

Household questionnaire survey October 2014

Results report

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December 2014**

For Sutton St. Nicholas Neighbourhood Plan Project Group

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1. Introduction

Sutton St Nicholas Parish Council is preparing a Neighbourhood Development Plan for the parish. A Neighbourhood Area was approved in January 2014 and a project group established to undertake the work.

To help inform the Plan, a household questionnaire survey was undertaken in October 2014 to seek views on a range of matters including the village boundary, housing, the economy and the local environment. The questionnaire was formulated on the basis of discussions and issues raised at previous consultation events in 2014, including at the Sutton Fete and drop-in evenings. Issues which had been considered during the production of the 2013 village community plan, Sutton Looks Forward, were reviewed and this helped ensure that questions on locally-relevant topics were included in the survey.

This report sets out the results of the survey. The report:

- Includes a summary of the main findings (section 2)
- outlines the survey methodology, describes the overall response to the survey, and how the results have been presented in this report (section 3)
- sets out on a question-by-question basis the response to the questionnaire, covering the areas of:
 - the village boundary – questions 1 and 2, including identification of land for development
 - housing – questions 3 to 9
 - jobs and the local economy – questions 10 to 13
 - open spaces and the environment – questions 14 to 18
 - information provided about the respondents to the survey (questions 19 and 20).
- A final section reports on land in and around the village identified for development in response to questions 2, 7 and 12; and on land identified for protection in response to questions 8 and 16 (section 4).

A copy of the questionnaire is appended to the report (Appendix).

2. Summary of results

This section presents a summary of the survey results.

The survey was undertaken in October 2014. Questionnaires were delivered by hand to 348 households across the parish, with 211 completed questionnaires being collected – a response rate of 61%.

Village boundary

- 90% of respondents favoured the principle of a village settlement boundary
- Just over half (52%) wanted to keep the existing boundary; just under half (48%) thought it should be amended to include considered extensions
- Those who made comments favoured boundary extensions, seeing little scope otherwise to accommodate development without compromising the village's rural character.

Housing

- 65% favoured smaller-scale developments within the existing village boundary as a way of accommodating new development, ahead of individual infill plots (54%) or larger developments on the edge of the village (25%)
- Owner-occupied was the preferred tenure (82%)
- Houses should be family homes (82%), starter homes (72%) or bungalows, rather than flats/apartments (8%)
- The locations and types of new houses should be controlled by positively allocating land for development (58%) and setting out the type of homes wanted (56%)
- There was less support for drawing a looser village boundary, to allow land to come forward at a later date (31%)
- Flood risk, highways and the need to keep open spaces to safeguard the rural character of the village were seen as constraints on new homes.

Jobs and the local economy

- Agriculture was the most favoured form of employment (70%)
- 68% supported shops – especially a village shop/post office
- Food and drink production or light industry/manufacturing were selected by fewer respondents (28% and 21% respectively)
- New jobs were best provided by converting existing buildings (66%); just 21% identified new employment sites as a way forward
- In comments many respondents said there were no suitable locations for new employment development (also seen in housing responses), or advised further employment was not required
- Other comments identified suitable sites, including redundant farm buildings.

Open spaces and the environment

- Protection of views/landscape (82%) and open spaces (78%) ranked highly
- Several village open spaces were identified together with Sutton Walls, The Rhea/Lugg, the Quarry and farmland as valued features.

Information about you

- Most respondents to the survey lived in the village itself (88%), with the age profile of responding households similar to the small area Census profile.

Land identified for development or protection

Within the boundary, the Post Office orchard was 'most mentioned' for development; land west of Upper House Farm for protection. Outwith the boundary, land east of Upper House Farm was 'most mentioned' for both development and protection. Land opposite Willowcroft was joint first with this location in terms of mentions for development.

3. Survey method, response and presentation of results

Method and response

The project group developed the questionnaire to provide a basis for the further preparation of the Plan, and taking account of issues and matters raised both during consultation events and through the earlier preparation of the Sutton Community Plan. Key themes were identified for the survey around the future of the village boundary; housing development; jobs and the local economy; and open spaces and the environment. As well as a mix of closed and open questions on these topics, the questionnaire included a plan showing the current extent of the settlement boundary around Sutton St Nicholas. Respondents were asked to mark sites and locations on the map in responding to questions regarding development opportunities and areas for protection.

The questionnaire also included a short introduction, completion and return instructions, and a 'frequently asked questions' sheet to explain the background to the survey and to the Neighbourhood Plan process more generally.

The questionnaire was hand delivered to 348 households across the parish in mid October, by members of the project group. Advance notice of the exercise was given in September in Sutton News. Completed questionnaires were collected by hand towards the end of October. Overall, 211 completed questionnaires were collected (excluding blank returns), a response rate of 61%. Of the completed questionnaires, one-third (33%) responded solely to the closed, 'tick box' questions, with the majority (66%) also responding via the open comment boxes or by map notation.

Presentation of the results

This report sets out an analysis of the responses to each of the questions, on a page-per-question basis. Tables are used to record the numbers of responses per option category, with percentages generally based on the number of completed questionnaires (211). This aids comparison of results overall and across questions by utilising a consistent base. Each table confirms the percentage base. Percentages are rounded to whole numbers. Tables are only totalled in the case of single-answer questions. The majority of the tick-box questions were multiple-choice; in these cases, totals are not given and percentages are likely to sum to more than 100%. Table rows are presented in the same order as in the questions. Pie charts and bar graphs are used to present the information graphically. Text in square brackets has been added to reported responses for clarification.

Responses to the questions inviting free-write comments have been summarised in terms of the key topics raised. A full set of all the comments made is available.

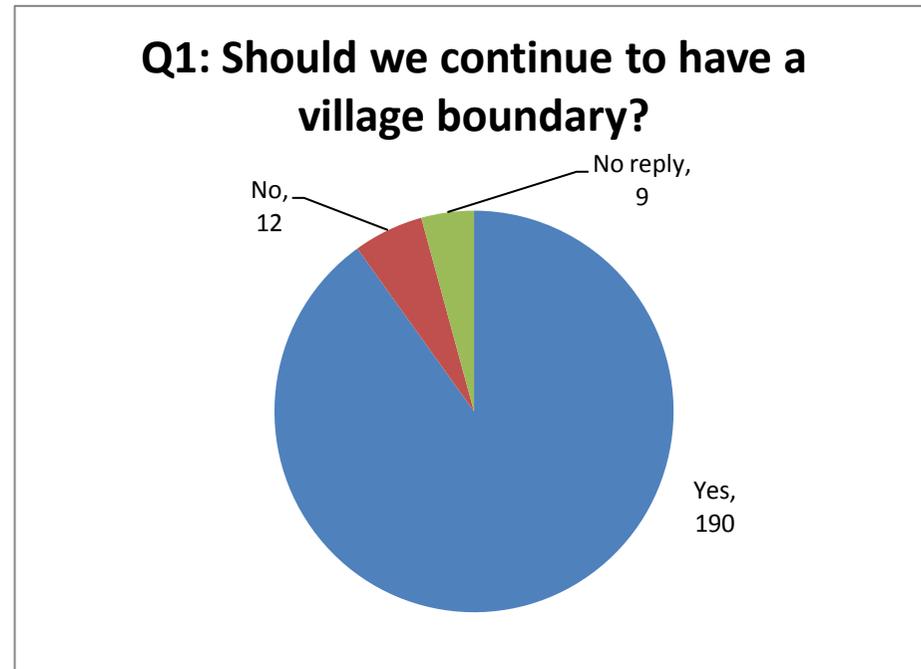
Several of the questions invited respondents to use a map supplied with the questionnaire to identify land for development or, alternatively, for protection from development. The results are reported in the final section.

This report has been independently prepared by Dr DJ Nicholson, planning consultant to the project group.

Response to Q1: Should we continue to have a village boundary?

The response to this question showed a clear majority in favour of retaining the village settlement boundary in principle, with 90% of respondents supporting this option.

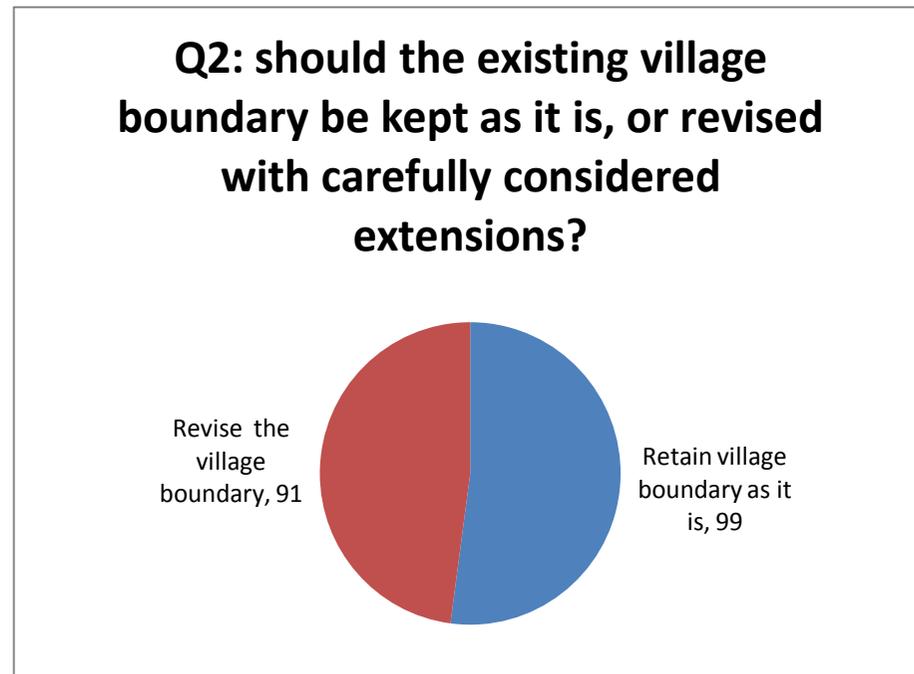
	Number	% of 211
Yes	190	90%
No	12	6%
No reply	9	4%
TOTAL	211	100%



Response to Q2: If yes, should the existing village boundary be retained as it is, or revised with carefully considered extensions, to allow for new development?

