

2017

Wyeside NDP 2011-2031: Consultation Addendum 1 -  
Questionnaire Analysis of Responses



Wyeside Group  
Parish Council  
October 2017

# Wyeside NDP 2011-2031: Consultation Addendum 1 - Questionnaire Analysis of Responses

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**Appendix 2 – Summary Table of Responses to Questionnaire**

**Appendix 3 – The Maximum Number of New Houses Acceptable by each Village**

**Appendix 4 – The Maximum Size of Any One Development Site Acceptable by each Village**

**Wyeside Neighbourhood Development Plan 2011-2031 October 2017** – provided under separate cover.

**Wyeside NDP 2011-2031: Consultation Statement October 2017** – provided under separate cover.

**Wyeside NDP 2011-2031: Basic Condition Statement October 2017** – provided under separate cover.

**Wyeside NDP 2011-2031: Environmental Report October 2017** – provided under separate cover.

**Wyeside NDP 2011-2031: Habitat Regulations Assessment Addendum Report October 2017** – provided under separate cover.

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## 1 Introduction

This report sets out the findings of the Neighbourhood Plan opinion survey conducted during Nov 2014.

The questions were based on the ideas and opinions we had received by going around the village fetes and other meetings during the summer of 2014. These issues were then prioritised at a public meeting in Sep 2014, to keep the questionnaire to a succinct size. The committee added a few other questions based on reviewing the surveys other parishes had done and on the need to have some basic parameters by which to analyse the results.

The answers were all manually entered into a spread sheet and then loaded into a database for analysis. Manual data entry is inherently error prone, so the following techniques were used to eliminate errors. Any survey that was found to contain a suspect answer we re-checked in its entirety and reloaded.

- Reports were written to spot answers that were outside the allowable range of answers.
- Spelling checkers were used on all the text answers for spelling and grammar. **This cannot spot where a wrong but valid word has been typed instead of the correct one!** Also the grammar of some of the responses was itself outside what spell checkers can spot problems in. If I have introduced any errors I apologise.
- 72 surveys were manually checked by another person. This is 18% of the surveys received.
  - Only 3 contained errors in the numeric results, on a total of 7 questions. These were corrected. These errors were all a difference of 1 in the opinion expressed so the impact of them being wrong was small. Based on this a further 12 surveys will also contain errors on up to 25 questions out of 27,980 answers, which was deemed to be a sufficiently small number that we did not need to recheck every survey.
  - A higher error rate, 7 surveys with multiple errors in, was found on the entering of free text answers, mainly spelling mistakes that did not change their meaning. As a result of this conclusion all text answers were checked again as they were added to this document fixing over 50 problems. There were also 9 surveys out of all 393 where we could not resolve all the words due to difficulties in reading the handwriting. These were rechecked by 3 other people and all have now been resolved.
- A small number of questions were deliberately duplicated in opposite forms so that we could check the validity of the results. If a respondent answered agree to both or disagree to both, then they clearly had not understood the questions and may not have understood the whole survey or had not read them at all and were applying random responses. Fortunately there were not sufficient numbers (less than 5) who fell into this trap to require us to remove their survey from the results.

**This report should be read in conjunction with the summary of tables and graphs set out in the Appendices of the Neighbourhood Plan. There are over 500 pages of graphs in total, but only those that show significant effects will be published here, in the interests of saving the forests! The remainder are available on a computer screen for examination if anybody wishes to do so.**

### 1.1 Report Structure

1. The summary of key results gives an overview of the key conclusions reached and any recommended further actions from them.
2. This section contains:
  - a. A description of the techniques used for analysing the results and the specific results of each question asked.
  - b. A review of the demographics of the respondents so that we can understand where the answers are coming from. Also why some have been grouped together.

