



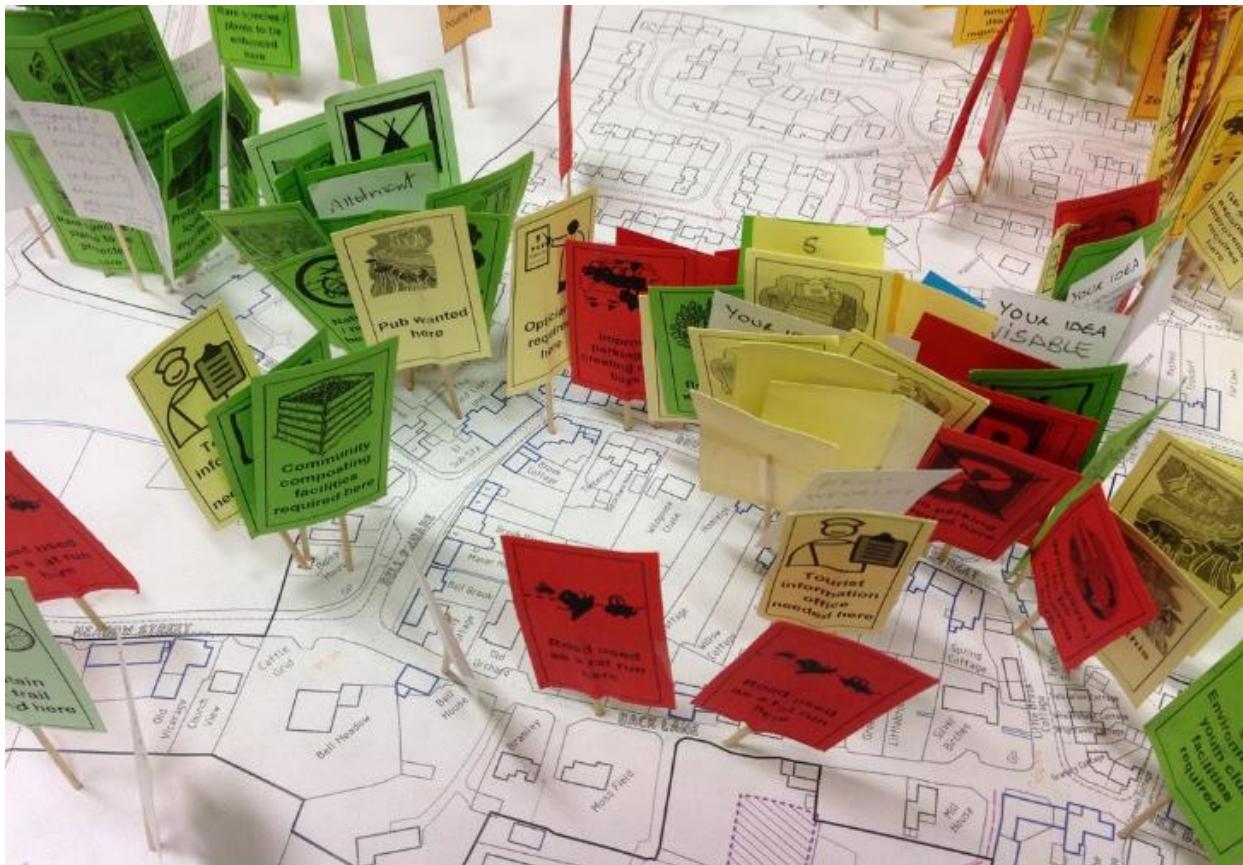
# Public Consultation Event 2017

***Friday 12<sup>th</sup> May &  
Saturday 13<sup>th</sup> May***

## WEOBLEY PARISH NEIGHBOURHOOD PLAN

The community of Weobley Parish, led by the Parish Council, are undertaking a **Neighbourhood Development Plan** or **NDP**. NDP's are part of a government initiative to allow communities to have a say in the future development of their area and to be able to have this set down in a legal policy document which can guide and inform future local government plans. This can relate to housing and infrastructure, business and employment, community facilities and leisure opportunities, etc.

In September 2015 we collected your views and opinions through our **Planning for Real** event which resulted in our **Community Questionnaire** issued to all residents in February 2016.



With the assistance of independent research consultancy, Data Orchard, the responses to the Questionnaire were collated into a **Survey Report**. Looking at the responses and using the information you gave us we have identified the areas of priority for our Plan and have now produced an overall **Vision** of Weobley up to 2031 and a list of **Objectives** which show how this will be achieved.

