



Allensmore Neighbourhood Development plan

Draft Plan - Preferred Options consultation January 2019

Survey report

Version 1.0

**Prepared by Tony Cramp
Allensmore Neighbourhood Plan Steering Group
February 2019**

NDP@allensmore.org.uk

Contents

| | |
|--|----|
| Introduction | 3 |
| Version history | 3 |
| Presentation of results | 3 |
| Survey methodology | 4 |
| Results | 4 |
| Response to the survey | 4 |
| About the respondent..... | 5 |
| Views on Vision, objectives and policies | 7 |
| Comments..... | 9 |
| Appendix 1 – Respondents’ comments in full | 10 |

Introduction

In March 2017, Allensmore Parish Council decided to create a Neighbourhood Development Plan and established a steering group comprising a number of parish councillors and local residents.

With help from consultants, Kirkwells Limited, this steering group has developed a draft plan outlining the preferred options on which it is seeking the views of residents.

This document has evolved from an initial options document produced in late 2017, a subsequent consultation with residents, a “call for sites” process asking for potential sites for housing developing, and an independent assessment of all the proposed sites.

These steps have enabled a First Draft Plan (preferred options) to be produced. This contains proposals for the NDP vision and objectives and a set of 8 policies, including detailed site allocations.

The steering group is seeking the views of residents and businesses on this draft plan.

To this end, the document was published on the parish website (Allensmore.org.uk) on 8th January 2019 and hardcopies were made available in several public places and on request from any member of the steering group.

A drop in event was held in the village hall on 21st January 2019 at which residents could discuss and feedback their views to members of the steering group.

In addition, following publication of the document, response forms were delivered to every household in the designated area to provide a mechanism for every resident to comment on the document. These response forms could be returned at several drop off points in the parish. Alternatively, residents could access the response forms online and email their completed forms to ndp@allensmore.org.uk.

This report presents the results of that survey and is based on the responses provided.

Version history

Version 1.0 – First release

Presentation of results

This report is mostly comprised tables and charts presenting the results of the survey.

The tables show the number and percentage of respondents who selected each option. The percentages are generally calculated as a proportion of the number of respondents to the particular question. Where a different base is used, it is noted in the text.

When percentages are presented, they are rounded to the nearest whole number. This may give rise to occasions where the total number of respondents sums to just under or over 100%.

A few comments provided by residents have been anonymised in this report to protect individual identities, but the comment as written has been made available to the steering group members and the consultants Kirkwells. Where changes have been made to anonymise the comments provided, or other information added to the respondent’s comment for clarity, the added or changed text is enclosed in [brackets].

Survey methodology

During the period from 11th to 19th January 2019, members of the steering group delivered approximately 367 response forms to the 196 dwellings in the NDP designated area. Unless requested otherwise by the resident, two response forms were delivered to each household identified by the electoral roll as having two or more adults resident or just one form otherwise.

The form invited all residents to complete a form and return it to one of a series of drop off points (Church, Village Hall, Micro-library in Cobhall or any member of the steering group) by 31st January 2019. The form also asked people to contact a steering group member or email NDP@allensmore.org.uk if they required further copies of the response forms for their household.

Response forms could also be downloaded from the parish website and emailed to NDP@allensmore.org.uk.

Posters and an email distribution list were also used to invite people to participate. Due to inclement weather at the end of the consultation period the closing date was extended to 3rd February and an online response mechanism was added. This extension and additional capability was publicised by email to those on the distribution list.

By the close of the survey 90 responses had been returned, which included 8 emailed responses and 3 online responses. There was one further contact with the steering group asking for advice regarding their particular property and its inclusion in the sites allocated.

Results

Response to the survey

367 response forms were delivered to residents of the designated area and by the extended closing date on 3rd February 2019, 90 completed or partially completed forms had been returned (including 8 by email and 3 online).

According to the 2011 census, there were 474 people aged 16 or over usually resident in the parish on census night in 2011¹. After allowing for the part of the parish that is not in the Allensmore NDP designated area (it is in the Clehonger area) there are an estimated 429 residents aged 16 and over in the area designated for the Allensmore NDP.

The 90 returned responses is 21% of the number of people aged 16 and over usually resident in the parish in 2011.

¹ Table KS102EW - Age structure. ONS Crown Copyright Reserved [from Nomis on 14 February 2017]

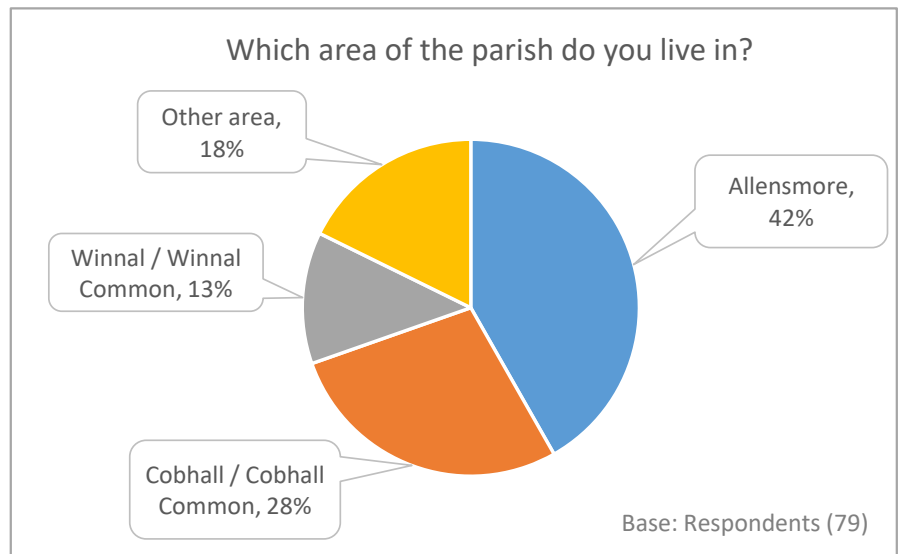
About the respondent

Which area of the parish do you live in?

