

Much Marcle NDP Consultation Summary Report

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1. Public meetings

We have held seven public meetings¹ (as at March '17), all of which have been well attended by local residents and lead to constructive improvements to our evidence base and content of the emerging draft Plan, as follows:

- July '13 Initial 'start up' meeting
- March '15 Progress and process update meetings (22 & 23 March) - agenda as follows:
- What we're about
 - Who does what and how does it work?
 - Stages in the planning process
 - Review of residents questionnaire
 - Potential housing land allocations
 - Question and answer
- 11 April '16 Progress update meeting - agenda as follows:
- Vision, issues, objectives and policies
 - Convertible buildings and housing land allocations
 - Settlement boundaries
 - What happens next?
 - Question and answer
- 7 Dec '16 Regulation 14 Consultation public meeting - agenda as follows:
- Introduction & vision
 - Current planning situation
 - Issues, objectives and policies
 - Settlement boundaries
 - Convertible buildings and housing land allocations
 - What happens next?
 - Question and answer
- 23 Jan '17 Rushall residents public meeting (held at Rushall Club) - agenda as follows:
- Planning policy context
 - Settlement boundaries
 - Proportionate housing land allocation - overall approach
 - Specific housing land allocations at Rushall & Kynaston
 - Specific housing land allocations at Much Marcle
 - Referendum
 - What happens next?

¹ Public meetings were all held at Much Marcle Memorial Hall, unless otherwise stated.

- 6 March '17 Old Pike (Much Marcle) local residents meeting – local residents from seven households living in the vicinity of Old Pike were invited to discuss their views in response to the Regulation 14 Consultation draft Plan and written comments received following the April 2016 public meeting. The agenda was as follows:
- Planning policy context
 - Settlement boundaries
 - Proportionate housing growth 2011-2031 (overall approach and affordable housing provision)
 - Specific housing land allocations at Much Marcle
 - Specific housing land allocations at Rushall & Kynaston
 - Referendum
 - What happens next?

None of the local residents from around Old Pike attended this meeting, one apology was received, and the Chair of the Working Party held a follow up meeting on 9 March with one local resident who could not attend the public meeting.

Detailed reports of each of the public meetings are published on the Much Marcle Parish Council website www.muchmarcleparishcouncil.org. Therefore, only a summary of key issues raised at each meeting is provided here:

Public meetings held in Much Marcle Memorial Hall were publicised by posters around the village, articles in the Mercury magazine and by flyers delivered by the local postman. The following issues were raised:

Sunday 22 March 2015

- The minimum requirement for the parish to have 14% housing growth (following examination and adoption of the Core Strategy) over the Plan period to 2031 was confirmed.
- The minimum size of a single development required to include affordable housing was given as 10 new houses. A rural exception site could potentially allow affordable housing outside the Settlement Boundaries.
- Responses to the residents' questionnaire about development of the Slip Tavern and surrounding land had indicated a preference to retain the pub as a community asset.
- Capacity of the sewage works and handling of grey water in developments greater than 10 new houses was a concern.
- Three storey housing, popular in some modern developments, is not a style of housing that is consistent with more traditional forms which respondents to the residents' questionnaire preferred.

Monday 23 March 2015

- New houses should be designed to fit into plots of land available.
- Developments already within the planning process would be included in the number of new houses required by 2031.
- Peak traffic congestion in Much Marcle village centre could be resolved by moving the school towards the A449 Ross road, including other community facilities on the same site.
- Brownfield status of the plot of land opposite the Rushall Club was questioned as no structure or building had ever been at that location.
- A definition of affordable housing was explained.
- As indicated in the residents' questionnaire responses, there was a preference for new developments in each of the three settlements.
- Land opposite Glebe Orchard could potentially accommodate new housing, but this site is outside the proposed Much Marcle Settlement Boundary and has material constraints that would need to be addressed – a stream, boggy ground, current land use and a traditional standard orchard.

Written comments received after March 2015 public meetings

Traffic congestion would be reduced by building a footpath from the A449 crossroads to an entrance at the rear of the school. Parents could drop off children at the crossroads so that the problems close to the school would be relieved.

Monday 11 April 2016

A member of the PCC raised concerns about the capacity of the burial ground at St Bartholomew's Church, and whether an extension to the burial ground and more parking for weddings, funerals and concerts etc., could be addressed by the Plan. Among other issues raised were the small size of the proposed Much Marcle Settlement Boundary, and the need for additional sporting facilities.