We are also starting to look at developing the **Policies** which will make up the final Plan document. We are receiving help with this from a qualified planning consultant

# **A Vision for Weobley Neighbourhood Development Plan up to 2031:**

***"Weobley Parish will support a diverse and healthy community having the village at its heart providing a range of services and facilities for all its residents and visitors while protecting its natural and historical environment and maintaining a thriving local economy."***

Q1. Do you agree with the vision we have set for the Neighbourhood Plan?

**YES**

**NO**

Q2. Do you wish to add to, or amend the proposed vision?



## Objectives

- Services, facilities and infrastructure will have been retained, improved or upgraded to meet the needs of a growth within the parish and the hinterland served by the village.
- Local amenities will also have been maintained and enhanced to accommodate the growth resulting from new housing, in particular by ensuring local green space is protected.
- New development, in all its forms, will have been designed to a high standard that reflects the quality and character of the parish's landscape, natural environment, Weobley village's setting and heritage.
- Improvements to this high-quality environment will have been made.
- A range and mix of house types and tenures to meet the community's needs will have been provided through the housing that has been built.

- New housing will have been built in a sensitive manner, both in terms of design and at a sustainable pace over the plan-period so that new residents could be accommodated within the capacity of local services and the village environment. Uncharacteristic and unnecessary extensions to the defined settlement boundary will have been avoided.
- Visitors and new residents will continue to be welcomed through improved facilities, a safe and secure environment, and access being afforded via a range of means of transport
- Local businesses will have been supported so that they can flourish and grow, including working from home, businesses providing for the community's social needs and tourism enterprises, and on further sites identified for business use
- A high priority will have been given to road safety, especially for pedestrians and cyclists, with new development being accommodated safely upon the road network, and improvements made within key locations.

Q3. Do you agree with the objectives we have set?

YES

NO

Q4 Do you wish to add to, or amend the objectives?

# Policy Options

## Community Facilities, Amenities and Services

### Local Context

Weobley has an excellent range of services and community facilities: the village hall, GP and dental surgeries, post office, primary and secondary schools, pre-school, churches, public car parks, public houses, restaurants, tea rooms, beauty salon, hairdressers and shops.

Nearly all residents (98%) said these were very or fairly important. This included support from younger residents. Some 91% of residents say they use the shops on a weekly basis. A range of other services and facilities are also available within reasonable reach in Hereford, Kington and Leominster. New facilities and community services would be welcomed and supported.



Nearly three quarters of residents were in support of developing Castle Green as a village green/open space community asset if this were possible.

Younger residents cited the need for better parks and open spaces, better entertainment facilities and outdoor sports facilities to make the village more attractive. Attracting younger people to live in Weobley Parish was the most frequently chosen aspect to ensure a thriving community (63 per cent).

*Survey Report reference - Economy, Facilities, Infrastructure & Environment*

## **Policies for community facilities:**

- **Maintain the current level of community facilities and amenities and enhance these in order to meet the needs of the increased population resulting from new housing that will be built.**
- **Protect public open space and local green spaces within the parish.**
- **Support local health provision, including through promoting a healthy lifestyle.**
- **Support local businesses that provide important community services such as public houses, shops and catering establishments.**
- **Improve communication and connectivity to parishioners to promote greater community involvement.**

**Q5 Should the Plan cover these policy areas for community facilities?**

**YES**

**NO**

**Q6 Would you wish to change or add to them?**



## Defining Local Green Space

- Can you identify any nearby green spaces that are special to the community or hold a particular local significance, explaining why they are so? This might be because of their beauty, historic or recreation value, or their tranquillity or wildlife value. This information will help the Steering group to consider whether they qualify as 'Local Green Space'.

Q7 Can you identify any areas you think we should consider as Local Green Space?

# Policy Options

## Environment, Character and Heritage



### Local Context

The character of Weobley Conservation Area and other environmental features across the Parish as a whole are fundamental to the Neighbourhood Development Plan.

There is broad support for preserving and enhancing the natural beauty, amenity, heritage and landscape assets in the parish. Preservation of traditional buildings and existing woodland, and safeguarding views over and from the village were particularly considered important.

Three quarters respondents said that Castle Green should be safeguarded from inappropriate adjacent development. These were also supported by those responding to the youth survey.