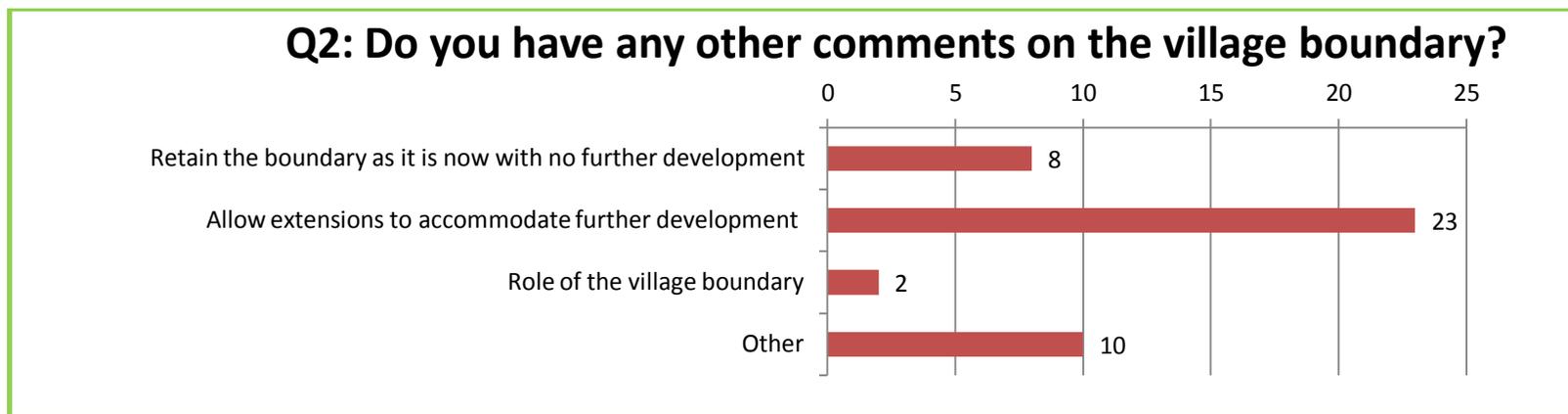
Responses to this question were evenly divided between retaining the existing boundary (52%) or revising it to allow for further development (48%). All those who answered 'yes' to Q1 also answered this question.

	Number	% of 190
Retained as it is	99	52%
Revised with carefully considered extensions	91	48%
TOTAL	190	100%



Response to Q2 continued: Do you have any other comments on the village boundary? Please tell us below.

A total of 43 questionnaires included comments in response to this free-write question (20% of the 211 returned). Contrasting with the evenly-divided responses to Q2 above, the majority of responses (23 comments, 53% of those replying to this question) favoured boundary extensions, recognising that there is little scope for further development within the existing boundary without compromising open spaces and village character. Such extensions should be carefully considered against traffic and drainage concerns, with several potential directions/locations for extension being suggested (see also Land for development, below). Other comments considered the boundary should be retained as it is, to keep village character and recognise infrastructure constraints (8 comments). Other comments queried the value and future role of the boundary as a planning tool, referring to recent planning approvals (2 comments) and raised a number of other issues (10).



Factors and locations to consider in extending the boundary included:

- Extend the boundary around the village
- build to north of village to avoid flood issues
- use under-used land before extending boundary, with wildlife to take precedence over new development
- extend to the west / south of the village
- build opposite land where permission has already been given, outside the boundary [Willowcroft]; this latter area should also be included
- allocate minimum areas possible
- avoiding ribbon development
- land between Ridgeway and Churchway should be developed
- extend to north east beyond the school

- adjust boundary to avoid bisecting residents gardens

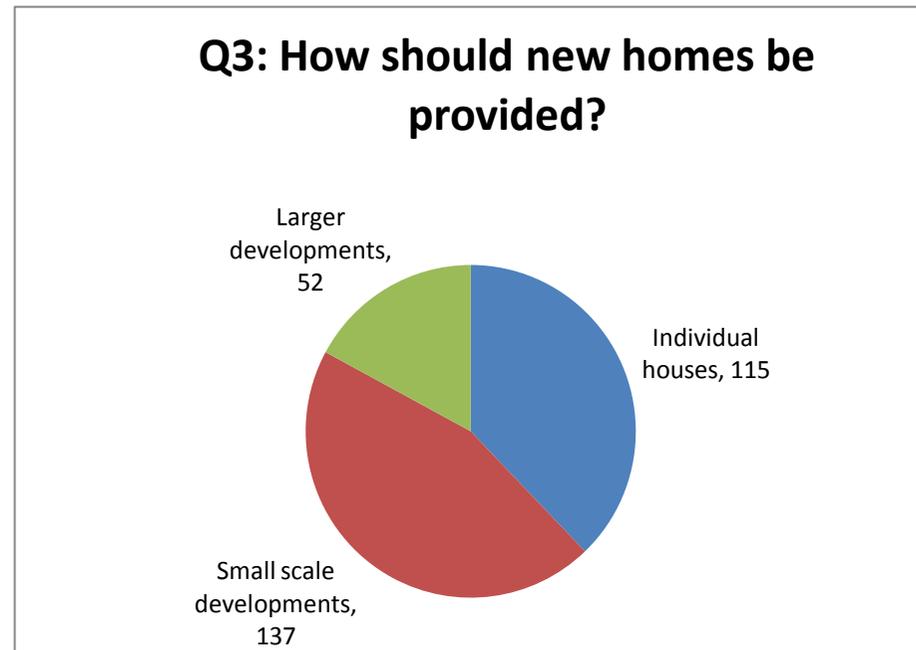
Land for development

In response to this question, 17 respondents used the supplied plan to identify a number of sites and locations as suitable for development; these are reported on in section 4.

Response to Q3: if new homes are to be built, how should they be provided?

This multiple-choice question was answered by 198 or 94% of the completed questionnaires. Respondents favoured smaller-scale developments within the existing village boundary over individual houses within existing residential areas. The option of larger-scale developments on the edge of the village was selected the least.

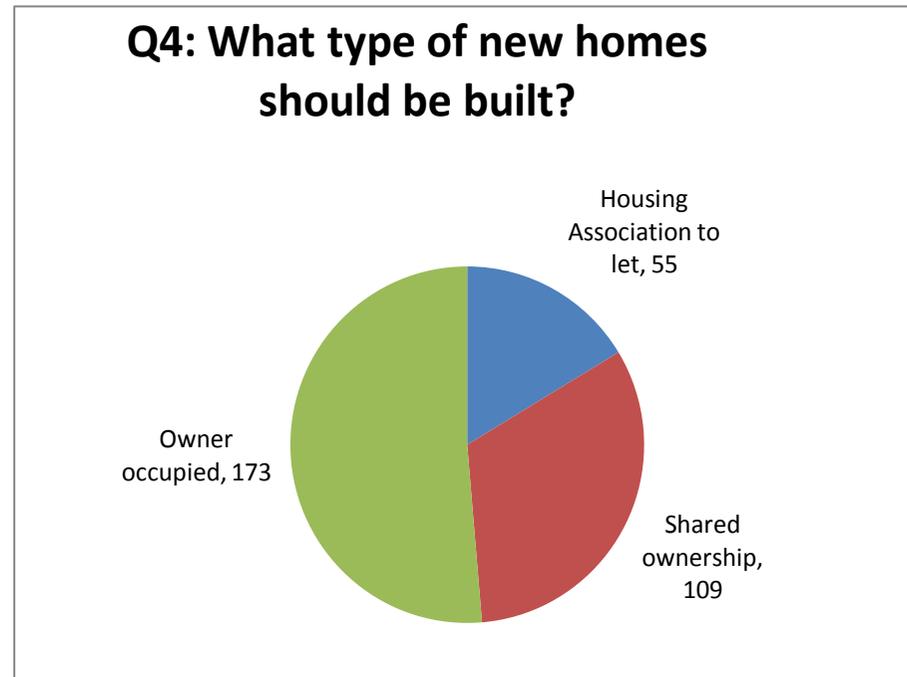
	Number	% of 211
Individual houses within areas of existing dwellings	115	54%
Small-scale developments within existing village boundary	137	65%
Larger developments on edge of village	52	25%



Response to Q4: If new homes are to be built, what type should they be?

This multiple-choice question was answered by 201 or 95% of the completed questionnaires. Respondents favoured the provision of owner-occupied housing, followed by shared ownership (part rent, part buy) and then housing association to let schemes.