Written comments received after April 2016 public meeting

A number of letters from local residents were received which stated reasons for objection to land identified for possible affordable housing at Old Pike.

The PCC and others wrote letters seeking support for extension of the burial ground and more parking provision.

Written comments received after December 2016 Regulation 14 consultation public meeting

These were addressed as part of the Working Party's response to the Regulation

14 Consultation – see separate summary at 4. below – and through discussion at two further open public meetings held in January and March 2017 with local residents at Rushall and Old Pike, respectively.

2. Local residents questionnaire

In November 2014, a Neighbourhood Development Plan Questionnaire was distributed to more than 500 local residents aged 18 or over. It later became apparent that a few residents were unintentionally omitted from the questionnaire distribution.

191 responses were received equating to 39% of the adult population as recorded in the 2011 census.

Who returned the local residents questionnaire?

- More than 33% were aged sixty-five or over.
- Less than 15% were under forty-five.
- More than 50% have lived here for more than 15 years – a settled community?

What people said about housing

- Centre and edge of settlement locations were preferred areas for new homes.
- Conversions of existing buildings and brownfield sites were by far the most popular.
- 85% opted for new homes created from redundant buildings.
- 50% opted for open market properties.
- Between 35% and 44% favoured self-build, social and sheltered housing.
- Strong preference for traditional style buildings.

What people said about employment, built and natural environment

- Agriculture, tourism, leisure, crafts, holiday accommodation, food and drink employers should be encouraged.
- 148 people identified 882 environmental and historic assets that need preserving or enhancing.
- 40% favoured positive options to address climate change, 23% were in favour of mineral extraction with 20% in favour of fracking.

What people said about infrastructure

- Better maintenance of roads, hedges and verges, with less large vehicles.

- Lower speed limits, improved maintenance of footpaths and introduction of cycleways.
- Faster broadband and better mobile phone reception.

3. Views of local businesses, primary school and Parochial Church Council

Local businesses were consulted in March 2015 using a paper-based questionnaire survey. 12 local businesses responded to a questionnaire, which was analysed in June 2015 and produced similar conclusions to the earlier residents' questionnaire:

- Existing buildings should be used wherever possible, either solely for small businesses or live/work premises.
- Broadband speed is not fast enough to meet business requirements.
- Few new/extended business premises are required over the Plan period to 2031.

The Governing Body of Much Marcle Primary School was consulted at a meeting in May 2014 about shortfalls in facilities and infrastructure that make it hard for the school to function well, and changes over the next 20 years that would enable the school to do a better job and play an increasing part in the local community. The Governing Body raised the following issues:

- Lower speed limit to 20mph along the B4024 from the Walwyn Arms to St Bartholomew's Church.
- Lack of adequate car parking/hardstanding areas.
- Possible extension of school land to provide sports facilities for use by the wider community as well as the school.
- Possible extension of the school hall and increased use by the community.
- Encouraging young families to return/remain/settle in the village.
- More affordable housing to keep the village vibrant and the school thriving.
- Broadband facilities that are reliable and at a good speed.

The PCC was consulted at a meeting in July 2015 and commented as follows:

- Importance of attracting families to the village.
- Affordable housing, particularly for families, is required.
- It was felt desirable that there should be a vicarage in the village.

4. Regulation 14 consultation responses summary

Introduction

The purpose of this summary is to provide an overview of the comments and issues raised in responses to the Regulation 14 consultation, which began on November 7 2016 and closed on 3 January 2017.

Local consultation process

Parish magazine article – an article summarizing the Regulation 14 consultation process and timeline was published in the December 2016 issue of The Mercury.

Digital copies of the consultation draft NDP Version 4.3 were made available to view and/or download from the community websites:

muchmarcleparishcouncil.org, and muchmarcle.net.

Physical hard copies of the consultation draft NDP Version 4.3 were made available for consultation at Much Marcle Stores, Graham Baker Motors, The Memorial Hall and at the home addresses of all Much Marcle Parish Councillors.

Evidence Base Summary, Working Party Reports and all other documents concerning the consultation draft NDP Version 4.3 were made available on the Parish Council website muchmarcleparishcouncil.org.

A public meeting was held to discuss the consultation draft NDP Version 4.3 at the Memorial Hall on Wednesday 7th December 2016.