| Area of parish | Responses | % |
|-----------------------------|-----------|-----|
| Allensmore | 33 | 42% |
| Cobhall / Cobhall Common | 22 | 28% |
| Winnal / Winnal Common | 10 | 13% |
| Other area, please specify: | 14 | 18% |
| Total | 79 | |
| Not answered | 11 | |

42% of respondents live in Allensmore, 28% in Cobhall / Cobhall Common and 13% in Winnal / Winnal Common.

The remaining 18% who answered this question indicated that they live in another area of the parish which were given as: *Hungerstone* (3), *between Hungerstone and Cobhall Common* (2), *Lower Mawfield* (2), *Mawfield* (2), *Upper Mawfield, adjacent to A465, HR2 9AS boundary, on its own not in any specific area*. One respondent did not specify.

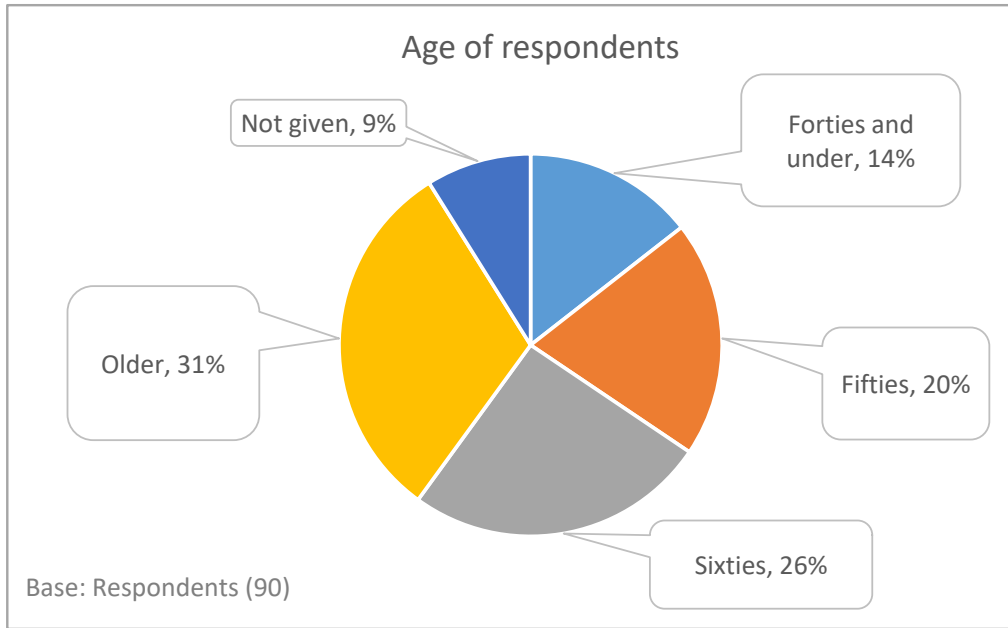


Age of respondent

The table below shows the answers given to the question.

| Age band | Number | % | Age band | Survey Number | Survey % | 2011 Census |
|-----------|--------|-----|-------------|---------------|----------|-------------|
| Under 16 | 0 | 0% | Up to 50 | 13 | 14% | 50% |
| 16 to 20 | 2 | 2% | | | | |
| Twenties | 4 | 4% | | | | |
| Thirties | 3 | 3% | | | | |
| Forties | 4 | 4% | | | | |
| Fifties | 18 | 20% | Fifties | 18 | 20% | 17% |
| Sixties | 23 | 26% | Sixties | 23 | 26% | 19% |
| Older | 28 | 31% | Older (70+) | 28 | 31% | 15% |
| Not given | 8 | 9% | Not given | 8 | 9% | |
| Total | 90 | | Total | 90 | | |

As can be seen from the table and chart, around a third of respondents (31%) are “older” i.e. over 70 years old, a quarter (26%) in their sixties, 20% in their fifties and 14% younger than fifty. Comparison with the data from the census in 2011, shows that younger people (below the age of 50) are considerably under-represented in the survey and older people (particularly those in their sixties and above) are over-represented.