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- c. The overall results for each question and any detailed variances across any of the analytical dimensions.
- d. Lastly any issues arising are noted if they can be covered briefly. Longer discussions on the issues will be found in section 4.
3. This section contains all the free format comments we received. They will require further separate analysis and discussion by the committee as **they have no statistical significance in the questionnaire**. They have the same weight as the original comments from the public at the information gathering events.  
A few comments have also been noted against the results for individual questions in section 2 where I thought they would assist the understanding of the issues involved in the analysis. E.g. The difficulty of defining “local people”.
4. Finally, there is a full discussion of all the issues raised by this questionnaire and recommended actions to resolve them.

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## 2 Summary of Key Results and Issues

The questionnaire had a generally good response rate of 70%. The lowest was 52% in Tyberton. There is some indication that some respondents did not fully understand all the questions but they are sufficiently low in number they do not invalidate the results.

Most of the questions gave the results that we expected but there were a few surprises.

I would summarise the results from the environment, facilities and transport questions as: -

Our residents wish to preserve the current character of our unique environment with an emphasis on protecting the environment, the historic buildings and monuments and the beautiful landscape that we have. They recognise that our facilities are often poor and some improvement of them would be appreciated, while appreciating the economic constraints of providing and sustaining them. Public transport is of great concern. Our narrow, winding road network is a major constraint on further development and the safety of residents.

I would summarise the results from the housing questions as: -

Most residents recognise the need for growth and change but want it to be slow and limited in nature, with small developments spread out over the 20 years of this plan, totalling about the 12% expansion proposed in the council core strategy. There is a desire that new buildings should maintain the character and feel of the existing villages while recognising the use of innovative, ecologically friendly building materials should not be ruled out.

There is a strong preference for giving priority for local people to get priority for local housing, but there are severe economic and procedural obstructions to this happening.

I would summarise the results from the working questions as: -

Development of small businesses in the area would be welcomed to ensure the future vitality of the villages but larger developments would not be suitable as our roads can't stand the traffic and we are probably too far from main roads and towns for them to be viable. They are keen for any businesses that relate to agriculture and food production but do not rule out any others.

There was a large proportion, 139 of 393 (35%), of respondents who offered further comments in question Z1. They are not statistically significant, in that they are the opinion of an individual without the veracity of others being able to express their opinion about them, but were certainly enlightening. Some of them have been referenced in the discussion of the issues in sections 2 and 4. Many of them gave clear well-reasoned arguments that the committee should take notice of.

The key issues raised are: -

- What sizes of house should be built to facilitate young people getting their first house in Wyeside and making their life here?  
**Much more discussion on this point is needed.**
- How can "local people" afford their first house here so that they can make their life here?  
**There are very few practical solutions for this that could be included in a Neighbourhood Plan and defining "local people" is also problematic.**
- How can we preserve our public transport in the current economic climate?  
**We need creative ideas for alternatives to the classic bus service we have today**
- The possible introduction of innovative building materials while preserving the look and feel of a rural village.  
**How do we form policies in a plan that achieves this, given that 'look and feel' are subjective?**



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- How do we encourage young people and families to move here to ensure a vibrant future for the area, as well as those choosing to retire to our beautiful area?  
**What types of housing or facilities are needed to achieve this, and how would facilities be funded?**
- What services and facilities are needed to support our current ageing population who wish to stay within this area that they love?  
**What policies should go in the plan and how can facilities be funded?**

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## 3 Analysis of Results

### 3.1 Techniques

There is a section below for each question asked on the survey. Please note that questions that gave options, asking for one tick only are shown as a single answer, e.g. Age Group.

The single letters after each question refer to the type of answer wanted.

N = Numeric answer wanted. These took 2 forms:

- a) Questions that wanted a real number, these results was recorded as entered.
- b) Those that asked whether the person agreed or disagreed with the statement in the question.

