

# **ALMELEY PARISH COUNCIL**

## **CASTLE WARD**

### **NEIGHBOURHOOD DEVELOPMENT PLAN QUESTIONNAIRE**





Dear Neighbour

We need your help and ideas for our questionnaire.

You may remember in 2004 Almeley Parish Council produced the Almeley Parish Plan with your help and it was delivered to every house in the Parish. It is now out of date, but at the time was acknowledged by Herefordshire Council to be the best in the county. We have wanted to build on its success and to update it and we think the way forward is with your help through a Neighbourhood Development Plan (NDP).

An NDP is a new initiative promoted by the Government. It allows local communities to have a say in how they want to develop in the future. All NDPs are submitted by Parish Councils to their local District/County Council and, if approved, become an integral part of local country-wide planning with legal status.

Over the past year Almeley Parish Council has attended many meetings with representatives of other Herefordshire villages to discuss NDPs in Herefordshire. After much consultation we have decided to submit our own NDP to Herefordshire District Council, as part of the county-wide planning process.

The Almeley Parish NDP will be your community plan. We need to consult with you for your views and ideas on how you see Almeley Parish developing in the future. We cannot produce a plan without your help and involvement. However, no development in the immediate future is not an option. It is not a quick fix and it needs your input.

The NDP will take some time to complete and you will be kept informed throughout the process. We have set up a working group, which answers to the Parish Council, to help us collate ideas. The Parish Council has the final say and also has responsibility for the production of the NDP. All the information, ideas and comments we receive will be treated in strict confidence.

As a beginning could you complete the questionnaire and return it to Mrs Greta Beresford, Clerk to Almeley Parish Council, Corner House, Almeley, HR3 6LF, using the stamped addressed envelope provided. Your comments and suggestions will form the basis for our Almeley Parish NDP.

Thank you all very much for your help and interest.

Claire Price

Chair of Almeley Parish Council



WEST MIDLANDS  
**RURAL  
DEVELOPMENT  
PROGRAMME**



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### **Members of the Parish Council**

Claire Price (Chair)

Jeff Glyn-Jones (Vice-Chair)

John Hope

Jean Jones

Jeremy Plummer

Kevin Powell

Martin Skyrme

### **Members of the Steering Group**

Kevin Basden (Chair)

Keith Pressnell

Alan Tucker (Vice Chair)

Roger Shepherd

Jeff Glyn-Jones (Parish Council Representative)

Greta Beresford (Parish Clerk)

Helena Botfield

Mike Entwisle

Lynn Hare

Rick Harris

David McAndrew

Elaine McAndrew

## **THE LOCALISM ACT**

The Localism Act was introduced by the Government in November 2011 to enable communities to influence the way in which they grow and develop. Through Parish Councils, residents will be able to influence planning decisions, decide where development would be acceptable or welcome and influence the type and appearance of homes built.

The Government and local planning authorities expect Herefordshire District Council to provide up to 5,300 homes in rural settlements. Each Parish in the county on average will be expected to provide up to 5 homes a year over the next 20 years. Seeking exclusion from this will not be accepted and Herefordshire Council will allocate housing in order to ensure the delivery of rural housing sites. Within villages which are the main focus of housing development, including Almeley, development which is proportionate to the size of the community and its needs will be permitted by Herefordshire Council only where residential proposals are locally appropriate to ensure villages retain their separate, distinctive and varied characters.

Residential development will be located within or adjacent to the main body of the village to guard against unnecessary linear, detached or isolated dwellings in the surrounding countryside which adversely damage the character and setting of a village and its local environment. Development of locally sensitive sites will not be acceptable. It is envisaged that housing will be needs led, a need for a house or housing in a particular village, rather than the availability of a particular site.

The Almeley Parish Neighbourhood Development Plan, which will be based on responses to a questionnaire completed by every adult, will become part of the local planning authority's local development plan which informs and controls planning decisions. It will remain in force until 2025. An NDP will have legal status so it is very important for residents. However, it will only take effect if it is approved by a local referendum, which will be arranged in due course by the District Council. The referendum, which will be based on collated responses to the questionnaire, will be circulated to every household for opinion. The majority view will form part of the NDP so residents' responses are crucial for the production of a NDP that reflects the opinion of all residents.

### **Aim of Questionnaire**

The aim of the questionnaire is to gather community views on priority actions needed to tackle areas of concern to residents of the Parish, and to provide an evidence base for the justification of a Neighbourhood Development Plan. It is hoped that the questionnaire will provide a clear vision for the future pattern of development in the Parish and contribute to the overall aim of ensuring that it continues to be a sustainable rural community for existing and future generations. In addition to answering specific questions, residents are asked to

add their local knowledge which will contribute to the initial evidence obtained from questionnaire responses.