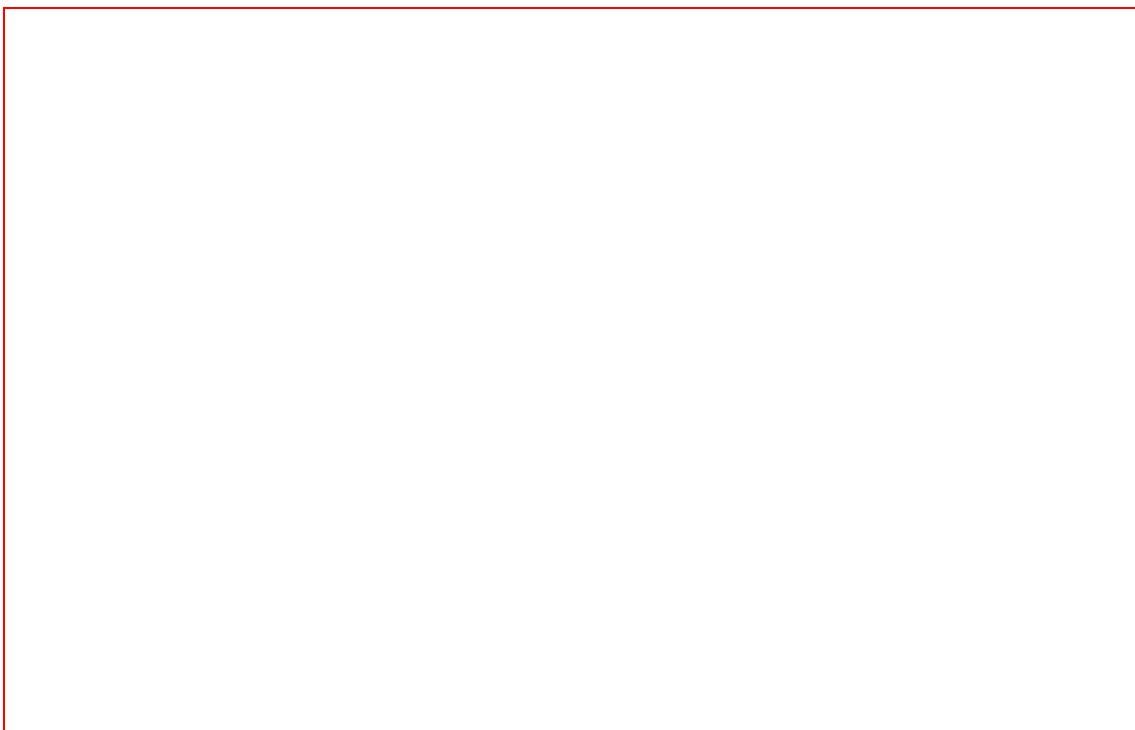
The old bowling green (next to the Red Lion) was also identified as an area to be safeguarded from inappropriate development.

*Survey Report reference - Environment*

**Policies will be proposed to cover the following environmental issues:**

- Safeguarding Weobley Conservation Area and other historic features.
- Protection and enhancement of all Biodiversity opportunities.
- Preserving the landscape and associated features
- Ensuring the capacity of the sewage treatment works is sufficient for the level of development.
- Protection from flooding and pollution

**Q8 Should the Plan cover these policy areas for the Environment? Would you wish to change or add to them?**

A large, empty red rectangular box occupies the lower half of the page, intended for respondents to write their answers to the question above.



**We would like to include a list of features, spaces, buildings and views which are important to our Parish.**

**Q9 Can you identify any specific features, spaces, buildings and views that we ought to be aware of or refer specifically to?**

# **Policy Options**

## **Housing & Development**

### **Local Context**

Herefordshire Council's Core Strategy, the main planning policy document for the County (Local Plan), requires Weobley Parish to accommodate 14% housing growth so the number of new homes that need to be built here between 2011 and 2031 is 82.

We have to write a plan that can deliver this as a minimum - we can't change this target as Herefordshire Council has determined this figure. We can provide more if the community considers this might have benefits.

However, with houses built since 2011 and those with planning permission, there are already some 63 dwellings contributing to the minimum level of proportional growth.

Herefordshire Council has also agreed to grant planning permission for a further 15 dwellings on land to the east of the Primary school although this has not yet been confirmed. Hence if this permission is confirmed, we have nearly met our minimum requirement.