They were assigned a number as follows: -

- 1 = Strongly Disagree
- 2 = Agree
- 3 = Neither Agree nor Disagree
- 4 = Agree
- 5 = Strongly Agree

A = Text answer, in free format. The main conclusions are shown in this section, but the details are shown in section 3. Please also note that if the responder has written text in any area other than in a box requesting text, this has been put at the start of Question Z1 with a reference to the question against which it was found.

B = Boolean (Logical). These questions required a Yes (Y) or No (N) answer that was recorded with a single letter.

X = These apparent questions were headings to more detailed questions below, and no answer was expected or recorded for them.

The results for all questions were looked at in the following ways:-

Each question was looked at as a total of all the responses given.

Each question was analysed by the following groupings, hereafter referred to as 'dimensions'. The totals, average and distributions for each one were looked at, compared with the others in that group and the overall total and average. Any significant variations by any dimension are noted against the relevant question.

E.g. If I had looked at the results by Village, and seen that while overall respondents had strongly agreed with the question one village had disagreed this would be noted.

Village. Clearly different villages are different sizes and have differing facilities and services, which might lead to different results for a given village.

Results were reviewed for each of the 5 villages: Blakemere, Bredwardine, Moccas, Preston-On-Wye and Tyberton.

Residence. It is possible that people who have lived here longer may have differing opinions to those who have newly arrived.

Results for how long each respondent had lived in the Wyese area, grouped as follows:-  
0 to 5 years, 6 to 15 years, 16 to 30 years, 31 to 45 years, Over 45 years.

Age Group. It is possible that young people have a differing opinion to those who have families or those who are now retired. The smaller groups at the younger ages reflect that their opinions may

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change rapidly as they gain life experience. Age groups were on the questionnaire as follows: 12-16 (Asked to fill in the Children's' Questionnaire), 17-20, 21-25, 26-35, 36-50, 51-65, 66-75, Over 75.

House Size. It is possible that those that live in small houses may have differing opinions to those that live in large houses. Due to the small number of 1 bedroom houses and also larger houses, these have been grouped as follows to maintain the anonymity of the responders:

1 or 2 bedrooms, 3 bedrooms, 4 bedrooms, Over 4 bedrooms.

Working Status. It is possible that those who are students may have differing opinions from those who are working or those who are retired. There were a number of questions about this that enabled the respondents to give more than one response. The detailed algorithm for working out the status is available on request. They have been grouped as follows:

Working in Wyeside, working outside Wyeside, Student (Includes all children), Homekeeper (Those deliberately working at home to maintain their households and families), Retired, Unknown (Includes those who declined to answer the question or didn't fit any of the categories given. It might include those who are unemployed or work outside Wyeside but did not declare it under 'Other'.)

Gender. It is possible that men and women think differently about some issues. (No other genders were declared, although a few people declined to respond.)

3. Average results were calculated for most questions, to be analysed as described above.

The average response for opinion questions was calculated as follows: -

Multiply the number of respondents for each answer by the number assigned to that answer.

E.g. If 23 people ticked Agree for that question; calculate that as  $23 \times 4 = 92$ .

Now add together these totals for each opinion and divide by the total number of people who responded to that question.

e.g. If 5 Strongly disagreed, 17 Disagreed, 94 Neither agree nor disagree, 23 Agree, 14 Strongly Agree

Average =  $(5 \times 1) + (17 \times 2) + (94 \times 3) + (23 \times 4) + (14 \times 5) / (5 + 17 + 94 + 23 + 14)$

Average =  $(5 + 34 + 282 + 92 + 70) / 153$

Average =  $483 / 153$

Average = 3.16 This example result means that on average people neither agree nor disagree.

The average scores are then put into these categories.