The results of completed questionnaires, which will be published in Offa-Tree-News, the Parish website, and notice boards in the Parish, will provide an ideal starting point for the NDP process and provide key evidence about the areas on which the NDP should focus.

A public meeting will be held to enable residents to comment on the questionnaire and contribute additional material.

### **Personal Information**

Are you                      male   ☐                      female   ☐

Your age is: 18-25   ☐   36-45   ☐   46-55   ☐   56-65   ☐

60-74   ☐                      75+   ☐

All the questions in this questionnaire are set to gauge individual opinion; please tick appropriate boxes.

### **HOUSING NEEDS – POINTS TO CONSIDER**

The 2011 Census revealed that there is a need for affordable housing in the County. House prices as a multiple of earnings suggest that many people will be unable to buy their own house, particularly if they wish to remain in the Parish.

Most housing stock is owner-occupied. There is a very limited stock available for rent, mostly from social landlords. There are perhaps not enough very low-cost houses to attract young people to stay in the villages, or move here. The rise in prices has made even the smallest house difficult to afford for young people or people on low wages.

The NDP provides opportunity for local people to decide whether affordable housing stock should be permitted, and where. Affordable housing provides benefits in terms of sustainable local communities. Approval for people with access to land or buildings in the Parish and who cannot afford to buy or rent in the open market, but who have the skills or ability to build new houses for themselves or convert an existing building may be considered, provided that the planning application does not transgress the conditions of Herefordshire Council's Unitary Development Plan.

The village is an agricultural one, which has given it the rural feel, appreciated by most of its inhabitants.

Providing flexibility for farmers is important if they are to remain viable and family-owned and run. Accepting new houses on farms will give farmers better control of activities and should also allow family members to remain to ensure viability of the farm. A 106 Agreement may be applied, which will ensure that such development remains part of the farm.

If small scale industrial or cottage industry is encouraged, employment opportunities will develop. Availability of local employment may encourage young families to remain in the parish. Redundant farm building may be appropriate for this.

What housing do you think will be required during the next 20 years?

1. I wish to see more privately owned 2/3 bed affordable housing built in the parish.

Yes

No

2. I wish to see more social/housing association housing to be built in the parish.

Yes

No

3. Semi-detached bungalows

Yes

No

4. Chalet-type bungalows

Yes

No

5. Semi-detached houses

Yes

No

6. Affordable part-ownership houses

Yes

No

7. Self-build houses

Yes

No

8. Exception Sites, e.g. houses for farmers' families/agricultural workers.

Yes ☐ No ☐

9.Small-scale industrial or cottage industries

Yes ☐ No ☐

Until World War 2 the Village consisted of the old core around the Church and a scattering of cottages and orchards towards Spearmarsh Common. Since then, 110 houses have been added; social and private. There has been limited building outside the Village.