## **What people said in the Questionnaire Survey Report :**

- 70 per cent of respondents supported 'the minimum required by the 'Local Plan' although most preferred small scale developments.
- There was significant support for new houses to be family homes or starter homes.
- Three quarters of respondents agreed that homes for local people/local connections were needed and the same proportion thought those who live or work in Weobley parish should have high priority for new affordable homes.
- Attracting younger people to live in Weobley Parish was considered necessary to ensure a thriving community.
- The most frequently cited aspect of design considered important was to provide off-road parking (89 per cent of responses).
- In terms of building materials; the majority of respondents thought slate roofing tiles, stone and brick building materials; and wooden window frames would look best.
- 69 per cent of respondents agreed that the Weobley Neighbourhood Development Plan should include a settlement boundary.



***Survey Report reference - Housing***

**Given the level of commitments the options for housing are considered to be:**

- 1. To define a settlement boundary for the village that would enable individual/small infill plots to be found to meet the outstanding requirement.**
- 2. Identify a site that would meet the outstanding level of need, or thereabouts.**
- 3. Provide for a greater level of growth where this will increase support for village services and facilities, or bring forward environmental or other benefits.**

**The Steering Group is currently minded not to propose any further housing allocation but rely upon windfall sites within a settlement boundary.**

**Q10 Which of these approaches do you prefer?**

1		2		3		Other	
---	--	---	--	---	--	-------	--

**Q11 Would you wish to suggest an alternative approach?**

## **Types of housing:**

**Our aim is to influence the types of housing that are built upon larger sites with outline planning permission or in the event that we have to accommodate a greater number of homes, in order to meet a wide range of needs.**

**The types of dwellings we would look for are:**

- **Starter homes for young people**
- **Family homes**
- **Retirement homes/easy access such as bungalows**
- **Homes for local people/people with local connections**
- **Self-build homes/homes linked to work location**

**Q12 Should we seek to accommodate these types of dwellings?**

## Affordable/Social Housing

**With regard to affordable homes, we believe sufficient should come forward upon the sites already available and through self-build on infill plots.**

**Q13 Do you agree?**

YES	<input type="checkbox"/>
-----	--------------------------

NO	<input type="checkbox"/>
----	--------------------------

**Q14 Do you have any other comments on Housing Types?**

## **Development Design Standards:**

**The Steering Group feel that any development proposal should aim to contribute positively to this special character and appearance of Weobley village and its surrounding countryside and therefore propose to set very high design standards. Policies and design guidance should help landowners and developers reach high design standards and cover:**

- Requiring high quality building design and landscaping
- Housing styles, including vernacular or contemporary, should reflect our unique local distinctiveness - through using local materials, and reflecting scale, proportions, features and detailing found within the surrounding properties.
- Incorporating sustainable design features possibly including domestic scale proposals for energy conservation and utilising solar energy.

**Q15 Do you agree that we address these design issues?**

**YES**

**NO**

**Q16 Are there any other criteria which should be added?**

# Policy Options

## Business and Rural Enterprise



### Local Context

There is strong evidence that residents wish to support, establish or expand businesses within the Parish. A majority of survey respondents thought there should opportunities to enable more rural enterprises in general. Tourism, agriculturally based businesses including food and drink, local services and creative industries were all supported. However, there was less support for more 'industrial' enterprise such as warehousing or large scale manufacturing. Infrastructure to support enterprise, such as improved broadband, better transport links and purpose built premises were all supported

- Nearly three quarters of people were in support of the identification of potential sites for commercial use to generate local employment.
- Retaining the post office, better mobile phone reception and better broadband had the highest proportions of responses for measures to encourage new business to Weobley

- Brownfield land (previously developed) was the most popular type of site for commercial use allocation followed by conversion of existing buildings. There was strong opposition to the use of greenfield land.
- Tourism and leisure, craft workshops, small-scale retailing, market garden/nursery, catering, light manufacturing and equine were the most acceptable types of business development in the countryside.
- There was strong support to require any development to protect the natural and historic environment; support the development local services and community facilities; and support sustainable tourism and leisure uses anywhere in the countryside.
- Four out of five respondents would like to see improved bus service to help tourism. 70 per cent think that car parking would also help tourism.
- Most respondents (31) would like more jobs to be created in the area (11 had no opinion). Of those who agreed, shops, leisure facilities, small workshops and pubs/restaurants were the most frequently cited types of businesses they would like to see offering jobs.
- Most respondents (33) said they think Weobley should get more of its energy from natural sources (11 had no opinion).