Strongly disagree	average $\leq 1.5$
Disagree	average $\leq 2.5$
Neither agree nor disagree	average between 2.5 and 3.5
Agree	average $\geq 3.5$
Strongly Agree	average $\geq 4.5$

Two of the questions, H8 & W8, asked people to rank up to 10 options in their preferred order. This was intended to give us a more detailed view if many people had expressed them as the same level, e.g. Agreed, in the other questions. Only about half the responders followed this technique correctly. The rest clearly expressed them as numeric preferences, giving many options the same number and not relating them to any other numbers given. (E.g. 1,1,1,2,2,2,2,5,5,10). Many left some of the options blank and gave the others either 1 or 10. This gives potential problems with analysing the result. I therefore analysed these questions in 3 ways:

a) Using the numbers, as supplied, as rankings in the way originally intended.

b) Converting the preferences, as supplied to a proper ranking, by changing the numbers to be in a ranked order. Thus the example above would become 2, 2, 2, 5.5, 5.5, 5.5, 5.5, 8.5, 8.5, 10.

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These numbers were then analysed as rankings to give a better total ranking.

c) The results, as given, were graphed as if they were preferences and reviewed to understand if they were wanted overall or not.

The results of this were surprising. The comparison of the results for methods (a) and (b) showed almost no change. There were occasional swapping of 2 options when analysed against the various dimensions, but the overall results were unchanged! A review of them graphically as preferences also showed much the same results. The detailed results will be discussed below under the relevant questions.

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## 4 Demographics

Before looking at the individual questions, it is useful to understand how our villages are made up.

**Most of these figures can only be given for those who responded to the questionnaire so represent 70% overall.** There is no reason to think that those who did not respond form any substantial sub groups and so these figures are probably representative of the overall figures (with an error margin of plus or minus 10%).

### 4.1 Housing Stock

This is the approximate number of houses in each village. The sizes are based on the responses given and the best guess of our committee on houses that were empty when we delivered the questionnaires. There could be an error of plus or minus 2 on each size in each village. There are 2 houses in Blakemere and 2 in Bredwardine where we do not know the size.

Village	Total	1 bed	2 bed	3 bed	4 Bed	5 bed	6 bed	7 bed	8 Bed
Blakemere	35		5	14	12	1			1
Bredwardine	83	2	13	29	30	7			
Moccas	56	1	14	26	9	5			1
Preston-On-Wye	82	5	14	36	13	7	6	1	
Tyberton	37		3	12	18	4			
Totals:	293	8	49	117	82	24	6	1	2
Percentage		2.70%	16.70%	39.90%	28.00%	12.70%	(5 bedrooms or more)		
National Average		10.50%	26.50%	43.10%	15.40%	4.50%	(5 bedrooms or more)		

The most important fact to note here is the very small number of 1 bed properties in any of the villages. This discussed further in section 4 under affordable housing.

Details of National housing stock found on Government web site: [National Housing Stock](#)

### 4.2 Population & Response Rate

This represents the total people in each village (we delivered one questionnaire to each person) but **does not include children under 12** and people whose main home is elsewhere. I have also shown the response rate for each village.

Village	Resident Adults	Resident Children	Response Adults	Response Children	Total Response	Response % Age
Blakemere	65	7	45	4	49	68%
Bredwardine	147	3	103	3	106	71%
Moccas	91	5	74	3	77	80%
Preston-On-Wye	164	9	118	6	124	72%
Tyberton	62	9	33	4	37	52%
Totals:	529	33	373	20	393	70%

The overall response rate of 70% is sufficient to say that the results of the survey are valid and representative. The low rate of 52% in Tyberton is at the bottom end of acceptability (I would have preferred about 60%), but since overall their responses match the other villages and the distributors believe the people who didn't respond there come from all groups, we can proceed with confidence.

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## 4.3 Age Groups

This data only applies to those who responded to the questionnaires.  
“??” means the responder did not answer this question.