Almeley Village

10. Would you prefer to see future developments within the village boundary or outside the boundary?

Inside

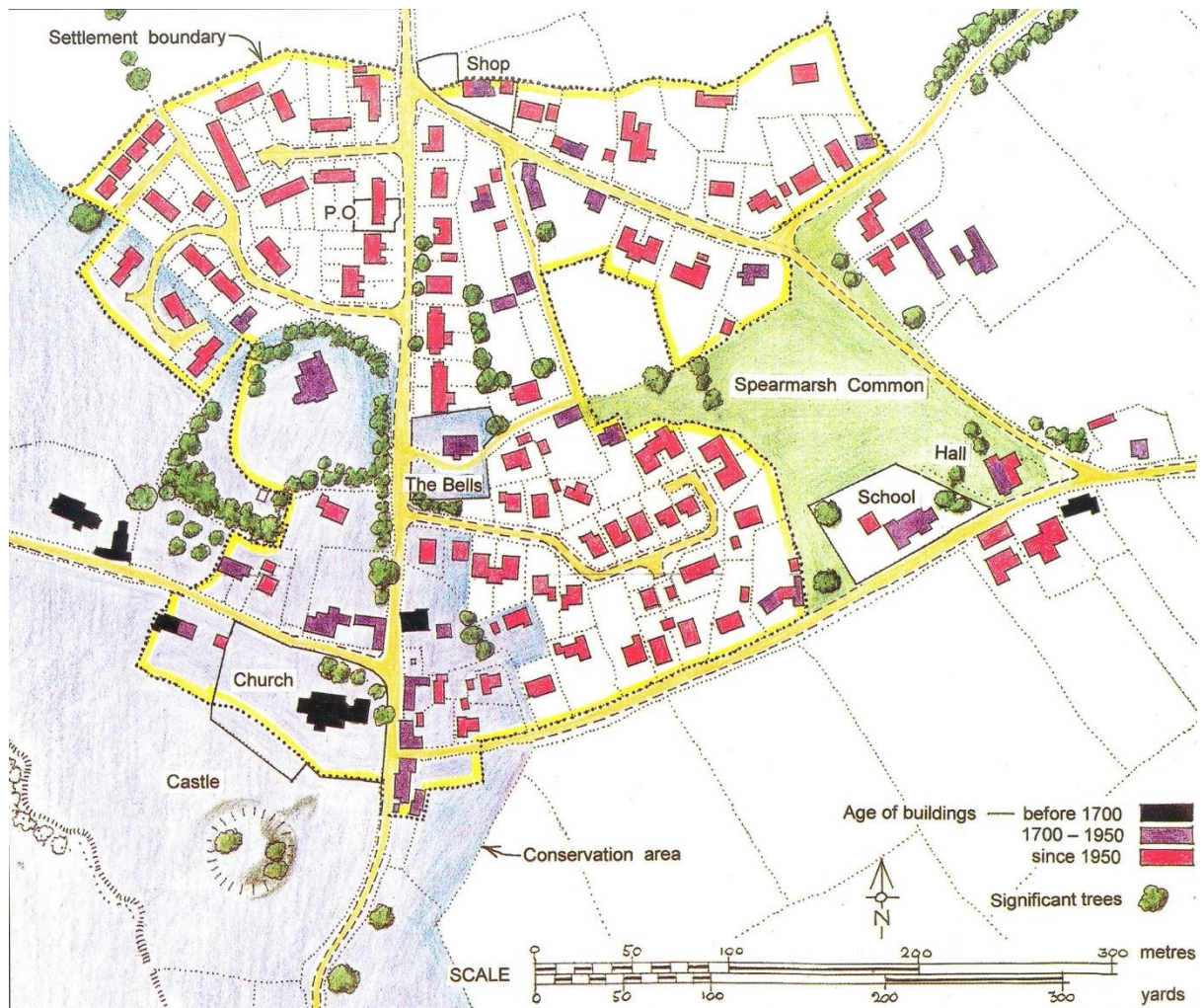
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Outside

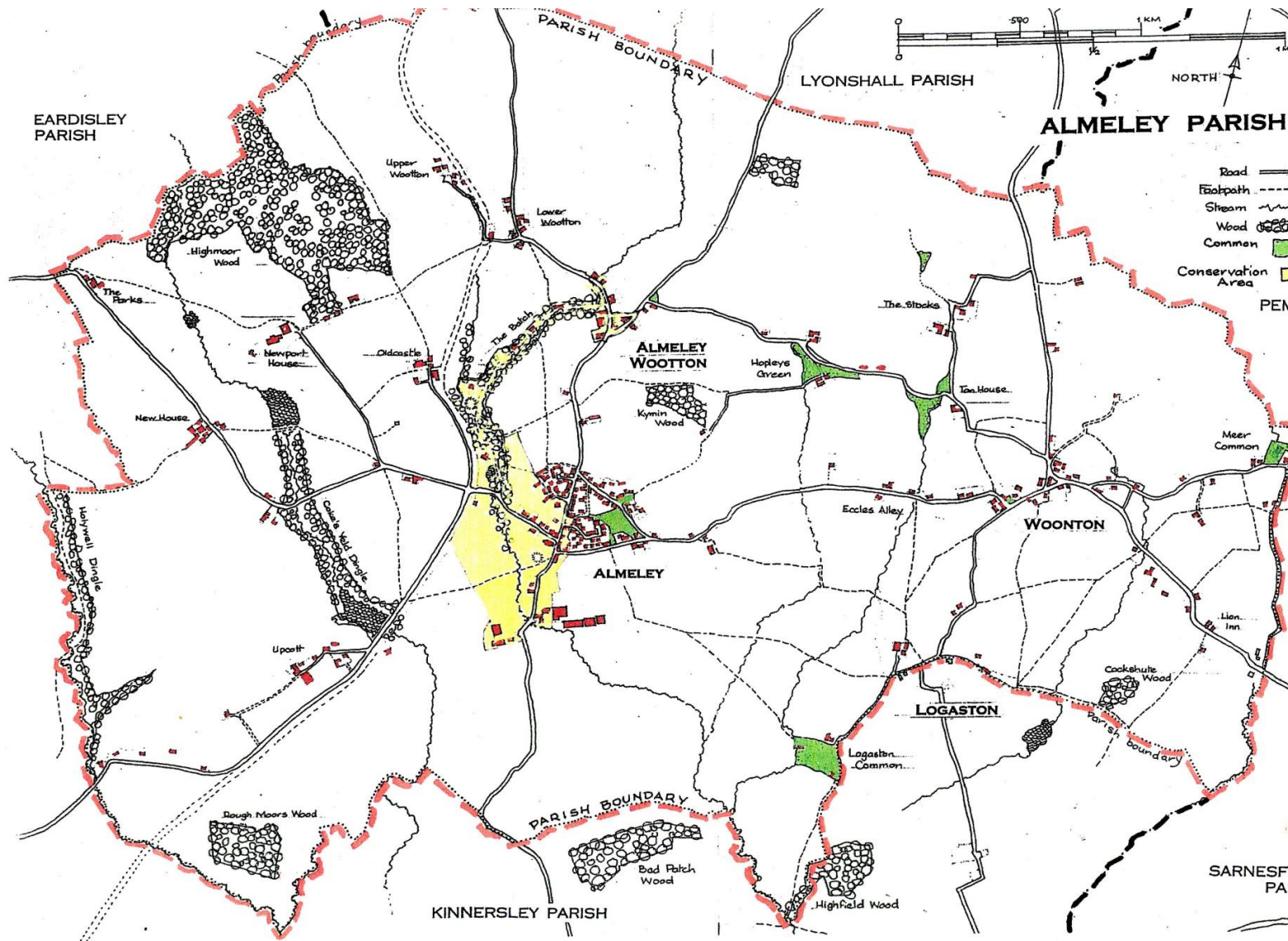
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See map of Almeley Village on page 8 and Almeley Parish map, on page 9, which shows the boundary. Produced by permission of Ordnance Survey © Crown Copyright 10003431.