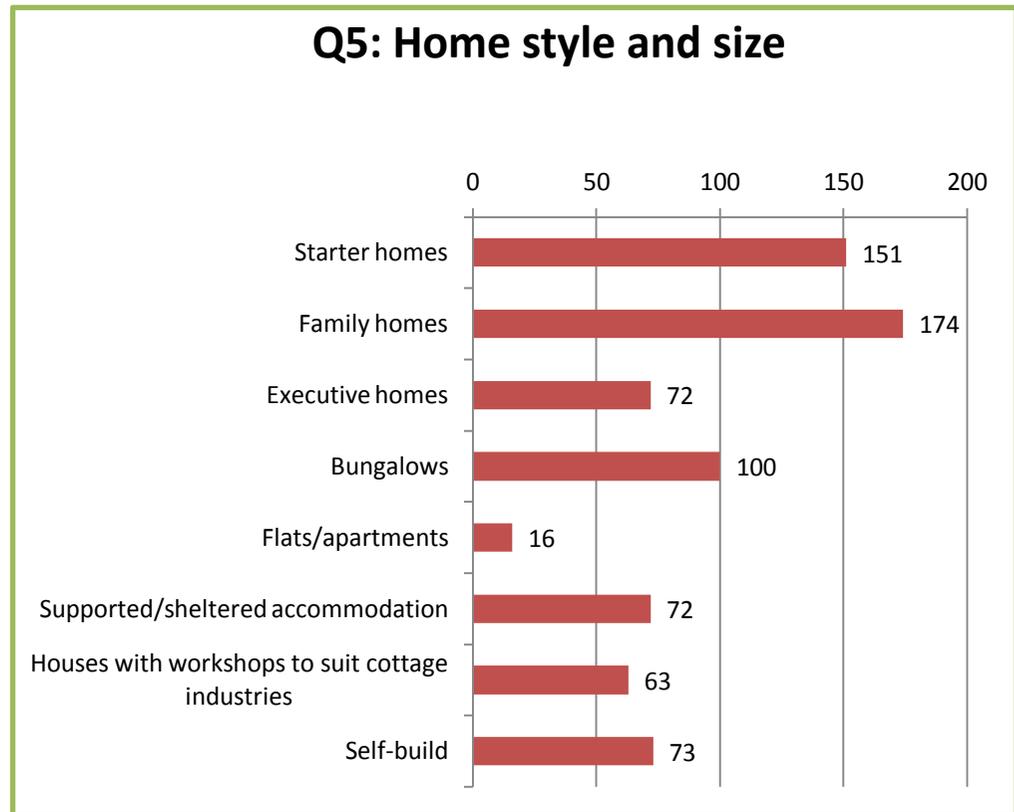
	Number	% of 211
Housing Association to let	55	26%
Homes with shared ownership	109	52%
Owner occupied	173	82%



Response to Q5: If new homes are to be built, what style/size should they be?

This multiple-choice question was answered by 202 or 96% of the completed questionnaires. Family homes were the preferred choice, being favoured by 82% of respondents overall, followed by starter homes and bungalows. Flats/apartments were the least popular at just 8%.

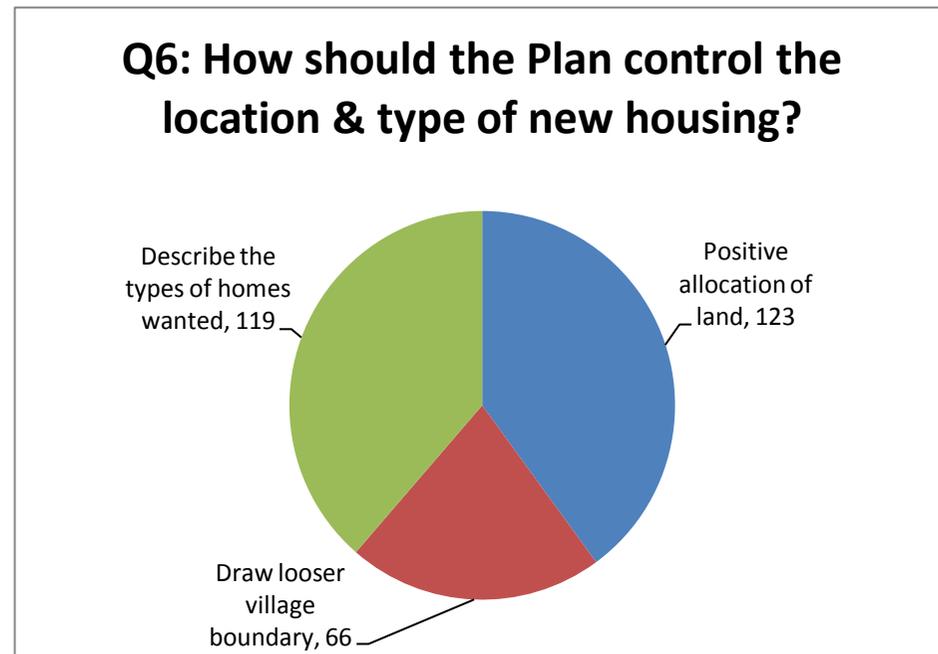
	Number	% of 211
Starter homes (2 bedrooms)	151	72%
Family homes (3 or more bedrooms)	174	82%
Executive homes (4 or more bedrooms)	72	34%
Bungalows	100	47%
Flats/apartments	16	8%
Supported/sheltered accommodation for older people	72	34%
Houses with workshops, for cottage industries	63	30%
Self-build	73	35%



Response to Q6: How should the Neighbourhood Plan control the location and type of new housing?

This multiple-choice question was answered by 196 or 93% of the completed questionnaires. There was virtually equal support for the identification of land for new housing in the Plan and for description within the document setting out the types of homes sought. There was less support for enclosing land within a more generous village boundary, so as to allow it to come forward for development at a later date, reflecting answers to earlier questions on the boundary itself.

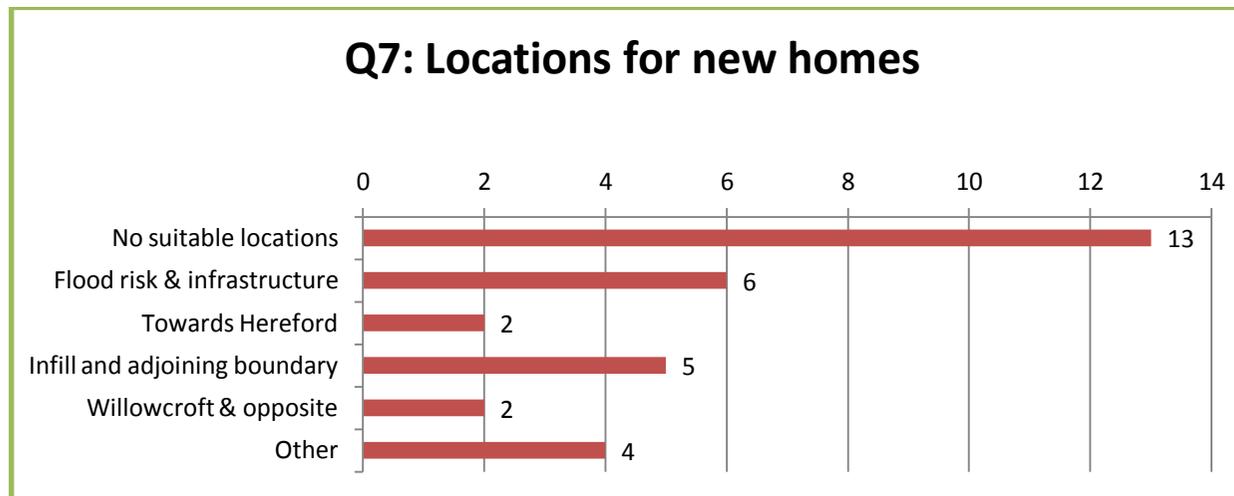
	Number	% of 211
Positively allocating land for new homes, by identifying a site	123	58%
Drawing a 'looser' village boundary, including land which could be developed at a later date	66	31%
Describing the type of homes wanted	119	56%



Response to Q7: Are there any locations you think are suitable for new homes? If so, why?

A total of 60 questionnaires included comments in response to this question (28% of the 211 questionnaires returned). Of these, 27 respondents (45% of those replying to this question) marked sites and locations on the village boundary map supplied with the questionnaire; these are reported on in section 4. Other questionnaire responses identified locations more generally in their free-write comments and added observations on suitable locations and directions of growth for the village.

Many thought that there were no suitable locations for new housing, pointing to lack of amenities, an inadequate road network as well as to lack of information. Others referred to flood risk issues, with a need to avoid land associated with the Lugg flood plain suggesting directions for growth to the north of the village; and to infrastructure concerns. Conversely, development to the south of the village, towards Hereford, was seen by others as having the potential to limit increased traffic within the village itself whilst providing for its expansion.



Those suggesting possible types of location favoured:

- avoiding intrusion on amenity of existing dwellings
- small local opportunities to be offered to local residents first
- infilling opportunities on land within the existing boundary or between the boundary and isolated houses.

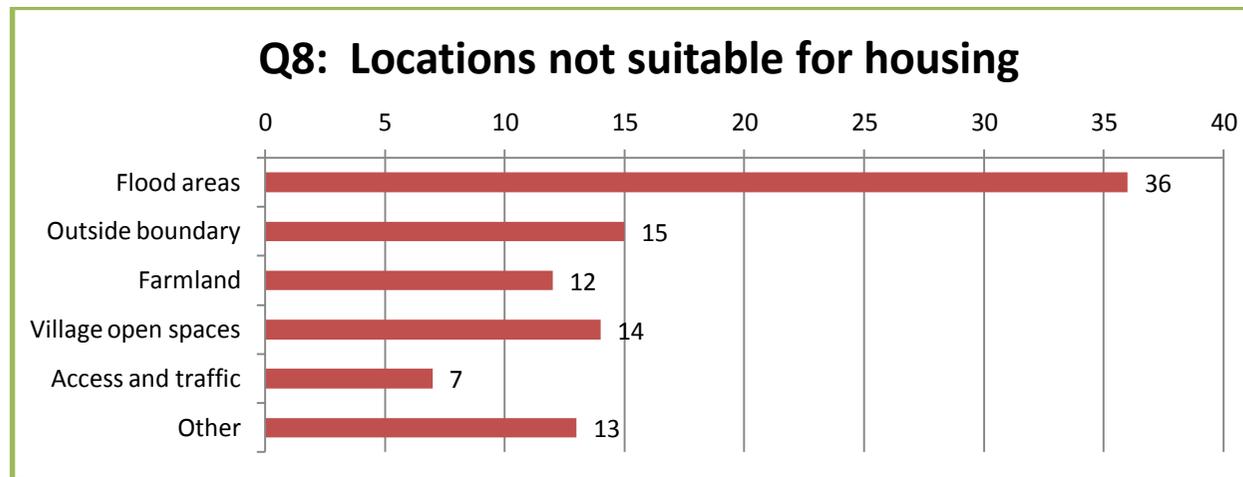
Two respondents referred to land at Willowcroft and opposite, suggesting that the inclusion of the latter would 'balance' the village at this point and make use of the availability of services.