Views on Vision, objectives and policies

Please let us know your opinions of the vision, objectives and policies in the document by ticking the boxes below:

The table below shows the number of respondents ticking each of the options.

| | Strongly agree | Agree | Disagree | Strongly disagree | No opinion | Total | Not answered |
|---|----------------|-------|----------|-------------------|------------|-------|--------------|
| Vision and objectives (pages 14 and 15) | 40 | 40 | 2 | 0 | 5 | 87 | 3 |
| Policy A1 (page 17): Protecting and enhancing local landscape character | 58 | 25 | 1 | 0 | 5 | 89 | 1 |
| Policy A2 (page 19): Protecting and enhancing local wildlife | 58 | 28 | 1 | 0 | 1 | 88 | 2 |
| Policy A3 (pages 28-30): Proposed site allocations and settlement boundaries | 15 | 42 | 17 | 9 | 5 | 88 | 2 |
| Policy A4 (page 31): Criteria for development in settlement boundaries | 26 | 50 | 5 | 3 | 4 | 88 | 2 |
| Policy A5 (page 33): Housing mix | 20 | 52 | 7 | 4 | 4 | 87 | 3 |
| Policy A6 (page 36): Conversion of former agricultural buildings for business use | 23 | 56 | 4 | 2 | 3 | 88 | 2 |
| Policy A7 (page 41): Drainage, flooding and sewage | 54 | 29 | 1 | 2 | 1 | 87 | 3 |
| Policy A8 (page 43): Protecting the Church and Village Hall and supporting investment in improved facilities. | 48 | 39 | 0 | 1 | 1 | 89 | 1 |

The following table shows the responses as percentages of the respondents who answered each question

| | Strongly agree | Agree | Disagree | Strongly disagree | No opinion | Total | Not answered |
|---|----------------|-------|----------|-------------------|------------|-------|--------------|
| Vision and objectives (pages 14 and 15) | 46% | 46% | 2% | 0% | 6% | 87 | 3 |
| Policy A1 (page 17): Protecting and enhancing local landscape character | 65% | 28% | 1% | 0% | 6% | 89 | 1 |
| Policy A2 (page 19): Protecting and enhancing local wildlife | 66% | 32% | 1% | 0% | 1% | 88 | 2 |
| Policy A3 (pages 28-30): Proposed site allocations and settlement boundaries | 17% | 48% | 19% | 10% | 6% | 88 | 2 |
| Policy A4 (page 31): Criteria for development in settlement boundaries | 30% | 57% | 6% | 3% | 5% | 88 | 2 |
| Policy A5 (page 33): Housing mix | 23% | 60% | 8% | 5% | 5% | 87 | 3 |
| Policy A6 (page 36): Conversion of former agricultural buildings for business use | 26% | 64% | 5% | 2% | 3% | 88 | 2 |
| Policy A7 (page 41): Drainage, flooding and sewage | 62% | 33% | 1% | 2% | 1% | 87 | 3 |
| Policy A8 (page 43): Protecting the Church and Village Hall and supporting investment in improved facilities. | 54% | 44% | 0% | 1% | 1% | 89 | 1 |

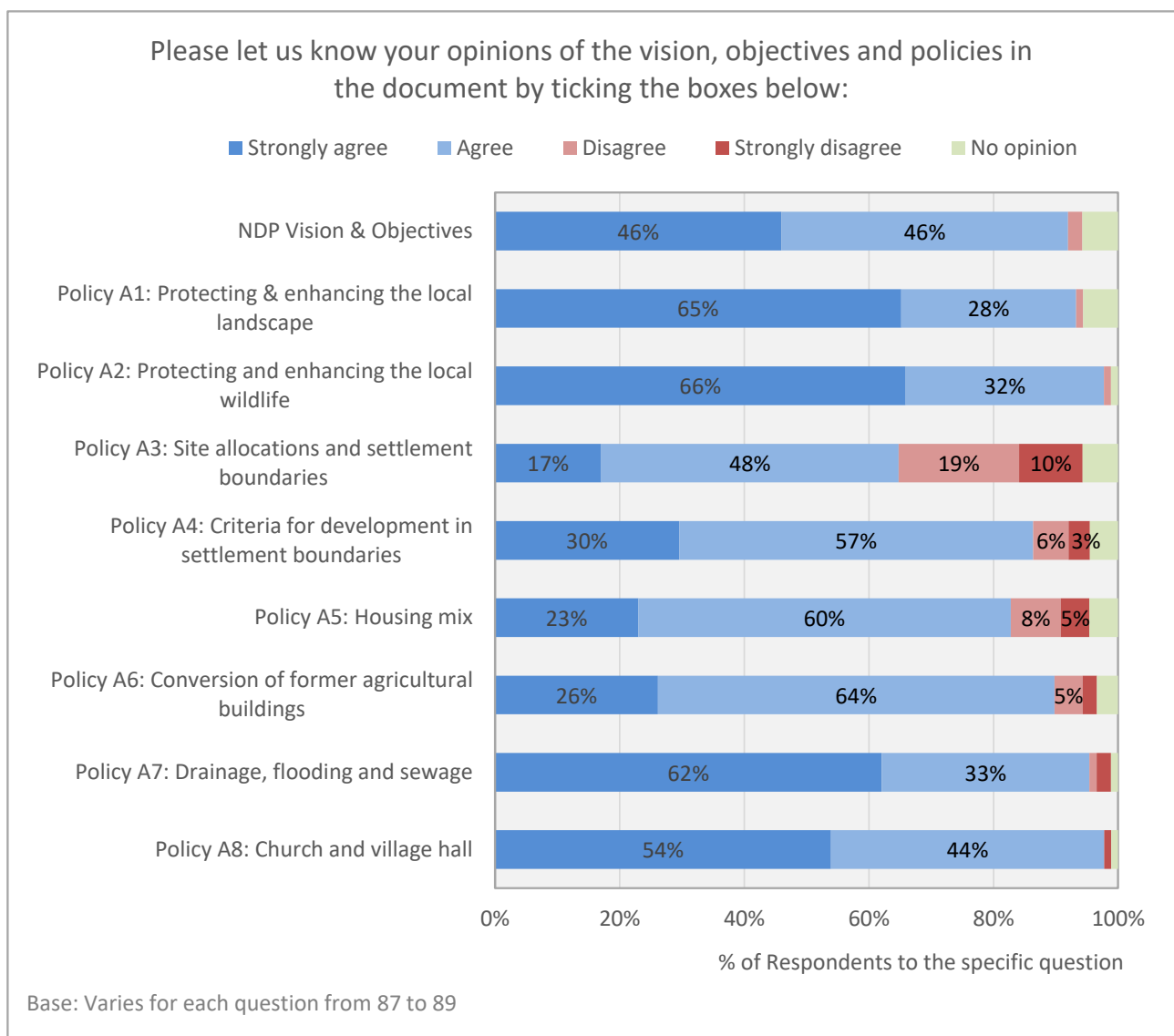
As can be seen from the tables above and the chart below, a majority, and in most cases a large majority agree with each of the draft policies.