Statutory consultees

A **consultation letter** and a copy of the consultation draft NDP Version 4.3 was sent to all relevant statutory consultees, including:

- Neighbouring Parishes (including those in Gloucestershire)
- Herefordshire Council Ward Member (Barry Durkin)
- Parliamentary constituency MP (Bill Wiggin)
- Herefordshire Council Neighbourhood Planning Team
- Wye Valley NHS Trust
- Council for the Protection of Rural England
- Herefordshire Wildlife Trust
- RWE Npower Renewables
- Amec Environment and Infrastructure UK Ltd
- Dwr Cymru Welsh Water
- Severn Trent Water
- Western Power Distribution
- Natural England

- Environment Agency
- English Heritage
- Historic England
- Highways England
- Homes & Communities Agency
- Hereford & Worcester Chamber of Commerce
- Ledbury & District Civic Trust
- Ross-on-Wye & District Civic Trust.

Acknowledgements of receipt of the Regulation 14 consultation and/or “no specific comments” were received from CPRE, Environment Agency, English Heritage, Highways Agency, Natural England and Severn Trent Water.

Dwr Cymru Welsh Water’s response stated “*There are no issues with supplying any of the proposed allocations with a supply of potable water, though in some instances the provision of off-site water mains may be required in order to connect to the existing network*”.

Historic England’s response stated support for the content, vision and objectives of the draft Plan, and considered it to be “*a good example of community led planning*”.

Herefordshire Council’s Planning Policy and Development Management Teams both took the view that Kynaston is not identified as a settlement in Figures 4.14 and 4.15 of the Core Strategy and so should be treated as open countryside. Therefore, any new housing development at Kynaston would need to accord with the criteria of Policy RA3. In terms of treating Rushall and Kynaston as a single settlement, Kynaston was considered to be divorced from Rushall in terms of location, to the point that the two should be considered separate settlements.

With regard to Much Marcle, Development Management stated that some of the allocations (next to single dwellings, or very modest groups) appear to be “*at odds with all that the NPPF and CS [Core Strategy] promote*”.

Planning Policy found most of the policies in the Regulation 14 consultation draft Plan to be in conformity with the Core Strategy, albeit the wording of the policies is “*quite basic*”.

Environmental Health recommended an additional criterion to Policy MM3 on Housing Sites “*complement adjacent properties, would not result in loss of amenity for existing residents and where the amenity of future residential occupants is not impacted by existing development*” to ensure that future residential occupants are not nuisance as a result of existing business activity.

In relation to housing land allocations, Environmental Health made comments about: a) historical land use of several sites as orchards and the possible legacy

of contamination from agricultural spraying practices; and b) the status of the Hazerdine site as a former sand and clay quarry, but this has been disputed by local residents.

No comments were received from other Herefordshire Council departments.

Local residents' responses

We received substantive responses from 9 local residents at Rushall and 3 local residents living in the vicinity of Old Pike at Much Marcle.

a) Settlement Boundaries

There was a concern about whether we need to be drawing Settlement Boundaries at all, and specific concerns about the definition of the Rushall Settlement Boundary to include land at the rear of the Council Houses (Orchard View), which does not follow any physical or landscape feature and so was considered to be in conflict with guidance and criteria set out in 'Neighbourhood Planning Guide to Settlement Boundaries' (Herefordshire Council), April 2013 – Revised June 2015.

b) Specific housing land allocations at Rushall and Kynaston

None of the 9 local residents who responded to the Regulation 14 consultation supported the 3 proposed housing land allocations at Rushall, and no alternative sites were proposed:

- Land opposite Rushall Club was objected to because of its current use as an overspill car park for the Rushall Club and the public footpath that diagonally crosses the site.
- Land and barns around Gatchapin was objected to by the landowners because of fear that they would be compelled to offer land for development that would result in loss of part of a much loved garden. NB: this objection was subsequently withdrawn.
- Land at rear of council houses (Orchard View) was objected to because of its current agricultural land use, access difficulties, potential surface water flooding, field runoff and seepage from existing septic tanks polluting the adjacent stream.

All 3 of the proposed housing land allocations at Kynaston were supported by their respective landowners (thereby providing a degree of certainty that they will be brought forward for development) in response to a further limited and specific questionnaire carried out by the local Parish Councillor. The owners of the land by The Steppes and behind Bridge Cottage both responded that they would

consider developing their sites for affordable housing.

c) Specific housing land allocations at Much Marcle

We received responses from 3 local residents who objected to the proposed land allocations for 2 new dwellings at Old Pike for the following reasons:

- Traffic burden past Old Pike to and from Westons
- Difficult access at the crossroads
- Lack of pedestrian access to village centre facilities
- Loss of informal play ground
- Those living nearby don't want the land to be developed
- Personal business (B&B and cottage rental) would be adversely impacted.

