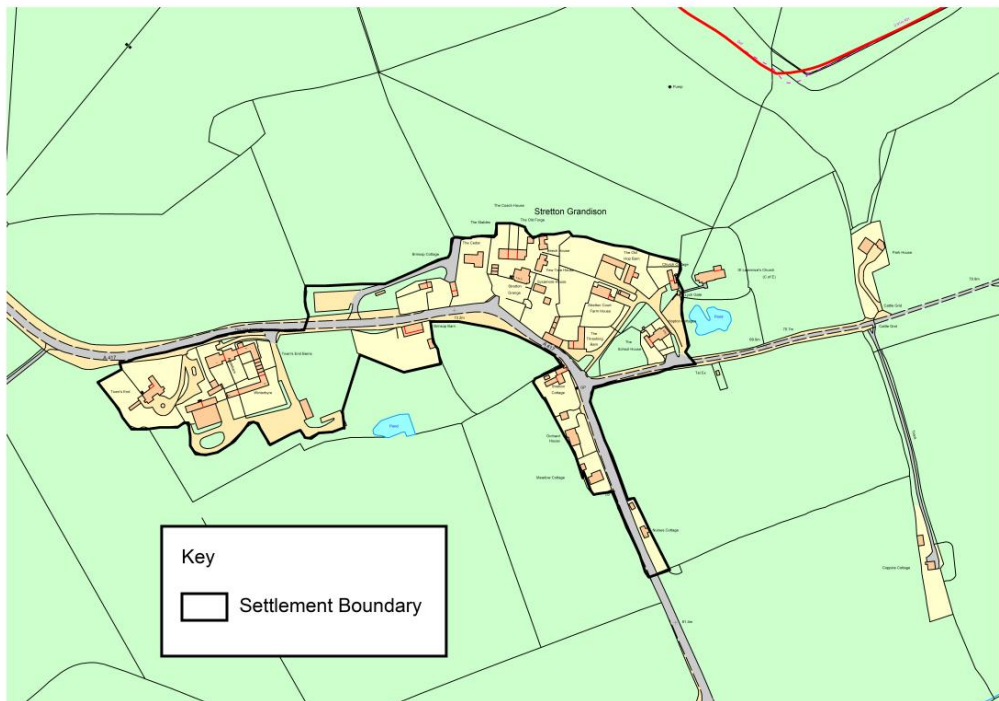




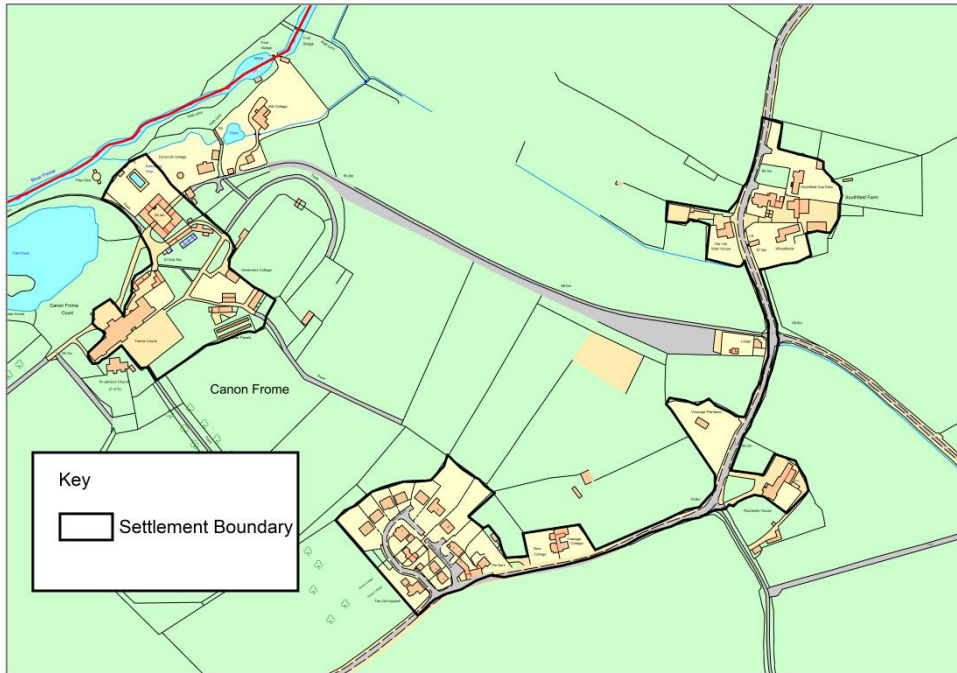
## Fromes Hill



## Stretton Grandison



## Canon Frome



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**Eggleton** - It was proposed by the Steering Group that there should be no new build housing in Upper Eggleton subject to consultation responses.

Therefore, no settlement boundary for Upper Eggleton has been identified.

**Q5: Do you agree with the settlement boundaries marked in black on the maps?**  
(Please circle one choice)

**Yes**

**No**

**Further Comments:**

## Policy Option 2 – Site Allocations and Criteria

Residents may wish to focus development on 1 or more of the above settlements and limit development in other smaller settlements.