Other comments included a suggestion that the boundary be generally extended outwards; the use of land on the St Michael's side of the village; and that there was plenty of available land within the village.

Response to Q8: Are there any locations where houses should not be built? If so, why?

A total of 88 questionnaires included comments in response to this question (42% of the 211 questionnaires returned), and so this was the most frequently-answered of the free-write comment questions. 20 respondents (23% of those replying to this question) marked sites and locations on the village boundary map supplied with the questionnaire; these are reported on in section 4. Several respondents raised more than one point; overall, 97 comments were made on a range of issues. These responses identified locations more generally and added other observations on locations where houses should not be built.

Key constraints on housing land were flood risk, with locations to the south of the village at The Rhea and towards the Lugg/Wergins Bridge featuring in responses; outside the settlement boundary, and on farmland. Within the village, respondents emphasised the need to retain existing open spaces such as orchards and the play area, and to safeguard the rural character of the village. Access and traffic constraints were also noted.

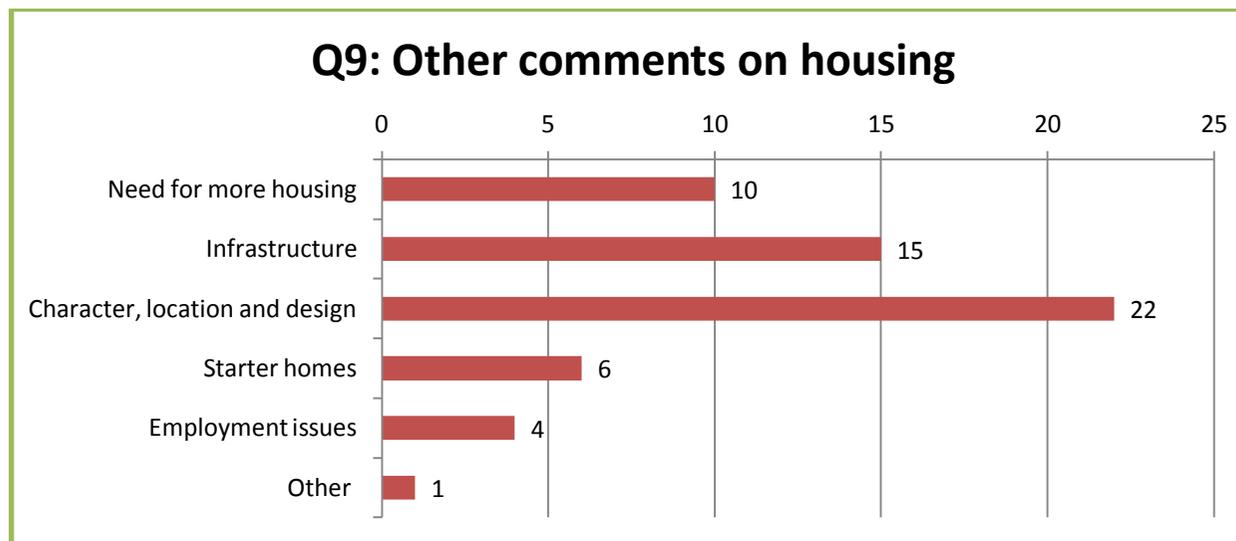


A number of other responses included reference to avoiding building on:

- the field behind the school
- too close to Hereford, to maintain the divide between the city and the village
- land at Churchway/Ridgeway
- areas of archaeological significance, such as at St Michaels
- on the east side of the village until estates are balanced east to west
- behind Pantalls Farm or Talbots, down The Rhea.

Response to Q9: Do you have any other comments on housing?

A total of 51 questionnaires included comments in response to this question (24% of the 211 questionnaires returned). Several respondents raised more than one point; overall, 58 comments were made on a range of issues. Many comments were made as to the most appropriate form new housing should take, embracing aspects from location to size and design – further detail is given below. Comments on infrastructure pointed to the need for new housing to be considered alongside flood risk, drainage, traffic and the roads, street lighting and social infrastructure such as the school and a shop. Further comments disagreed with the need for new housing at all. Others supported the need for new starter homes, to help enable young people to stay/live in the village; and identified that new housing should be balanced with the future planned economic development.



Comments on character, location and design included:

- in order to retain the character of the village, avoid large-scale development on the edge of the settlement
- preference for small-scale, organic, infill growth
- building in keeping with other houses
- use vernacular materials and respect village character
- need a mix of dwelling sizes – include 3 bedroom houses to allow for families
- avoid becoming an extension or suburb of Hereford

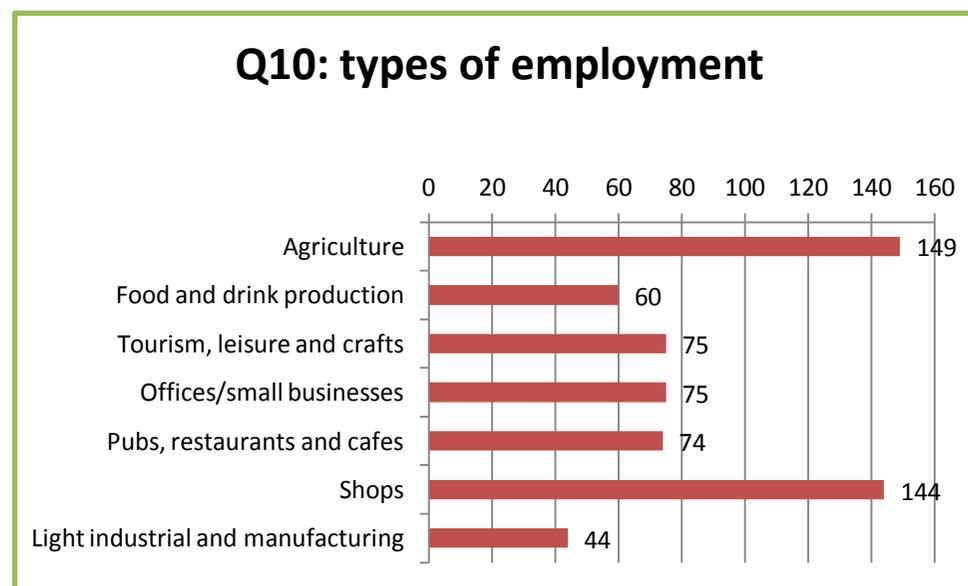
- avoid impacts on the amenities of existing properties
- Land needs to be released if excessive infill development is to be avoided.

The one 'other' comment to this question referred to the granting of planning permission for a dwelling outside the village boundary and queried the value of a plan or village envelope if this was likely to occur again.

Response to Q10: What types of employment should the Plan encourage?

This multiple-choice question was answered by 201 or 95% of the completed questionnaires. Agriculture proved the most popular choice, being selected by 70% of respondents, although shops came a close second at 68%. This reflects the widespread sentiment in questionnaire responses that a local shop is needed in the village. There was support also for tourism, leisure and crafts; offices and small businesses, and pubs, restaurants and cafes. Least favoured was light industrial and manufacturing, this option being selected by 21% of respondents. The support for agriculture as a means of employment did not follow through into the processing of agricultural produce – food and drink production was selected by just 28% of respondents.

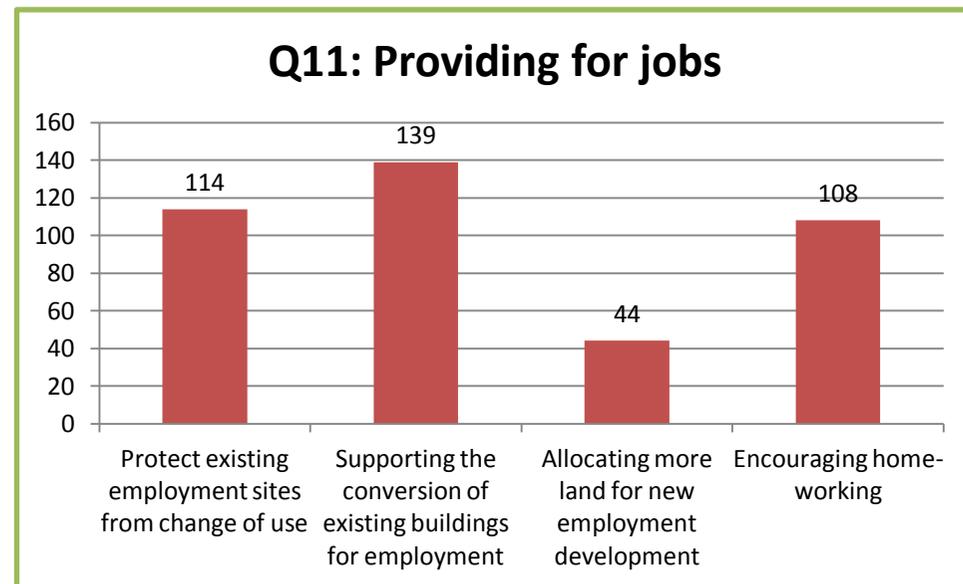
	Number	% of 211
Agriculture	149	70%
Food and drink production	60	28%
Tourism, leisure and crafts	75	36%
Offices/small businesses	75	36%
Pubs, restaurants and cafes	74	35%
Shops	144	68%
Light industrial & manufacturing	44	21%



Response to Q11: How should the Plan provide for jobs and the local economy?