A large majority support the **vision and objectives** (46% strongly agree + 46% agree) and over 90% of respondents agree or strongly agree with each of the other policies other than **policies A3, A4 and A5**.

Whilst attracting the support of the majority of respondents, there is least agreement with **policy A3** (Site allocations and settlement boundaries) with which 65% of respondents agree and 29% disagree, including 10% who strongly disagree.

Amongst the respondents from Allensmore a large majority (around 90%) agree or strongly agree with **policy A3**, however amongst the respondents from Cobhall and also those from Winnal, the views were about equally balanced between agreement and disagreement. (Note that for Winnal in particular, the number of respondents is small, so whilst the results suggest these contrasting views in the different areas, the statistical evidence is limited).

Policies A4 (criteria for developing in settlement boundaries) and **A5** (Housing mix) received the next highest level of disagreement (9% and 13% respectively) however they still attracted support from most respondents (87% and 83% resp.).



Comments

The questionnaire invited people to make comments and 55 people did so, frequently making more than one point. These comments are shown in full in appendix 1.

The comments were made on a broad range of subjects, the most frequent included:

- Concerns about traffic on the lanes within the parish and the speed of traffic on the A465.
- Thoughts on the policies concerning housing mix, style, design and type.
- Flooding and drainage in the parish.
- Comments on a number of the specific sites allocated.
- Appreciation for the report and work done so far.
- Thoughts on the environment, landscape and views around and from the parish.
- Church and Village Hall usage
- Footpaths.

Appendix 1 – Respondents’ comments in full

| Ref no. | Resident of: | Comment |
|---------|--------------------------|--|
| 58 | Allensmore | [Policy A8 - Church crossed out] Due to lack of parking facilities, cost of heating such a large, cold building, lack of kitchen and sanitation facilities and the substantial increase in traffic down this narrow lane, the focus should be on the village hall. Perhaps the village hall could consider acquiring some land from [named landowner] to provide adequate parking facilities. |
| 59 | Allensmore | [Policy A8: the word 'church' crossed out in policy wording] |
| 43 | Allensmore | 5.4.10: We think something should be done asap about speed on A465. We live along it and have witnessed at least 2 accidents in the last few months and several near misses. Vehicles slow to turn off at a junction or pull into a layby and the ones behind don't slow and try to overtake causing big problems for oncoming traffic. Sometimes we don't believe what we see and hear. Motor bikes often use it as a race track it's getting ridiculous. The residents in the village don't experience any of this. Also since the road was resurfaced some of the curb stone are missing so if a vehicle goes to close to the edge they will not be veered back onto the road but could end up on the grass verge or worse come through the fence towards our house. Someone is going to be seriously hurt one day. Also the lack of broadband is now causing issues for business and I guess everyone really. It is taking far too long and the date seems to be forever being pushed further back. This needs sorting sooner rather than later. Sorry if 'other comments' box was not for issues I have mentioned but they are, for now the ones which concern us the most. |
| 35 | Allensmore | A good piece of work! |
| 26 | Winnal / Winnal Common | A well-presented and planned NDP. Thank you. |
| 8 | Other area | A1. Housing should not just be for rich people. Site size & materials should be to suit the purpose of the build. A8. I support the protection of the Village Hall (old school). The Church does not bother me. That is a great expense for the benefit of a few. We are in the 21st century not the 20th. |
| 84 | Winnal / Winnal Common | A3 - Site 14 not suitable, road too busy for access. Spoil surrounding area. Too close to agricultural business i.e. smells, noise, loss of farm land. |
| 48 | Cobhall / Cobhall Common | An important issue concerning the Cobhall Common and Lane area is drainage and sewage. A drainage scheme was carried out some years ago which helped at the time, but some properties in the area still have problems. Is it fair to make this worse by covering the area with properties, thereby reducing the run off area for drainage even more. If we are to impose more housing into the area, I think it should be restricted to affordable housing to encourage young families into the village. Allensmore is becoming an old village. Another problem is the road network, with a number of roads being single track and with large scale development in surrounding villages, will it be possible to get to Hereford. |
| 80 | | Are existing services capable of coping with extra usage? Drainage is a big concern if we are to have wetter seasons. |
| 81 | | Are the utility services that we have capable of meeting the extra demand as we have to cut down on fossil fuels. The use of electric cars and heating will be greater in the future. Will cables be strong enough for the increasing demand for broadband etc. The drainage is a big problem - more property - more problems. If any homes then starter homes are required. Soft verges and pot holes - more traffic - more problems. |
| 49 | Cobhall / Cobhall Common | As Allensmore is split in half by the A465 I am concerned for pedestrians, cyclists and horse riders crossing the road. Traffic moves very fast on the main. There has been a number of accidents, with vehicles turning right off the A465. A speed limit is needed. |
| 78 | Cobhall / Cobhall Common | At the moment we have a wonderful village community. Please no more houses to ruin our country village. |