11.Future development should be positively considered adjacent to existing dwellings in the outlying hamlets in the parish.

Yes

☐

No

☐

12. How would you wish to see future development in the village?

Single unit

☐

Medium scale - multiple unit 3-5,  
i.e. by a developer

☐

Large scale multiple unit 6+, i.e. by a developer

☐

## VILLAGE LIFE

### Facilities

There are two pubs and a shop in the Parish. A mobile post office that attends four days a week and provides access to key services; a parish Church, where social activities may be held; a Quaker Meeting House; a village hall where people can meet and socialise and a well-supported primary school. Women's Institute, Pathfinders, Craft Club, Yoga, a Boule team, Whist, Sunday lunches in the hall and an annual village fete. There are shared activities, which appeal to and cater for all sections of the community, e.g., Flicks-in-the-Sticks and the Cricket Club, but some groups may be less well catered for, particularly young adults.

In addition, what social clubs and activities would you like to see in the village?

The formation of a voluntary youth club?

Yes

☐

No

☐

Provision of allotments?

Yes

☐

No

☐

Children's play area?

Yes

☐

No

☐

13. Are there any clubs that you would like attend that are currently not available in the Parish?

Is so, please state here:

## 14 COMMUNICATION

Currently, there is a Parish newsletter Offa-Tree-News, which is widely available. The Parish website and face-book and notice boards to communicate and promote activities. The Parish Council meets six times a year to inform residents of policies and seek information on issues that concern them.

How would you like to receive information about parish activities?

Please tick all that apply.

Notice Boards

☐

Website

☐

Offa Tree News

☐

Face book

☐

E-mail

☐

Parish Council  
Meetings

☐

Please state any others you wish to be included.

**Transport**

15. Do you consider that the community is well served by the bus services?

Are you able to travel easily to work, the shops, education, general practitioner, hospitals, the railway station?

Public money is used to subsidise buses. In some parts of the Parish the bus service is limited. In others, buses are not used to full capacity and the service may be reduced.

Do you think that the service could be improved?

By introducing smaller buses. Yes

No

By re-routing some of the existing services:

Yes

No

If you have suggestions for improving the bus service, including re-routing, please comment here.



**IF YOU HAVE ADDITIONAL COMMENTS AND SUGGESTIONS WHICH MAY IMPROVE FACILITIES FOR THE COMMUNITY, PLEASE WRITE YOUR COMMENTS HERE.**

IF YOU NEED FURTHER INFORMATION OR ASSISTANCE IN COMPLETING THE QUESTIONNAIRE, PLEASE CONTACT THE PARISH COUNCIL OR MEMBERS OF THE STEERING GROUP.



Almeley Primary School