This multiple-choice question was answered by 198 or 94% of the completed questionnaires. A majority of respondents (54% of those who completed questionnaires) supported the conversion of existing buildings for employment purposes – this could include the re-use of farm buildings, for example. Home-working and protecting existing employment sites from changes of use were favoured by similar numbers – 108 (51%) and 114 (54%) of respondents respectively. In answers to this question, home-working garnered more support than in answers to Q5, where houses with workshops, for cottage industries, were selected by just 30% of respondents. Least favoured was the allocation of land for new employment development, mirroring the relatively low level of support for light industrial and manufacturing as forms of employment in answers to Q10.

	Number	% of 211
Protecting existing employment sites from change of use	114	54%
Supporting the conversion of existing buildings for employment	139	66%
Allocating more land for new employment development	44	21%
Encouraging home-working	108	51%



Response to Q12: Are there any locations you think are suitable for economic development? If so, why?

A total of 34 questionnaires included comments in response to this question (16% of the 211 questionnaires returned). Several respondents raised more than one point; overall, 36 comments were made on a range of issues. Almost half of comments expressed the view that there were no suitable locations for new employment development. A number re-affirmed the need for a village shop. However a number of possible types of locations and areas were identified, and these are set out in more detail below. Several comments referred specifically to land and redundant buildings and barns in the centre of the village at Court Farm as having potential for a farm shop or as small business units.



Comments on the general locations and areas for employment development included:

- Use existing brown land within the village envelope
- Potential of the churches for craft industries, support groups and youth clubs
- Old school site
- Land between Ridgeway and Churchway
- Under-used farm buildings
- Sites to the south of Sutton preferable, to reduce volume of additional traffic passing through the village as most could be expected to be

destined for Hereford

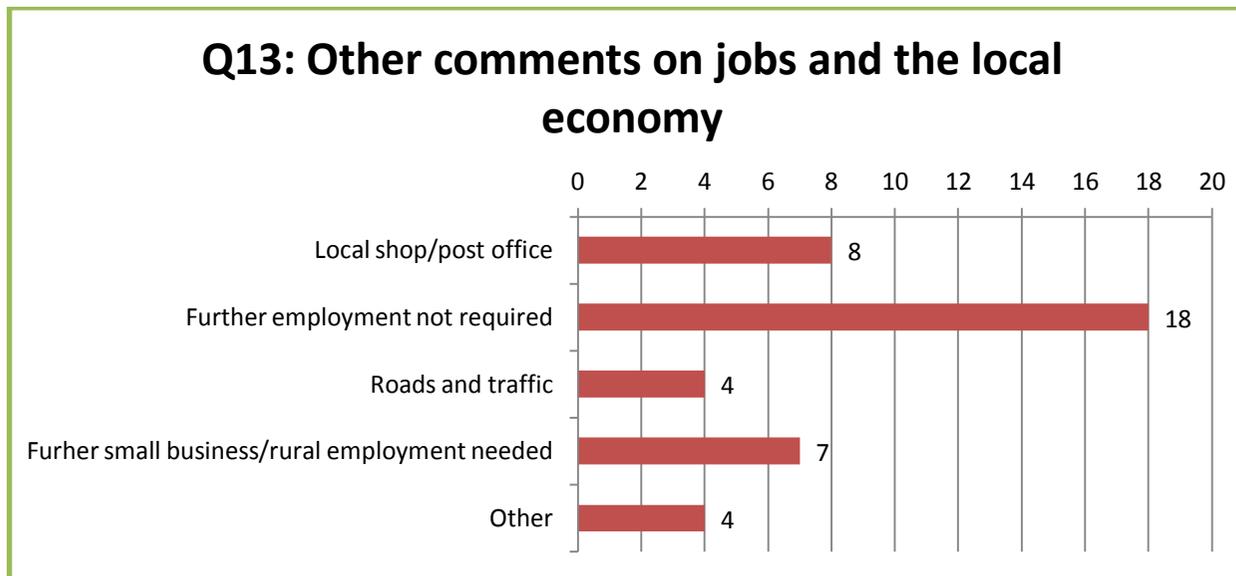
- Towards Withington
- All homes, with improved broadband connections.

The sole other comment referred to such development being a matter for current landowners and their economic requirements.

Two respondents identified sites on the plan as suitable for economic development in response to this question: land east of Upper House Farm and Blacksmith's Fold Barn at Court Farm (see section 4).

Response to Q13: Do you have any other comments on jobs and the local economy?

A total of 38 questionnaires included comments in response to this question (18% of the 211 questionnaires returned). Several respondents raised more than one point; overall, 41 comments were made on a range of issues. The principal concern emerging was that further employment was not needed or justified in Sutton and could harm its village character. Further detail is given below. Respondents also referred to the need for local retail services in the form of a shop, post office and hairdressing salon – a recurrent theme in this survey. Others pointed to the need for some suitable small-scale employment to support the local economy and the existing businesses, as well as help reduce traffic into Hereford. This could include facilitating home working. Mention was made of identifying the Golden Cross as a community asset. The limitations of the roads and concerns to avoid increasing traffic through employment growth were raised, together with other points including avoiding polytunnels or intensive poultry rearing as forms of agricultural employment.



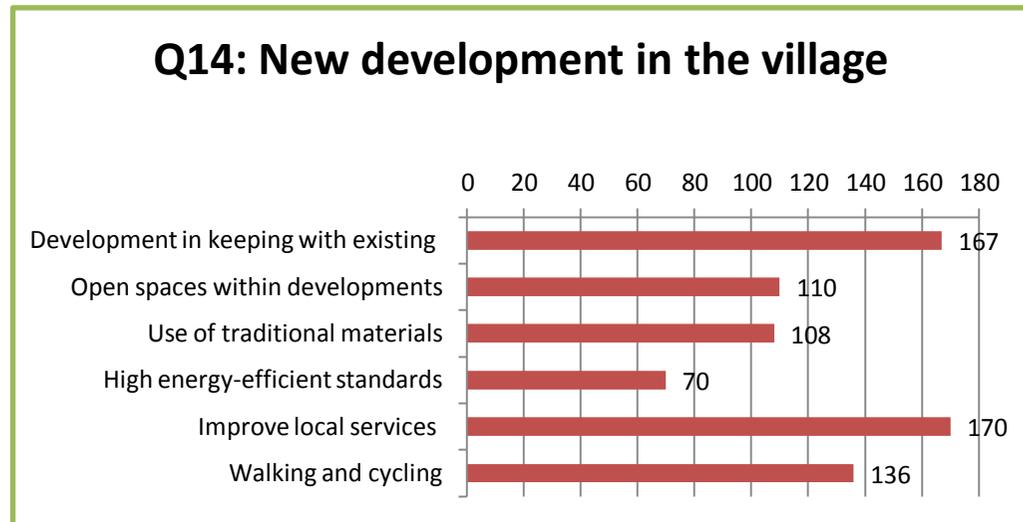
Comments on the principal issue of the lack of need for further employment included:

- Happy to commute back to peace and quiet of Sutton at end of the day
- Sutton is well-placed to travel to work in Hereford, Rotherwas or Leominster, so creating jobs here is not an issue
- Sutton is a small village, not place for growing employment
- Preserve residential character of the village
- Preserve farmland and green sites to retain rural character
- There is no role or need for the Plan to encourage employment
- Village is too close to Hereford to be able to develop local industries
- No call for industry other than farming – leave well alone.

Response to Q14: If new development is to take place in the village, what would you like to see?

This multiple-choice question was answered by 203 or 96% of the completed questionnaires. Two main themes emerged – that any opportunities should be taken, in allowing new development, to improve local services (81% of those who completed questionnaires), and that new development should be in keeping with the existing village character (79%). This could be achieved in part through the use of traditional local building materials (51%). Many also saw scope for the provision of opportunities for walking and cycling (64%) and the incorporation of open space within schemes (52%). Fewer thought that new developments should achieve higher energy-efficiency standards than currently required (33%).