Allensmore NDP – Preferred options consultation – survey results

| Ref no. | Resident of: | Comment |
|---------|--------------------------|--|
| 64 | Other area | Dears Sirs, Kirkwells methodology suggests that Allensmore and surrounding hamlets will soon become a chocolate box of timeless character, mundane perhaps boring, suitable as a back drop of rural England for Country File and Mid Summer Murders where nothing happens except the occasional social outrage. It reminds me of the Gentrification of Hereford Town centre purchased from a catalogue and exactly the same as every other town centre in the west midlands. A tourist exploring their rural inheritance will turn up here and remark how it's kept its charm and history intact In twenty years' time Brick and Timber design will be grossly out dated as it is now, but held onto for obtaining PP for new builds. The cost of heating homes even with links to the Natural gas system will become exorbitant so recommending and building such energy inefficient style of houses is a cold blast from the 1800 & 1900' with gentrification like the Cotswolds and Chilterns. Hardly a step into a brighter future. Why don't we have a varied housing stock, no more than three together, noted for its new contemporary design, Its energy efficiency with quality build at its core, encouraging unique one off properties, some self-build or self-designed with enhanced living space and beautiful built areas surrounding them to become a haven for fauna and wildlife. Secondly as farming becomes less and less able to provide income for the remaining farming families perhaps it would be good to have a more in depth plan for sensitive development of the final properties as they come on the market for redevelopment using some of the ideas high-lighted above to enable beautiful homes to be made functional, energy efficient, with character without fighting a slow, always recreating the past planning system that never probably existed. Finally there is comment about connecting the Hamlet to Locks garage via path which seems a useful idea although I do wonder what demand there would be, equally a pathway, using the wide verges to Belmont Abbey and Tesco seems a much more useful idea, allowing residents to walk, cycle, horse ride or use slow electric vehicles to gain access to Hereford for work and leisure. NB. I do have the potential of 3 or 4 farm buildings which I will release in the next 5-10 years as development sites. |
| 76 | Cobhall / Cobhall Common | Don't ruin the village and parish by building more houses - thus allowing more people, traffic etc. |
| 75 | Winnal / Winnal Common | Enforce the speed limit through Winnal |
| 30 | Allensmore | Excellent development plan addressing the key planning issues for the benefit of the Allensmore Community in all aspects, social and environmental in particular. Thank you! |
| 11 | Other area | Feel strongly that development must take into account the known areas of flooding and other drainage problems in Allensmore. Not sure that the suggested sites particularly in Winnal and Cobhall take the problems into account and could just create problems elsewhere. |
| 27 | Winnal / Winnal Common | First class piece of work |
| 14 | | Footpath available for residents. Policy A3: Highway safety - important consideration, clear speed signs etc. |
| 50 | Other area | Historical bad drainage in the area. Strongly advise improving sewerage draining. Main drains before any more building in any strength in this area. |
| 74 | Cobhall / Cobhall Common | I agree with most of policy A3 but do not think that more than 3 dwellings on a site would be suitable to a rural village. |
| 41 | Cobhall / Cobhall Common | I am very concerned about drainage. I also consider 2/3 bedroom properties preferable to larger ones. |