To some extent this may be determined by the sites put forward through a Call for Sites process. This would invite landowners to put forward possible development sites for consideration and possible inclusion in the Plan. If no sites come forward from landowners in a given settlement, then it would be difficult to allocate any site(s) there.

It is proposed that a Call for Sites process will follow this first consultation. Sites would be assessed using locally agreed criteria.

**Q6: Should the site allocation process include sites in all the above settlements or only some?  
(Please name)**

**Please explain your answer.**

**Q7: Please identify, in order of preference, settlements where development would be acceptable. You must give a reason for your first and last choices. You may give a reason for other choices if you wish.**

| Suitability for Development | Settlement | Reason |
|-----------------------------|------------|--------|
| 1 <sup>st</sup>             |            |        |
| 2 <sup>nd</sup>             |            |        |
| 3 <sup>rd</sup>             |            |        |
| 4 <sup>th</sup>             |            |        |
| 5 <sup>th</sup>             |            |        |

**Further Comments:**

### Policy Option 3 – Housing Numbers and Types

**Q8: If additional homes are to be built in your village, how many in total should be permitted by 2031?  
(Please tick one box in each row)**

|                        |     |    |
|------------------------|-----|----|
| None                   | Yes | No |
| No more than 2 houses  | Yes | No |
| No more than 10 houses | Yes | No |
| No more than 20 houses | Yes | No |

**Further Comments:**

## Policy Option 4 – Housing Mix

**Q9: When land is allocated for housing, what are your views on the size of each housing development that should be allowed?**

(Please tick one box in each row)

|   |     |    |
|---|-----|----|
| One large estate                                  | Yes | No |
| A number of smaller developments (eg < 10 houses) | Yes | No |
| Individual released plots                         | Yes | No |
| Garden Infill development                         | Yes | No |

**Further Comments:**

**Q10: When land is allocated for housing, what are your views on the style of housing development that should be allowed?**

(Please tick one box in each row)

|   |     |    |
|---|-----|----|
| Single storey   | Yes | No |
| Two storey  | Yes | No |
| Three storey  | Yes | No |
| Flats/apartments  | Yes | No |
| Period style, with use of traditional local materials           | Yes | No |
| Modern style  | Yes | No |
| Design that respects the scale and styles of existing buildings | Yes | No |
| Smaller style houses  | Yes | No |
| Smaller gardens   | Yes | No |
| Larger gardens  | Yes | No |
| Houses with off-street parking                                  | Yes | No |
| Houses with a high level of energy conservation                 | Yes | No |

**Further Comments:**

**Q11: When additional houses are to be built, which size or type should they be?**  
(Please tick one box in each row)

|   | Yes | No | No Opinion |
|---|-----|----|------------|
| Starter homes (2 bedrooms)  |     |    |            |
| Family homes (3 or more bedrooms)   |     |    |            |
| Executive homes (4 or more bedrooms)  |     |    |            |
| Adapted/easy access homes (eg bungalows)  |     |    |            |
| Flats/apartments (1 or more bedrooms)   |     |    |            |
| Supported housing/retirement homes  |     |    |            |
| Living/working properties (small scale enterprise located within or adjacent to the home) |     |    |            |
| Homes for local people/people with local connections                                      |     |    |            |

**Further Comments:**

**Q12: Do you wish to make any other comments about housing?**

### Policy Option 5 – Housing in the Wider Countryside

The Core Strategy allows for some limited housing in the wider countryside eg Affordable Housing, or housing required by agricultural workers or related to other rural industries which is required to be close to the work place eg forestry, charcoal burning etc.

**Q13: Should the Plan include a policy for development in the wider countryside or leave it to the Herefordshire Core Strategy?**  
(Please circle one choice)

Have a policy

Leave it to Core Strategy

**Further Comments:**

## Protecting our Environment

### Policy Option 6 – Protecting Local Landscape Character and Biodiversity

A landscaping policy could be prepared which identifies those features which contribute towards the special landscape character of the area and encourages development to protect and enhance them.

Such a policy would define local landscape character and seek to protect it, particularly isolated veteran trees.

New development also could be required to protect wildlife and local species and include landscape designs to enhance local biodiversity eg planting hedgerows, using native tree species, incorporating ponds and bat boxes etc.

The NDP could also identify locally important views and require development to be sited and designed to ensure such views are protected.

**Q14: Which of the following are important to you?**  
(Tick one box in each row)

|   | Important |   |   |   |   | Not Important |
|---|-----------|---|---|---|---|---------------|
| Improved measures for the conservation of historic or listed buildings and features | 1         | 2 | 3 | 4 | 5 |               |
| Enhanced protection of the natural environment                                      | 1         | 2 | 3 | 4 | 5 |               |
| Protection of views and vistas in and around the village and parish                 | 1         | 2 | 3 | 4 | 5 |               |

**Further Comments:**

Dark skies are also an important feature of the area and development should be designed to protect this.