- There is a notable employment area just beyond the edge of the village and other small workshops and businesses within the village. Other local employment is available within the Parish, provided through farming and small businesses.

The quality of the environment and local amenities such as pubs, restaurants and accommodation contributes to the economy of the County through supporting tourism.



*Survey Report reference – Economy, Infrastructure & Transport*

## **Policy areas for local business development:**

- We should retain the employment land to the north of the village including seeking some redevelopment of parts where this may enhance its use. We would also enable opportunities for this area to expand subject to environmental and other safeguards.
- Elsewhere we should rely upon the conversion of rural buildings for employment use. Business diversification, in particular agricultural, might also be supported on this basis where new development is needed.
- Within the village, we should promote working from home, which is becoming increasingly common and even small craft-style workshops where buildings are appropriate and residential amenity can be protected. We would seek to support the village's commercial centre through making it more pleasant for pedestrians through enhancements, tackling congestion and parking and improving pavements.

**Q17 Would support for these business and rural enterprise policy areas be appropriate?**

**YES**

**NO**

**Q18 Are you aware of any problems that businesses have encountered in trying to expand?**

# Policy Options

## Traffic and Transport

### Local Context

- 88 per cent of respondents said road maintenance is the infrastructure with the most urgent need of improvement.
- 55 per cent of respondents agreed that the roads in Weobley are hazardous as they already handle too much traffic and, also, have the capacity to handle the current volume of traffic and no more.
- Three quarters of respondents said that road safety is an issue on Gadbridge Road by the GP and dentist surgeries; with the next most frequently cited being the village centre and the schools.



- The most frequently cited road safety and traffic improvements was the re-routing of HGVs in the village centre (44 per cent of respondents, 278 responses). Also in the village centre, mentioned by over a third of respondents: reduce the speed limit, better pavements, one-way system and parking (yellow lines, time restrictions).



- Better pavements and more car parking at the surgeries was also mentioned by a third of respondents. There were 118 comments of other sites and types of road safety and traffic improvements.

- 56 per cent would not support a community bus scheme compared with 31 per cent who would either drive or donate money for it.
- 71 per cent would not take part in a car share scheme. 63 per cent of those with a car would not take part in a voluntary car transport service and 61 per cent of respondents would not take part as a passenger in a voluntary car transport service
- 38 per cent of respondents would like to see the development of cycle paths in the Parish, but a quarter would not. Just over a quarter had no opinion on the issue.



## **Policies for Traffic and Transport:**

**Traffic speed and parking are specific issues that the community wishes to see tackled. Further issues include pedestrian safety in rural lanes, highway maintenance and the flooding of rural roads.**

**Q19 Would you favour us seeking a 20 mph speed limit within various parts of the village or Vehicle Activated Signs / other traffic calming measures**

<b>YES</b>	<input type="checkbox"/>
------------	--------------------------

<b>NO</b>	<input type="checkbox"/>
-----------	--------------------------

**Q20 If so where?**

**Q21 Are there any ways in which we might address parking in association with the local surgeries and for visitors within the village centre?**

**Q22 Have you any further suggestions about where traffic is a particular problem and what measures would you support to address this?**



## Further Comments

Q23 Have you any further suggestions or comments to make?

After we have collected your views today we will begin to put together the first draft of the **NDP Policy document** which forms the Plan.

This needs to represent your views and wishes and also needs to agree with the Herefordshire Council's Core Strategy (the main planning policy document for the County) and Government planning policies. The Plan may be redrafted to take account of any changes needed. In the final stages it will also be reviewed by an independent external examiner.

We will be coming back to you for your views at each stage to make sure that we have it just right, because the Plan not only needs to have local and central government approval, ultimately there will be a **Referendum** where you will vote on whether the Plan should be adopted or not.

**Thank you for taking part, we appreciate your contribution!**

**Weobley Parish Neighbourhood Plan Steering Group**

- Lorraine Anderson (01544 319076) ● Pru Lloyd (01544 318349)
- Lesley Brook (01568 720201) ● Chris Saunders (01544 318537)
- Richard Lloyd (07833 772255) ● John Simons (01544 318493)

Website: [weobleyndp.weebly.com](http://weobleyndp.weebly.com)