Allensmore NDP – Preferred options consultation – survey results

| Ref no. | Resident of: | Comment |
|---------|--------------------------|---|
| 88 | Cobhall / Cobhall Common | I do not understand how site 15 is considered suitable for 4 dwellings when it states that Cobhall Lane has so many constraints including only 1 passing place therefore how will lorries and building supplies access the site!! Also with an additional 8 vehicles when houses built [will] travel along the lane with causing accidents, including pedestrians walking down the lane. Along with the drainage issues and flooding in Cobhall Lane I do not see how this meets the objectives of the NDP. The proposal of site 15 goes against Policy A4 i.e. small scale, no more than 3 dwellings, Policy A7 heightened flooding, surface water issues and the draft objectives - housing and environment. |
| 87 | Cobhall / Cobhall Common | I feel the larger developments are too big and the village will lose its character and the extra traffic will cause congestion and danger to other traffic and pedestrians on the narrow lanes. |
| 37 | Allensmore | I live in Church Road, Allensmore. I am happy with the proposals for this area. They are sensitive to the concerns of villagers living along the road. I don't think feel they will impact on traffic or drainage, or spoil the village or the open views. [Policy A3]: I don't feel qualified to comment on proposed developments outside this area, as I do not know the sites concerned or how they will impact residents. |
| 39 | Allensmore | I live on Church Rd, Allensmore and I think that the proposal is sensitive to the protection and enhancement of the local landscape and also the drainage situation. |
| 40 | | I would ask the steering group committee to read and take note of all that has been said by the people of Cobhall Common and Lane with regard to planning applications P174681/F and other ongoing planning applications in this area. |
| 89 | Cobhall / Cobhall Common | Important for developments to provide affordable housing to retain young generation in village. Great concern over water table height on Cobhall Common. Existing gully blocked or inadequate. As table rises due to more properties, existing systems do not work as should. Some more sewage systems allow 'grey' water into surface drains - smell is unacceptable. |
| 1 | Allensmore | It is to be hoped that more people will volunteer a little time to assist with the "non-planning" actions outlined in appendix V. Well done to the NDP committee. |
| 4 | Cobhall / Cobhall Common | Litter is still a real problem - need a plan to deal with this. Also the verges are getting very cut up due to the narrow roads and some people not parking on their own property. Village beginning to look untidy and not cared for. |
| 61 | Other area | Notice of this Draft Plan was not made known to me as technically I am right on the boundary of Allensmore Parish, although one of the proposed sites is directly opposite my property. Hence to all intents and purposes I and others will become effected members of the community and to assume we are not, on a technicality of where the parish is drawn will be open to challenge as and when further drafts or proposals are issued. Fortunately, I became aware of this document and hereby submit my views. Having said that, I believe the NDP 2018-31 to be a well drafted document of which I am in agreement with most aspects. I have accessed who owns the land submitted for development along with the details of the members of the parish council, to scrutinise for any conflict of interest and will be following updates. |
| 86 | | Objective 4: "Enhance" - no evidence of how any enhancement will be achieved. Policy A3: "This site is considered suitable..." means virtual outline planning permission. This is not made clear to (or is concealed from?) those who will be asked to vote on the document. Policy A5: The text within this policy is a worthless sop to those hoping for smaller or affordable housing. The reality is that proposals for homes with fewer than three bedrooms is highly unlikely. Moreover, given that there are no sites within the settlement boundaries that would trigger the affordable threshold, the last paragraph of the policy is pointless. Paragraph 5.3.10: There is no evidence to support the assertions within the paragraph. Paragraph 5.4.9: This is an irresponsible paragraph. To talk of speed limits without also considering careless or dangerous driving gives an incomplete and misleading picture. This is beyond your expertise. Consult the police before endorsing high speed driving through our village! |
| 79 | | Play areas - designated for young people. |

Allensmore NDP – Preferred options consultation – survey results

| Ref no. | Resident of: | Comment |
|---------|--------------------------|---|
| 53 | Allensmore | Policy A1: Views should include views and green spaces WITHIN the village and not just outlying hills. Policy A4: The need to protect green spaces WITHIN village i.e. fields and orchards. |
| 57 | Other area | Policy A3 - 4 bedroom family houses should also be included. Policy A6 - add 'or does not lead to adverse impact on local residents or the use and engagement of highways and be of a small scale' to reflect the grain of development in the locality. Draft Objective 3. Include clause to ensure that existing intensive broiler units are NOT expanded and that further proposed developments of the type are rejected. |
| 46 | Winnal / Winnal Common | Policy A3: Site 1 - Not holiday accommodation (C1) not in keeping of area. Site 4 - Hedgerows & drainage: cutting through mature hedgerows for access can never be good. Note: It seems site recommendations contradict policies. Consideration must be given to the poor drainage of storm water in a flat area like Winnal Common. Policy A5: Not affordable housing. |
| 54 | Other area | Policy A3: All sounds acceptable but I'm not very familiar with individual locations. As a general comment the amount of building in the locality - Kingstone, Clehonger etc will alter the area vastly. Has the council done real estimates of how much housing is needed? Policy A5: As above. What housing mix is needed and do the provisions meet requirement? Or are there excesses and shortfalls? Policy A6: Having had broiler chicken units thrust upon us irrespective of extensive objection re-designation of use worries me. Plant hire damages the lanes, scrap metal is an eyesore and some farms become dumping areas. Trail bikes are a noise nuisance etc. |
| 85 | Winnal / Winnal Common | Policy A3: Winnal Site 14. Inappropriate site. Unsafe access. Middle right turn lane needed travelling towards A465 junction. Reduced speed to 30. Landscape - prominent position. Noise and smell complaints from dairy i.e. slurry. Negative impact on existing business and homes. Existing drainage problems running towards A465. Site 1 and 2: Drainage? Policy A6: Agree with conversion but include residential use, oversubscribed business premises. |
| 31 | Allensmore | Policy A4: point 7 [re provision for off-street parking] Concerned with increased frequency of cars parking in pull-in areas on narrow roads which could impact on accessibility and safety. Discussed with [named member of steering group] on open day tightening [wording of] point 7. If committee agrees to extended wording rating would change to Strongly Agree. |
| 60 | Winnal / Winnal Common | Policy A5: An element of social housing should be essential in any amenity. Policy A7: Both Winnal sites are flood potential where drainage of existing established properties experience difficulty i.e. effluent draining to ditches! Policy A3: Sites 14 and 20 excessive in scale. Policy A4: In the case of the Winnal sites (not in front of) i.e. not in front of the cattery, |
| 13 | Winnal / Winnal Common | Policy A7: High water table to be considered prior to building drainage approval. Policy A3: As above with drainage, footpath available for residents. |
| 5 | Cobhall / Cobhall Common | Priority should be given to affordable housing for the youth of the community. |
| 29 | Cobhall / Cobhall Common | Remain concerned regarding proposed site 20. Drainage problems persist. Eight houses is far too many. There are no village facilities - bus, shop, pub. Potentially an increase of at least 16 cars. |