Age Group	12 to 16		17 to 20		21 to 25		26 to 35		36 to 50		51 to 65		66 to 75		Over 75		??	Totals	
Blakemere	4	8%	1	2%			3	6%	7	14%	9	18%	16	33%	9	18%		49	
Bredwardine	3	3%	3	3%	2	2%	5	5%	21	20%	35	33%	18	17%	18	17%	1	1%	106
Moccas	3	4%			4	5%	1	1%	18	23%	31	40%	9	12%	11	14%		77	
Preston-On-W	6	5%	5	4%	2	2%	7	6%	30	24%	36	29%	27	22%	10	8%	1	1%	124
Tyberton	4	11%	1	3%	1	3%	2	5%	10	27%	9	24%	4	11%	4	11%	2	5%	37
All Wyeside	20	5%	10	3%	9	2%	18	5%	86	22%	120	31%	74	19%	52	13%	4	1%	393
National Av		6%		5%		7%		13%		21%		18%		8%		7%			

This signifies that we currently have an ageing population that will need the relevant services for older people in place if they are to remain here as long as they wish to. In the light of public spending cutbacks this may be an interesting challenge that the Neighbourhood Plan will have to consider how it could be facilitated.

## 4.4 Residence

This data only applies to those who responded to the questionnaires.  
“??” means the responder did not answer this question.

Residence	0-5 yrs		06-15 yrs		16-30 yrs		31- 45 yrs		45+ yrs		??	Totals	
Blakemere	3	6%	19	39%	12	24%	10	20%	4	8%	1	2%	49
Bredwardine	27	25%	28	26%	23	22%	17	16%	7	7%	4	4%	106
Moccas	20	26%	19	25%	15	19%	9	12%	13	17%	1	1%	77
Preston-On-W	28	23%	30	24%	31	25%	16	13%	17	14%	2	2%	124
Tyberton	11	30%	13	35%	3	8%	6	16%	1	3%	3	8%	37
	89	23%	109	28%	84	21%	58	15%	42	11%	11	3%	393

This shows interesting variation by village. Blakemere has very few newcomers (< 5 yrs) while Tyberton show a large number and a lack of very long stayers (over 45 yrs). However these are our 2 smallest villages and these trends may not be significant. Tyberton may just reflect a recent unusual spate of deaths and/or older residents leaving, leading to a high recent house turnover? Blakemere figures could be explained by a similar effect about 10 years ago?

Up to 57 of our residents have lived here all their lives. There is a margin of error here of up to 20 people who have lived here most of their lives (e.g. 40 years out of 50). This ranges from up to half of our young people up to age 25, to less than 6% of our 51 to 65 year olds, rising again to over 10% of our over 75 year olds. Overall it is probably a bit over 10%.

The significant figure is the overall turnover of 23% within the last 5 years and over 50% in the last 15 years. This shows that the villages are still dynamic, even if it is not attracting the age group mix that some villages would prefer? It does however signify that if conditions in our parishes change, as a result of our Neighbourhood Plan or other outside effects, that the age groups could change again within the life of this Plan.

## 4.5 House Size Lived In

This data only applies to those who responded to the questionnaires.  
“??” means the responder did not answer this question.

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House Size	1		2		3		4		5		6		7		8		??	Totals	
Blakemere			4	8%	19	39%	17	35%	3	6%					2	4%	4	8%	49
Bredwardine	2	2%	11	10%	41	39%	36	34%	12	11%							4	4%	106
Moccas			13	17%	39	51%	17	22%	8	10%									77
Preston-On-Wye	4	3%	18	15%	52	42%	24	19%	11	9%	11	9%	2	2%			2	2%	124
Tyberton			1	3%	14	38%	15	41%	4	11%							3	8%	37
	6	2%	47	12%	165	42%	109	28%	38	10%	11	3%	2	1%	2	1%	13	3%	393

The main significance of these results are that, to preserve anonymity of responses, the 1 and 2 bedroom answers, where mentioned, have been aggregated, as have the 5 to 8 bedroom answers. It also shows that we got a reasonable spread of responders from all house sizes, confirming the validity of the survey.