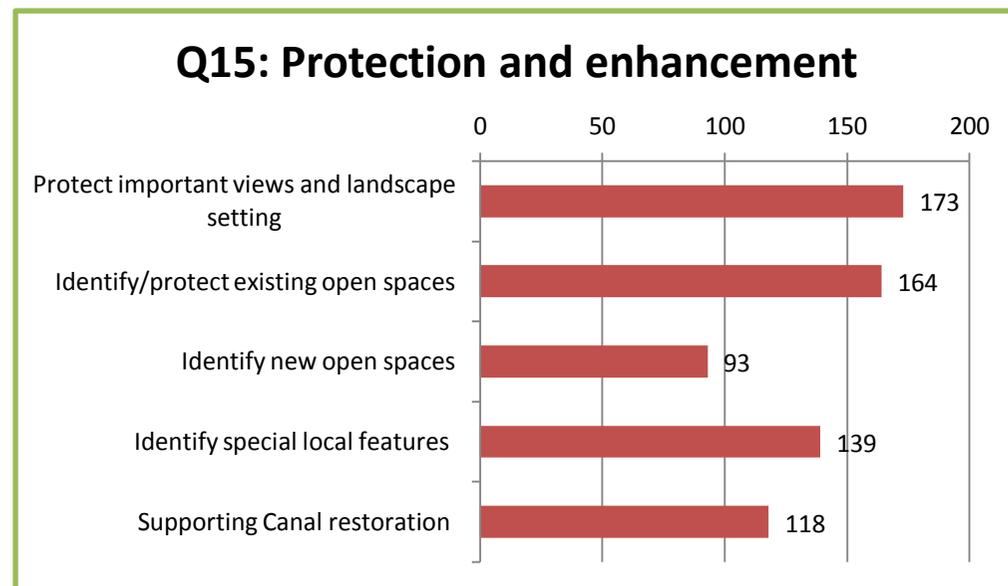
	Number	% of 211
New development in keeping with village character	167	79%
Include open spaces with developments	110	52%
Use of traditional local building materials	108	51%
New developments to exceed government energy-efficiency standards	70	33%
Opportunities taken to improve local services eg shop	170	81%
Provision made for walking and cycling	136	64%



Response to Q15: How should the Neighbourhood Plan protect and enhance the village?

This multiple-choice question was answered by 205 or 97% of the completed questionnaires. Respondents advised that most attention should be given in the Plan to the protection of important views and the landscape setting of the village (82% of those who completed questionnaires), closely followed by making sure that existing open space was properly identified and protected. Finding new open space was marked less highly (44%). Also supported was the identification of special local features, such as orchards, and future restoration of the Herefordshire & Gloucestershire Canal.

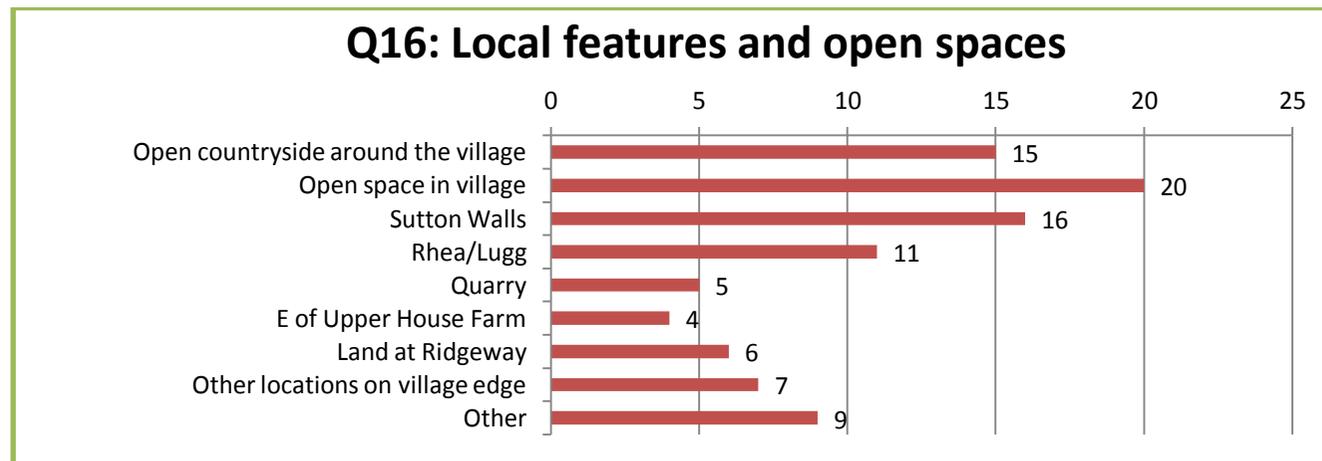
	Number	% of 211
Protect important views and landscape setting	173	82%
Identify/protect existing open spaces	164	78%
Identify new open spaces	93	44%
Identify special local features of significance eg orchards	139	66%
Support the restoration of the Herefordshire & Gloucestershire Canal	118	56%



Response to Q16: If there are any particular local features, open spaces or views that you think should be protected, please describe below and/or mark on the plan.

43 questionnaires included comments in response to this question (20% of the 219 questionnaires returned). A total of 10 respondents marked on the supplied plan features meriting protection (23% of those replying to this question), and these are reported on in section 4. Local features, open spaces and views were also more generally described within the written replies. Key features and areas identified were:

- Open spaces within the village (20 comments), including the old Orchard on the Marden Road, the school playing field, open space at Millway/Willowrise and the recreation area
- Sutton Walls and associated views (16 comments)
- Views of the open countryside generally around the village (15 comments), including longer distance views to Thing Hill, Patch Hill, Lyde, the Malverns and the Black Mountains.



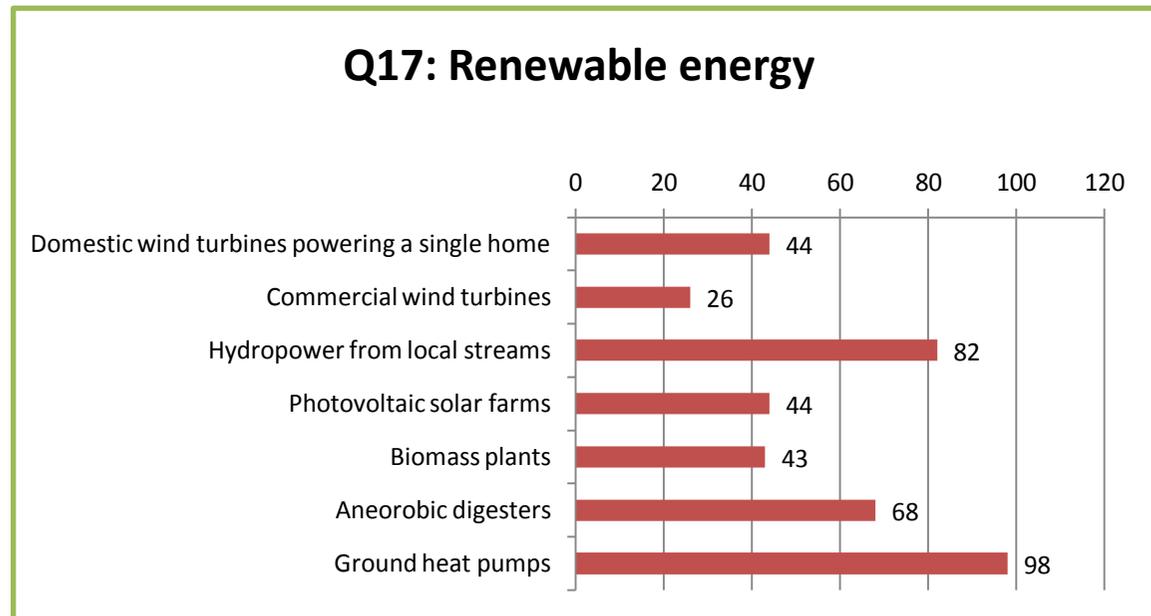
Comments identified a number of specific features for protection, within and around the village:

- Churches and churchyards, including the area of historical significance around St. Michael's
- Stone barn at cross roads
- Public footpaths
- Orchards
- Canal
- Pub
- Far-reaching views should be protected from unsightly wind turbines
- Land on the edge of the village at the Ridgeway, The Talbot's, Pantalls Farm/Rhea, south of The Craft, Lane Farm, Marden Road and rear of Fieldway.

Response to Q17: Which of the following ways of producing local renewable energy should the Plan encourage?

This multiple-choice question was answered by 169 or 80% of the completed questionnaires. The most favoured option was ground heat pumps, followed by the use of local streams to generate hydropower. Least favoured, by 26 (12%) of respondents, were commercial wind turbines.

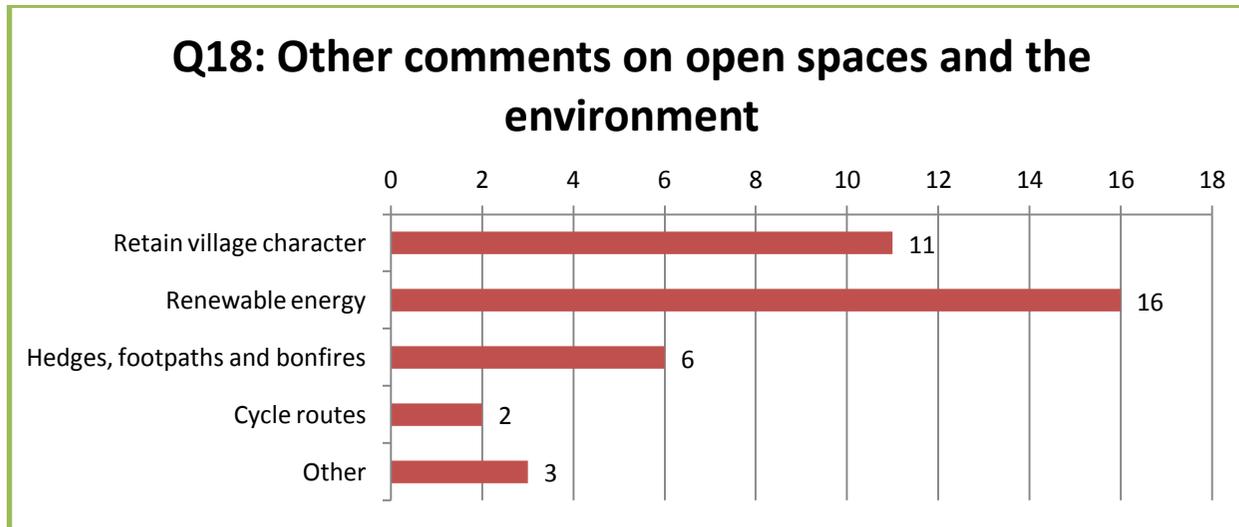
	Number	% of 211
Domestic wind turbines powering a single home	44	21%
Commercial wind turbines	26	12%
Hydropower from local streams	82	37%
Photovoltaic solar 'farms'	44	21%
Biomass plants	43	20%
Anaerobic digesters, inc. use of farm slurry	68	32%
Ground heat pumps	98	46%



Response to Q18: Do you have any other comments on open spaces and the environment?