| Ref no. | Resident of: | Comment |
|---------|--------------------------|---|
| 44 | Cobhall / Cobhall Common | <p>See attached [included below] for detailed comments and amended Map 4 [Ref Resp044 map 4]. NDP para: 1.4: Issue: NPPF 2012; Comment: The revised NPPF was published in July 2018. NDP para: 2.9 Settlement Boundaries: Issue 1: Support for boundaries; Comment: Agreed provided that they are delineated logically and in accordance with agreed criteria. Issue 2: Cobhall Common; Comment: Object. Draft boundary is illogical as it excludes Cobhall House and its gardens. NDP para: 2.9 Housing: Issue 1: Common criteria required; Comment: Agreed. Issue 2: Small-scale housing; Comment: Agreed. Issue 3: House type; Comment: Should reflect local need. NDP para: 2.9 Roads: Issue: Lower speed limits; Comment: Agreed. Pedestrians and cyclists should be prioritised. NDP para: Draft Vision and Objectives: Issue 1: Draft Vision; Comment: Agreed Issue 2: Objective 1: Housing; Comment: Would prefer the term 'proportionate growth' is incorporated in line with the Core Strategy. Issue 3: Objective 2: Environment; Comment: Would prefer that the character and landscape of the parish is also enhanced where possible which will encourage 'betterment' in new development. NDP paras: 5.1.3 and 5.1.4: Issue: Views; Comment: Would be better to represent these views on a plan to be more specific. Draft policy A1: Landscape: Issue 1: Significant views; Comment: This is too generalised diluting the effectiveness of this policy. More Specific views would be preferable. Issue 2: Local built character; Comment: Agreed. Draft policy A2: Wildlife: Issue 1: "Avoid impacts"; Comment: It is excessive to seek to avoid all impacts. Only adverse impacts should be avoided. Issue 2: Landscaping/buildings/light; Comment: Agreed. NDP para: Housing: Issue: Settlement boundaries Map 4: Cobhall Common; Comment: Object. The draft boundary illogically omits Cobhall House and its grounds. This is despite it being contiguous with five dwellings included within the settlement and is the only residential property in the main body of the village so excluded. Settlement boundaries should be delineated using logical and consistent criteria. Map 4 should be enlarged as cross hatched in red on the attached map. NDP para 5.2.20: Issue: "boundaries drawn fairly tightly"; Comment: The boundary has excluded Cobhall House and its grounds (see objection above). Draft Policy A3 – Proposed Site Allocations Draft Policy A4 – Criteria for Development in Settlement Boundaries: Issue: Sites 15 and 20: Cobhall Common; Comment: The scale of these proposed would exceed residents' preference for small-scale housing development and not so large as to secure affordable housing. NDP para 5.2.21: Issue: Different criteria; Comment: Object. The same criteria should be adopted throughout the NDP area. Draft Policy A4 – Criteria for Development in Settlement Boundaries; Issue: Criterion 1: "small infill sites of single depth (that is, not behind other houses)"; Comment: Object. This is too prescriptive. Need to refer only to "small infill sites". The extent of the settlement boundary should define the extent of this policy. Draft policy A5 – Housing Mix: Issue: "Whilst plot size should have regard to local density calculations, the actual plot should be appropriate to the type of dwelling proposed"; Comment: Agree to general principle but Object to the wording (together with the need for small scale development) would result in an inefficient use of land by compelling small houses to occupy larger plots. Draft Policy A6 - Conversion: Issue: criteria; Comment: Agreed. NDP para 5.4.1: Issue: Guide development to more accessible locations; Comment: The NDP does not achieve this by precluding development in proximity to the A465 along which there is a regular bus service (see paragraphs 5.4.14). Indeed, the photograph is of a bus stop in an area which is excluded from the settlement boundary despite is lying close to the village hall (the only community building (paragraph 5.5.1) commercial building and a collection of houses. Draft Policy A8 – Supporting Investment: Issue: 'development that contributes to investment will be considered more favourably'; Comment: Object. Whilst financial considerations are capable of being planning material considerations where required under planning policy. It is to express policy that any contributions will be material considerations. Such an approach is contrary to national planning guidance.</p> |