### 4.6 Working Status

Working Status	Home keeper		Work Outside		Retired		Student		Unknown		Work in Wyese		Total
Blakemere	1	2%	2	4%	24	49%	5	10%	1	2%	16	33%	49
Bredwardine	7	7%	10	9%	39	37%	4	4%	6	6%	40	38%	106
Moccas	2	3%	9	12%	26	34%	3	4%	10	13%	27	35%	77
Preston-On-Wye	2	2%	17	14%	40	32%	9	7%	8	6%	48	39%	124
Tyberton					15	41%	4	11%	4	11%	14	38%	37
	12	3%	38	10%	144	37%	25	6%	29	7%	145	37%	393

The refreshing fact from this is the high proportion of those people who are working, who work within Wyese! That is 37% overall, against 17% (declared as working outside or unknown). This means at least 2 out of every 3 working people works within Wyese, contrary to anecdotal evidence!

Clearly this includes a good number of farmers and farm workers, but at best estimate there are only about 20 farms in the area, so this is about half of the local working population, assuming a couple running each farm with one family member or outside worker each. The rest must have other local jobs which is encouraging?



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## 5 Individual Questions

### **E1 The overall environment and landscape must be considered with all planning requests. (N)**

‘Strongly Agreed’ to by nearly all responders, with an average result of 4.53.

No variances across any dimension.

### **E2 Ancient trees, orchards and hedgerows must be protected during any development. (N)**

‘Agreed’ to by nearly all responders, showing no variances across any dimension, with an average result of 4.38. Those aged 21 to 35 and those who have resided here more than 45 years, while still agreeing, show about equal numbers from ‘Neither Agree nor Disagree’ to ‘Strongly Agree’ with an average just below 4.

### **E3 Areas of natural/wild flower planting are needed within Wyese. (N)**

‘Agree’ by nearly all responders, with an average result of 4.01.

Those aged 17-35 and those who have resided here more than 45 years, while still agreeing were much more ambivalent with the majority of answers being ‘Neither Agree nor Disagree’.

### **E4 Solar panel farms must be encouraged. (N)**

‘Neither Agree nor Disagree’ was the commonest answer from all responders (133), with an average result of 2.97. There are approximately equal numbers on the agree (125) and disagree (121) sides. There are variances across every dimension with each graph having a different shape. There is a slight preference by the younger generations for having these. Many comments were received saying that Solar panels on roofs are OK but they don’t want to see productive land covered with them.

**No policy conclusions can be drawn from this answer, except that planning applications are likely to be contentious, with the exception that roof installations are much more likely to be acceptable.**

### **E5 In the event of flooding, all villages must have a fully protected, passable exit route. (N)**

‘Agree’ by nearly all responders, with an average result of 4.06. Very few answers disagreed. The commonest answer was ‘Strongly Agree’.

No significant variances across any dimension.

Note total protection is impossible, the question is: - “What height of flood do we want to protect against?”

### **E6 Flooding in this area is inevitable and should be accepted in our rural environment. (N)**

‘Agree’ with an average result of 3.29. However, there is a wide divergence in the responses, with some questioning the practicalities of achieving this goal. It should also be noted that at no time last year, one of the wettest winters for many years, was any village completely cut off, although diversions of up to 5 miles were needed. Blakemere slightly disagreed with this with an average of 2.78 although they were perhaps worst affected last year.

### **E7 Are there any particular buildings, historic sites or megaliths in your neighbourhood that you feel are important to preserve? (A)**

The answers to this are listed in section 3. The majority of places listed already have the maximum protection possible as Grade II listed buildings or SSSIs. Any known protections are noted against them.

### **F1 My local church should be dual-use (church and village hall.) (N)**

The overall average here is irrelevant as 3 villages already have a village hall, although the future of the hall in Bredwardine is currently uncertain due to only a short lease remaining. Therefore, the key dimension for this question is by village.