A total of 35 questionnaires included comments in response to this question (17% of the 211 questionnaires returned). Several respondents raised more than one point; overall, 38 comments were made on a range of issues. The largest group of comments made further observations on the scope or otherwise for different forms of local renewable energy, in supplementary answers to the tick-box format Q17. Here, most respondents offered support for the use of solar panels on homes and other buildings, with little encouragement for larger-scale installations.

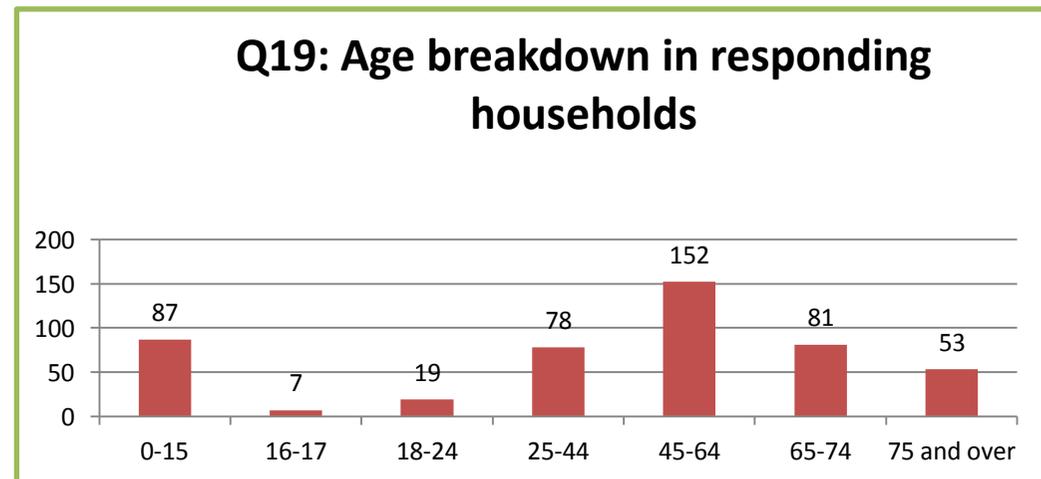
Other comments were made in respect of the need to retain the character of the village, by avoiding excessive development, keeping open spaces and other plots of land, and avoiding pollution and traffic. Several respondents pointed to the continuing need for footpath maintenance, whilst others identified the potential for a cycle route linking to Hereford. Finally, other comments referred to Canal restoration as a project to be taken on by individuals rather than the village as a whole; to increasing the use of the sports field by all ages, and that priority should be given to flood defences, dredging and road repair rather than the provision of more housing.



Response to Q19: Please tell us the number of people in your household in each age group.

The numbers of people in each age group within households returning completed questionnaires is shown below. The pattern generally reflects that in the population at large within the parish. Census 2011 figures for the area which includes Sutton St Nicholas parish¹ show 15% of the population under 16; 62% aged 16-64, and 23% 65 and over. Equivalent survey results are 18%, 53% and 28%. Four respondents did not answer this question.

	Number	% of 477
0-15	87	18%
16-17	7	1%
18-24	19	4%
25-44	78	16%
45-64	152	32%
65-74	81	17%
75 and over	53	11%
TOTAL	477	100%

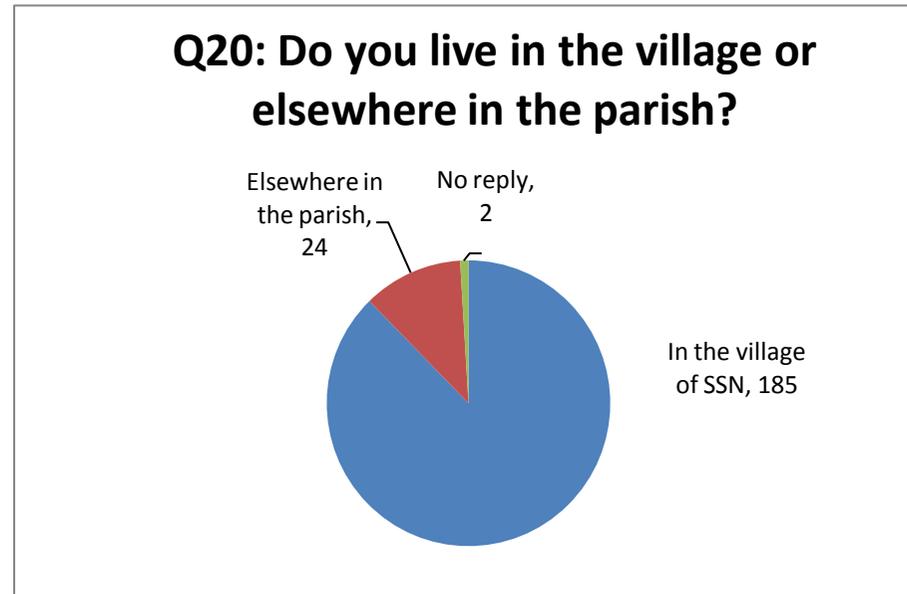


¹ Amberley Lower Super Output Area.

Response to Q20: Do you live within the Sutton St Nicholas village boundary, or elsewhere in the parish?

A significant majority (88%) of respondents live within the village boundary of Sutton St Nicholas, reflecting the local distribution of dwellings which lie predominantly within the village. Herefordshire Council estimate that there are 287 dwellings within the village envelope. Taking the numbers of questionnaires distributed (348) as a measure of the total number of dwellings in the parish suggests that 82% of houses are within the village itself. On this basis and assuming one reply per household, village respondents account for a slightly higher proportion of replies than those from the more rural areas of the parish.

	Number	% of 211
Village of Sutton St Nicholas	185	88%
Elsewhere in the parish	24	11%
No reply	2	1%
TOTAL	211	100%



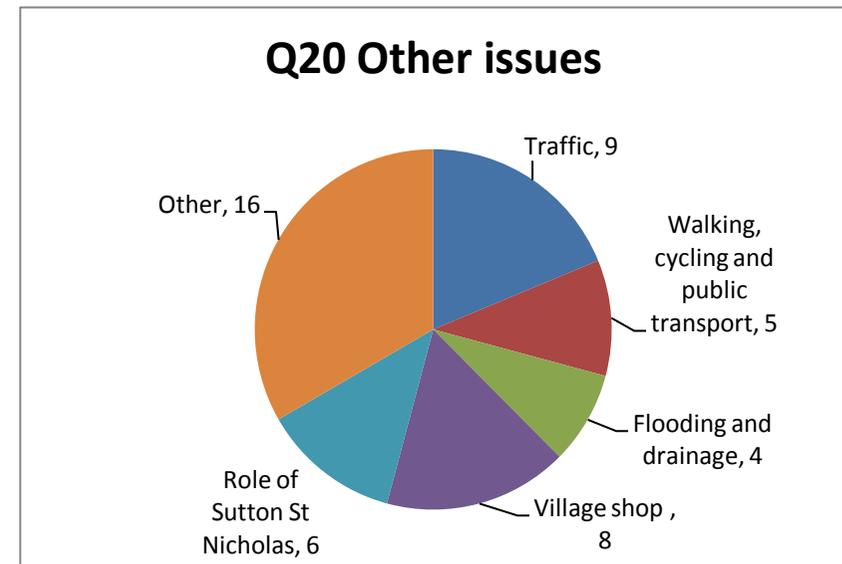
Response to Q20 continued: We've tried to cover the main issues, but if we've missed anything you think should be included in the Neighbourhood Plan please tell us below.

A total of 38 questionnaires included comments in response to this question (18% of the 211 questionnaires returned). Several respondents raised more than one point; overall, 48 comments were made on a range of issues. Several key topics emerged, the most common being traffic (9 comments), the need for a village shop (8) and concerns over the future role and character of the village (6).

Topic	No. of comments	% of 211 comments
Traffic	9	4%
Walking, cycling and public transport	5	2%
Flooding and drainage	4	2%
Village shop	8	4%
Role of Sutton St Nicholas	6	3%
Other	16	8%

Traffic issues focussed on concerns over speeding traffic through the village, and on Wyatt Road; and on the use of local roads such as the Ridgeway by heavy goods vehicles. Comments on the role of the village included the need to maintain its character by limiting development. Mention is also made of the contribution made by the working farms in the centre. Comments also covered a range of other issues including:

- No need for anonymity [in completing the questionnaire]
- Update tatty signage
- More involvement of villagers in planning if Parish Council meetings were at Golden Cross
- Q3 only provides for large development on edge of village – why not smaller ones?
- Gas links for households who currently have domestic oil
- Hedges over-growing paths
- Church bells every Thursday night
- Bonfires on nice sunny days by the few
- Existing owners should be encouraged to maintain their property to give a good impression to people passing through
- We would not want the value of our houses reduced as a result of housing association to let, or low income houses forced on us.
- Artificial light should be kept to a minimum.