We received similar written objections in letters from several other local residents in May 2016 after the April 2016 public meeting.

d) Rural exception sites

Local residents at Rushall who responded to the Reg 14 consultation cited the recent refusal of planning permission at Dobbins Pitch (Planning Application No. 163084) for the primary reason:

“The proposal represents unsustainable new residential development in an open countryside location, contrary to Core Strategy Policies SS1, RA2 and RA3 and the relevant aims and objectives of the National Planning Policy Framework”

as grounds for objection to other 'open countryside' housing land allocations, but they do not propose any alternative sites within or adjacent to the proposed Settlement Boundaries.

e) Proportionate housing growth 2011-2031

Responses from 8 local residents at Rushall stated that the allocation of almost 50% of new dwellings to Rushall and Kynaston seems disproportionate, compared with Much Marcle.

We received written advice on 16 January 2017, from Herefordshire Council's Neighbourhood Planning Team, which confirmed the number and locations of 18 new dwellings built/permitted since 2011.

Following the public meeting held at Rushall Club on 23 January 2017, and attendance by a group of Rushall residents at the Working Party meeting on 21 February, the Working Party was able to confirm the number and percentage of new dwellings built/committed and planned for in the settlements of Much Marcle, Rushall and Kynaston over the Plan period 2011-2031 as shown in the table below.

| Number of new dwellings | Much Marcle | Rushall and Kynaston |
|---|--------------------|-----------------------------|
| Built/committed since 2011 ² | 15 | 3 |
| Housing land allocations | 6 | 11 |
| Rural exception sites | 10 | 0 |
| Building conversions | 10 | 0 |
| Total | 41 | 14 |
| % | 75 | 25 |

f) Referendum

Local residents at Rushall have expressed concern in written responses to the Regulation 14 consultation that the planned referendum will not allow Rushall/Kynaston to have a fair representation, and that with no representation on the Working Party they are effectively disenfranchised and will be outvoted by a majority in Much Marcle. Similar concerns were raised at the Regulation 14 consultation public meeting held at the Memorial Hall on 7 December 2016.

5. Kynaston housing landowners questionnaire

Much Marcle Parish Council resolved at its meeting on 14 December 2016 that the local Parish Councillor for Kynaston should approach the landowners of the identified housing land allocations in that settlement, and ask them specifically whether they would be prepared to release their land for social/affordable and/or open market housing development during the period 2017-2031; or if they knew of any other landowners we could approach or possible sites in those settlements that might be suitable for social/affordable and/or open market housing.

Q1. Would you be prepared to bring forward the land you own in Rushall/Kynaston (delete as appropriate) for development as social/affordable housing during the period 2017-2031?

Q2. Would you be prepared to bring forward the land you own in Rushall/Kynaston (delete as appropriate) for development as open market housing during the period 2017-2031?

Q3. Are you aware of any other sites or landowners in Rushall/Kynaston who may be prepared to bring forward land for development as social/affordable and/or open market housing during the period 2017-2031?

² Source: Herefordshire Council policy database of net commitments and completions (including self-contained annexes) between 1 April 2011 and 31 March 2016.

| Site Name | Q1 | Q2 | Q3 | Comment |
|----------------------------|-----|-----|----|---------|
| Land by the Steppes | Yes | Yes | No | None |
| Land behind Bridge Cottage | Yes | Yes | No | None |
| Old Chapel Site | No | Yes | No | None |

The questionnaire responses are shown in the table above and confirm that new dwellings proposed on housing land allocated at Kynaston is deliverable during the Plan period to 2031.

6. Rushall residents group meetings

At the public meeting held at Rushall Club on 23 January 2017, local residents were invited to establish their own group to consider and propose a revised settlement boundary and alternative housing land allocations for Rushall.

Members of the Rushall Group met on 29 January to commence the review. A further meeting was held on 8 February, as a result of which additional consultation was undertaken with residents of Orchard View (former Council houses) and another meeting took place on 15 February.

Initial findings and a report were presented both orally and in writing to the Working Party at their meeting on 21 February. The meeting asked representatives from Rushall to consult again with Rushall residents on definition of the settlement boundary around land at rear of Graham Motor workshops and immediately to rear of 10 Orchard View.

Following further consultations with residents a final meeting of the Rushall Group to discuss these matters took place on 3 March. All the meetings have taken place at the Rushall Club and a full report of the Rushall Group meetings can be found on the Parish Council website muchmarcleparishcouncil.org.

Much Marcle NDP Working Party
19 May 2017