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## **Blakemere 'Agreed' with an average result of 3.82.**

Only 9 disagreed or strongly disagreed, while 31 agreed or strongly agreed with 9 in the middle camp. Blakemere are actively considering this question and have a separate, more detailed survey going on at the moment.

## **Bredwardine 'Agreed' with an average result of 3.41.**

This average would normally be considered as 'Neither Agreed nor Disagreed' but looking at the detailed numbers show 45 agreed or strongly agreed, while only 16 disagreed or strongly disagreed. The overall average is reduced by 42 in the middle camp, without this the average would have been 3.69. Bredwardine are uncertain about the future and standard of their current hall and have already begun exploring the possibilities of using the church. These results should help guide them in their future considerations.

## **Moccas 'Disagreed' with an average result of 2.63.**

Again ignoring those in the middle camp the average would have been 2.40. Since Moccas has a very new Hall and a small ancient Grade I listed church the issue here is irrelevant.

Preston-On-Wye 'Neither Agree nor Disagree' with an average result of 2.83. Preston has a good thriving hall in the middle of the village with no current need for change.

## **Tyberton 'Agreed' with an average result of 3.43.**

This average would normally be considered as 'Neither Agreed nor Disagreed' but looking at the detailed numbers show 18 agreed or strongly agreed, while only 8 disagreed or strongly disagreed. The overall average is reduced by 11 in the middle camp, without this the average would have been 3.62. The overall response rate of 52% in Tyberton means this question would need more detailed work before proceeding further.

There are few significant variations on any of the other dimensions due to the overriding differences in the existing Village facilities. The only strong variances found were in Moccas where the question is not relevant anyway.

## **F2 (Better) recreational facilities are needed. (N)**

'Neither Agree nor Disagree' by nearly all responders, with an average result of 3.24.

Few variances across any dimension with all results showing a larger number of agree than disagree, but all heavily outweighed by the middle camp. However it is clear that our children want this, 12 agree and only 4 disagree with an average of 3.55.

The Parish council should perhaps consider this as a priority if any funding becomes available? Also we should all consider if a bit of better organisation / volunteering and better use of existing facilities could plug some of this gap?

## **F3 Public footpaths and bridleways in Wyese need to be better maintained. (N)**

'Agree' from nearly all responders, with an average result of 3.75.

No significant variances across any dimension.

Our landowners and the Parish council should take note. It might help if the responsibilities for footpath maintenance were better publicised? Perhaps an article in the Village Pump?

It should also be noted that, once the paths are clearly marked to prevent people straying, the best maintenance is regular use to keep down overgrowing vegetation. (Overgrowth was the factor mentioned most at the village fetes.) Stiles and gates last better when responsibly used by all parties!

## **F4 My local village hall (buildings) needs expansion/improvement. (N)**

The overall average here is irrelevant as only 3 villages already have a village hall at present.

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Moccas and Preston-On-Wye 'Disagree' with this, indicating their current facilities are largely adequate for current needs. Bredwardine 'Agree' with an average of 3.54. Clearly this reflects the current concerns over the future and condition of the existing hall.  
No variances across any other dimension.

## **F5 A community shop and Post Office is needed in Wyeside. (N)**

'Agree' from nearly all responders, with an average result of 3.67.

This was lowest in Tyberton, which is closer to the existing facilities in Madley and Peterchurch than any other village. The strongest agreement was in Moccas with an average of 3.88. No other significant variations on any dimensions.

The issues here are the financial viability of such a shop and the volunteers to run it as a community enterprise. A discussion with the owners of the campsite at Bycross could also be instructive as they have the start of one already for their clients.

## **F6 A youth centre/club is needed. (N)**

'Neither Agree nor Disagree' from nearly all responders, with an average result of 3.14.

However, the only vote that matters are from our children who might use it and they agree with an average 3.55. Ironically those in the age groups that might be their parents, 26-50, tend very slightly to the disagree side!