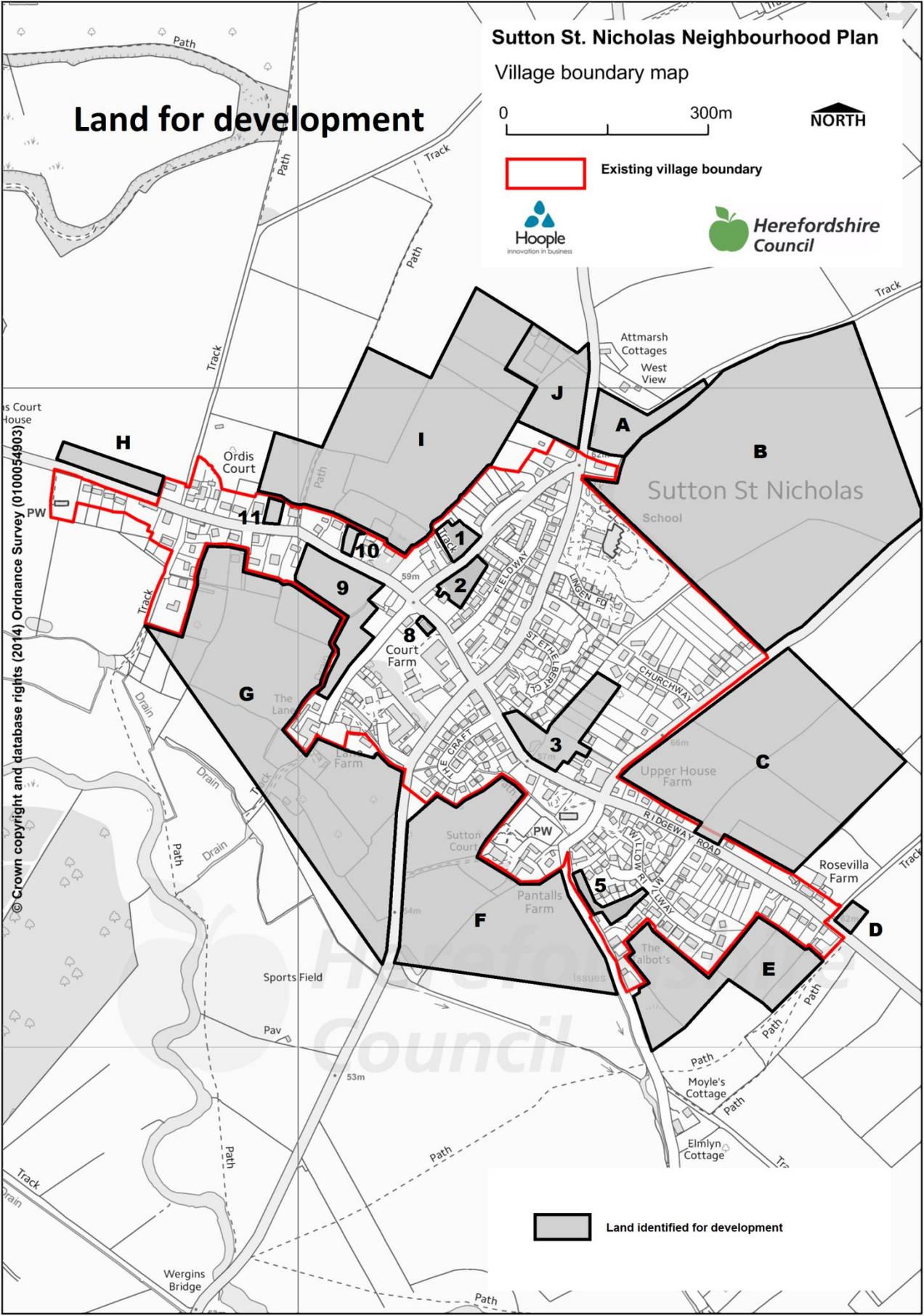


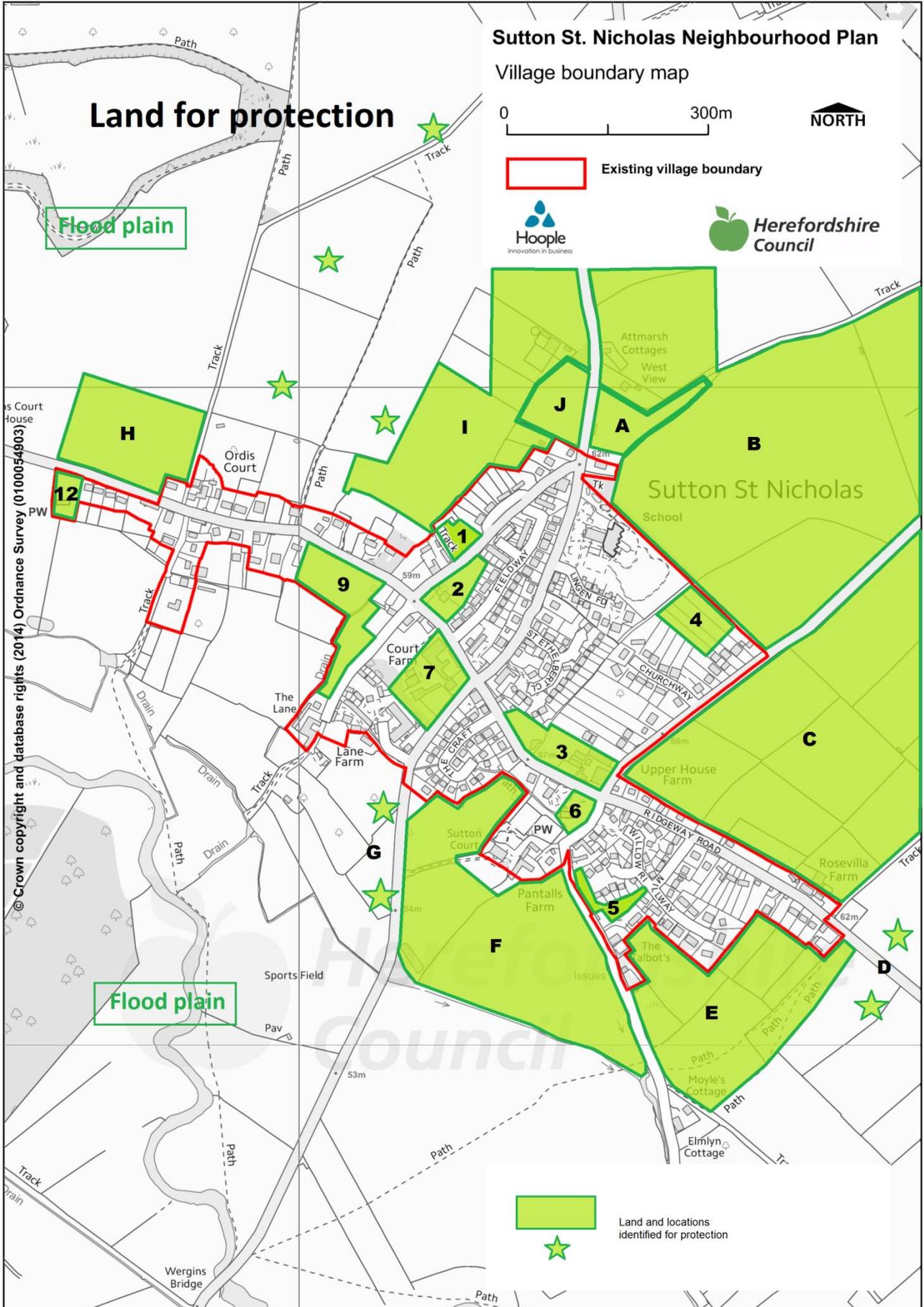
4. Land identified for development or protection

Several of the survey questions invited respondents to use a map, supplied with the questionnaire, to identify land for village expansion or, alternatively, for protection. The map focussed on areas adjacent to the main built-up area of the village, recognising that planning policy factors would limit any land which might be proposed for development in the Neighbourhood Plan to such areas (or within the boundary). The map showed the existing village settlement boundary, as defined in Herefordshire Council's 2007 Unitary Development Plan. Land within and adjacent to the village was marked on the map by respondents, either as for development/inclusion in an extended settlement boundary (in answers to Q2, Q7 and Q12), or for protection (answers to Q8 and Q16). The results are shown below.

Sites are listed in the table according to whether they fall within or outside the present settlement boundary. Numbered sites fall within the existing boundary. Sites identified by letter fall outside. Sites were identified to varying and overlapping extents; the areas shown on Figures 1 and 2 are the maximum extents of each of the areas listed. Most sites were identified for both development and protection, though the precise site boundaries may vary – the following plans indicate the actual areas of land referred to. The number of comments for each site given below includes those identifying part of the land in question; those identifying the site as mapped below; and those including the site as part of a larger area.

Site reference	Site name	Number of comments	
		Development	Protection
Land within settlement boundary			
1	Sutton Playing Field	3	4
2	Land at Bank House	4	1
3	Upper House Farm	4	9
4	Land rear Churchway	None	1
5	Willow Rise open space	2	1
6	St Nicholas churchyard	None	1
7	Court Farm	None	2
8	Blacksmith's Fold Barn, Court Farm	1	None
9	Post Office orchard and adjacent land	15	6
10	Land adjacent White House	2	None
11	Land adjacent The Cresswells	1	None
12	St Michael's churchyard	None	1
Land outside settlement boundary			
A	Willowcroft	10	1
B	Land to NE of school	4	4
C	Land E of Upper House Farm	15	8
D	Adjacent Rosevilla track/Ridgeway	3	1
E	Rear Millway/The Talbot's	4	5
F	Sutton Court/Pantalls Farm	5	6
G	Lane Farm/ W of Court Farm	12	1
H	Opposite Over Court	5	3
I	Land rear Orchard Close	5	4
J	Land opposite Willowcroft	15	2





APPENDIX

Questionnaire