**Q15: How important are dark skies to you?**  
(Please circle one choice)

| Important |   |   | Not Important |   |  |
|-----------|---|---|---------------|---|--|
| 1         | 2 | 3 | 4             | 5 |  |

**Q16: Which important local landscape features should be protected and why?**

**Further Comments:**

## **Policy Option 7 – Local Green Spaces**

Are there areas of land within the identified settlements which the local community wish to see protected from development? Local Green Spaces are a new type of planning designation for small local places which have a special value for communities for example because of their beauty, historic, tranquility, recreational or wildlife significance.

The Steering Group are working to identify any candidates for Local Green Spaces in addition to Questionnaire responses. One of the draft objectives seeks to conserve and protect Homend Park. The Steering Group is considering the significance of Homend Park as a candidate for a Local Green Space.

**Q17: Which areas of Local Green Space should be protected from development?**

**Please explain why they are important.**

## **Policy Option 8 – Protecting and Enhancing the Built Heritage**

A design policy could be prepared which identifies those features and materials which contribute to the local distinctiveness of the area (eg in each settlement) and encourages new development to incorporate them.

For example, the NDP could set out height, scale and massing of new development and identify preferred materials such as traditional red brick, slate roofs etc.

The Steering Group are working to identify locally distinctive design. Design and scale should be congruous and sympathetic with immediate surrounding environment

**Q18: Please describe any local built features which are distinctive in this area.**

**Further Comments:**

## Local Economy

### Policy Option 9 - Supporting Economic Re-Use of Redundant Agricultural Buildings

A policy could be prepared which supports the sensitive re-use of disused agricultural buildings for new appropriate economic activity eg workshops, offices etc.

**Q19: What should be included in a policy to guide the re-use of existing disused farm buildings for employment uses?**

**Further Comments:**

### Policy Option 10 – New Agricultural Buildings

A policy could be prepared which requires new large agricultural buildings to be sited and designed as sensitively as possible to reduce industrialisation of the landscape.

**Q20: What should be included in a policy to guide new agricultural development of large farm buildings?**

**Further Comments:**

### Policy Option 11 – Supporting Community Energy Schemes

A policy could be prepared which provides criteria to guide proposals for community based energy schemes.

**Q21: Should the Plan include a policy which guides and supports community based energy schemes?**

Yes

No

**Q22: If so, what sort of energy schemes would be appropriate here?**

Producing local renewable energy by:

Solar

Yes

No

Water

Yes

No

Biomass

Yes

No

Wind power

Yes

No

**Further Comments:**



## Flooding

### Policy Option 12 – Flooding

A policy could be prepared which guides development away from areas at risk of flooding and which encourages siting and design to reduce surface water flooding.

**Q23: Do you know of any areas where flooding (eg flash floods and surface water flooding) is a problem?**

**Further Comments:**

**Q24: Has your property suffered from flooding in the last 10 years because of:**

|  |     |    |
|--|-----|----|
| River/stream overflow                        | Yes | No |
| Field run-off                                | Yes | No |
| Sewers overflowing                           | Yes | No |
| Road run-off (drains/ditches unable to cope) | Yes | No |

**Further Comments:**

## Other Issues

### Policy Option 13 - Creating a Sustainable Community

**Q25: What aspects of community living do you think we need to address to ensure that our parish thrives as a place in which to live, work and play over the next 20 years and beyond? (Please circle one choice in each row)**

|   |     |    |            |
|---|-----|----|------------|
| Building homes that exceed government energy-efficiency standards | Yes | No | Don't know |
| Allocating land to enable residents to grow their own food        | Yes | No | Don't know |
| Walking, cycling and going by bus more-driving less               | Yes | No | Don't know |

|  |     |    |               |
|--|-----|----|---------------|
| Attracting younger people to live in our villages<br>(and providing homes, employment so they can) | Yes | No | Don't<br>know |
|--|-----|----|---------------|

|  |     |    |               |
|--|-----|----|---------------|
| Increasing the number and type of community facilities | Yes | No | Don't<br>know |
|--|-----|----|---------------|

**Further Comments:**

### **Policy Option 14 - Traffic, Transport and Access**

Your opinion on the future of road transport in your Village is very important. The topics below will help the Parish Council to prioritise the future structure of the Village.

**Q26: In your opinion, are any changes needed with regard to the following transport issues?  
(Please tick)**

**Speed and volume of vehicles through:**

- Stretton Grandison
- Canon Frome
- Castle Frome
- Upper Eggleton
- Lower Eggleton

**Parking in your village**

**Road maintenance**

**Road developments**

**Footpaths**

**Bus service**

**Further Comments:**

## About You

Please enter the following information about yourself.

| Your age Group | 16-20 | 21-30 | 31-40 | 41-50 | 51-60 | 61-70 | 71-80 | 81+ |
|----------------|-------|-------|-------|-------|-------|-------|-------|-----|
| (Please Tick)  |       |       |       |       |       |       |       |     |

Your gender?

Your postcode?

**Thank you for your time and interest.**

**We will consider all completed questions very carefully and use them to inform the next version of the Draft Plan.**