Allensmore NDP – Preferred options consultation – survey results

| Ref no. | Resident of: | Comment |
|---------|--------------------------|---|
| 42 | | See attached sheet. [comments from attached sheet] Policies A1, A2, A4, A5, A6 and A7 are good in principle and hard to disagree with, however when it comes to A3: 'proposed site allocations and settlement boundaries' what the NDP is supporting in Cobhall Common area does not reflect their declared objectives. For example: Re A2: 'protecting and enhancing local wildlife' - allowing mature trees and hedgerows to be removed even if later replaced by new planting does not achieve this. Re A4: while advocating a limit of 3 dwellings they are supporting up to 4 at Site 15 and up to 8 at Site 20. Brownfield sites are recommended but Sites 15 and 20 are greenfield ancient pasture. Sites should have suitable and safe access and the impact of additional traffic should be considered - this is being totally ignored at Site 15. Re A7: practically every resident in Cobhall has told the steering committee of the insurmountable problems with drainage, sewage and flooding and yet they are still supporting further development against the expressed wishes of the community. The steering committee might like to visit Planning Application P174681/F and take note of the points raised in the many letters of objection. |
| 47 | Winnal / Winnal Common | Sites 1 & 4 - at odds with policies A1, A2 & A7. Access road not wide enough for increase of traffic. Used by dog walkers, horses, cyclists very often. More traffic could result in danger to residents and visitors. |
| 36 | Allensmore | Thank you again for your sterling efforts in taking this work forward. I think the draft plan is shaping up very well. I attach my completed Preferred Options Consultation form. As you will see, I have agreed with the vision, objectives and all of the policies proposed. I do, though, have some suggestions regarding the objectives, which I have noted on the form. However since there is insufficient space on the form to do so, I would like to add the following comments below, regarding the policies and appendix 5: [Now included below]. Whilst agreeing with the general provisions of the vision, objectives and policies, I would request consideration of the following (please also see comments on policies and appendix 5 on attached email) [Now included below]: <ul style="list-style-type: none"> • Objective 1: Housing; Insert “adopts sustainable technologies and ensures that new housing development.....” (consistent with Policy A4) • Objective 2 The Environment; insert: “preserves and enriches the character.....impact on the environment is positive or minimal” • Objective 3 Business; change to read: “and any effect on residents’ wellbeing or the environment is positive or minimal” Policy A1 I believe that the views over fields are intrinsically valuable and valued, so I would suggest that the words “fields and” are inserted in paragraph 3 before “surrounding hills” - Policy A2 I believe that the NDP should seek to discourage proposed new developments which impact negatively on biodiversity, unless exceptional conditions apply. Compensation should be a last resort. I therefore propose that the words “In exceptional circumstances...” before “where impact cannot be avoided” Finally, I would like to signal my strong support for the provision of walking and cycling paths from Lock’s garage to Belmont (Appendix 5). [name provided] |
| 66 | Allensmore | The biggest issues are drainage and safety on the A465 road. There will always be drainage issues in Allensmore (as defined in the draft NDP) which will be made worse by development whatever type of foul and surface water drainage system is used. The water table, especially in winter, is simply too high. It is also apparent that the new type of domestic treatment plant is often not kept properly maintained by individual householders. There is a continuing need for a lower speed limit on the A465. Emerging from Church Road can be a scary business, especially with south bound traffic often travelling in excess of the current 60mph limit. It appears, however, that the local authority will not even consider such a move unless a serious road accident occurs, one which either causes serious injury or loss of life. I am retired. My wife and I have lived in Allensmore for over 35 years. We have adult children who do not live at home. |
| 6 | Cobhall / Cobhall Common | The document is an excellent attempt to influence how the parish evolves in the future, so as to maintain the characteristics that we, as residents, know and enjoy. Well done to all those involved in producing the draft plan. |

Allensmore NDP – Preferred options consultation – survey results

| Ref no. | Resident of: | Comment |
|---------|------------------------|--|
| 65 | Allensmore | The high water table / drainage is a serious problem, and development should only be supported if there is NO risk at all (not just minimum risk - P41) of pollution or flooding elsewhere. RE traffic, any development will generate more traffic thereby increasing the existing danger posed by fast traffic on the A465. Both the Church and the village hall generate much traffic both by local people and visitors at a junction which is unmarked. Does a death have to occur before traffic calming measures and signage are put in place? Of all the settlements, Allensmore has the highest average density of housing (P23) so development should be limited to Site 6. An explanation of who Aecom are should be included. The only reference us a passing one on page 22. The number of dwellings included in the proposed site allocations (30) (P23) far exceed the housing growth target of 12 for the NDP (P21). |
| 70 | Allensmore | The overall priority is the needs of the population this trumps issues such as wildlife etc though this will be a consideration. The development of high tech will much depend on infrastructure currently not available. Maybe the sewage and water problems could be solved by connection to the mains sewage - an issue that should be investigated? |
| 2 | Allensmore | The ultimate success of this plan will be how effective it is in building community - getting people working together to improve aspects of life in the parish. This is a good start. |
| 34 | Other area | To be able to receive Internet. Policy A6: They need to be preserved. Policy A8: Problem parking at Church? |
| 10 | Winnal / Winnal Common | While I agree with the sentiments of the vision and objectives of the plan I feel the protection of local environments, wildlife and recommendations in respect of further development do not go far enough. Additionally, I cannot support any future proposed development in Winnal Common, an area well recognised as an area with poor drainage, a high water table, little or no fall to enable even the best drainage systems to function at certain times. No amounts of drainage pipes can function when submerged under the water table. I enclose a copy of a letter from the Planning Inspectorate dated 1st July 1998 regarding an appeal for development in Winnal which was rejected at that time. The Inspectorate stated (page 2, para 8) "... Winnal Common is not a location where further housing development should be encouraged." Whilst I recognise these comments were made almost twenty years ago there has been little or no change to the drainage / water infrastructure during this time and in fact, weather patterns are becoming more unpredictable and erratic. I would also draw your attention to the Inspectorate's additional comments regarding encroachment into open countryside and further detriment of rural landscape and character of the area. I therefore wish to register my objection to any further development proposals in the Winnal Common area and [comment ends abruptly] |
| 38 | Allensmore | Whilst agreeing with the general provisions of the vision, objectives and policies, I would request consideration of the following (please also see comments on policies and appendix 5 on attached email): [nothing further attached]. • Objective 1: Housing; Insert "adopts sustainable technologies and ensures that new housing development....." (consistent with Policy A4) • Objective 2 The Environment; insert: "preserves and enriches the character.....impact on the environment is positive or minimal" • Objective 3 Business; change to read: "and any effect on residents' wellbeing or the environment is positive or minimal" |