This should be considered by the Parish council and the Young Farmers as it is a problem of numbers likely to attend and the volunteers to run it. To be viable it would almost certain have to include villages outside our parishes.

## **F7 Pubs are a vital part of our community and must be protected. (N)**

'Agreed', with an average result of 4.14. Only 14 people disagreed at all.

The only variance was those who work outside Wyeside who had a lower proportion of strongly agree, perhaps because they use pubs closer to where they work?

## **F8 Picnic/recreation areas for locals and tourists need to be created in my neighbourhood. (N)**

'Neither Agree nor Disagree' with an average result of 2.92.

There are slight variances across all dimensions, but all except our children have a similar average. The children had an average of 3.26 which, while it is still statistically neither agree nor disagree, does show a stronger bias towards wanting this. When taken into account with questions F2, F6 and F9 the result again indicates that our children would like more options for doing things within Wyeside.

## **F9 New/improved\* sports or recreation facilities are needed in my village. (N)**

'Neither Agree nor Disagree' with an average result of 2.91.

Again our young people in age groups 12-25 are more in agreement with an average of 3.22. This perhaps reflects a higher likelihood of them using such facilities compared to older people and the comment on F8 also apply. F9a (\* Delete as appropriate) (A) Less than 25% of respondents actually deleted either New or Existing so no statistically significant results can come from this. A few people put a note beside it to say 'Both' so perhaps others were implying this by not selecting one option. The committee can deduce the meaning by village based on the fact of whether each village has any existing facilities. Given the result of F9 being neither agree nor disagree, this question is largely academic anyway.

## **T1 Speed restrictions should be put in place in my village. (N)**

'Agree' with an average result of 3.65.

There are noticeable variances across the dimensions.

Tyberton has over half the responders strongly agreeing with an average of 4.00.

Blakemere is neither agree nor disagree with an average of 3.33.

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Preston has 15% of people strongly disagreeing while still having an average of 3.50 (just in the agree camp, 3.49 would have been neither agree nor disagree!)

Those who work outside Wyeside and those who have lived here more than 45 years, while still agreeing show a much more even distribution with significant numbers of strongly disagree.

These results should be considered with the recent proposal by the council to introduce speed limits of 40mph in Blakemere and Bredwardine and 30mph in Tyberton. Clarity on when these might be introduced should be sought.

Further discussion on this point will be found in section 4.

## **T2 Re-routing of footpaths and bridle-paths should be considered in order to benefit users and minimize impact to the land they cross. (N)**

‘Agree’ with an average result of 3.68.

No significant variances across any dimension.

It will be interesting to see if any significant ‘No’ campaigns are started if any land owner actually files a request to do this.

## **T3 Footpaths are important for both locals and tourism. (N)**

‘Agree’ by nearly all responders, with an average result of 4.13.

Those who have lived here more than 45 years showed a much more ‘normal’ curve with only a few strongly agree, whereas most other dimensions show strongly agree as the highest number of votes.

## **T4 Public transport between Wyeside and the main towns is vital to community sustainability. (N)**

‘Strongly Agreed’ to by nearly all responders, with an average result of 4.30.

No variances across any dimension.

As raised by Philip during several committee meetings, we are going to need to think creatively about what ‘public transport’ consists of. The sustainability of a traditional bus service is reducing rapidly. More discussion on this subject in section 4.

## **T5 Public transport is adequate in my village. (N)**

‘Disagree’ with an average result of 2.14.

No variances across any dimension.

This question was largely a check to ensure that people were actually reading the questions and selecting the right answers, as opposed to ticking everything in the same column. It is just the reverse of T4 above. A check showed that only a few responders gave conflicting answers here, not enough to invalidate the overall survey.

## **T6 Any increase in village expansion should be met with a proportionate increase in safety measures and highway maintenance. (N)**

‘Agree’ with an average result of 4.17.

People who have lived here over 30 years showed fewer strongly agree than agree, but still no significant numbers of disagree. This may reflect a slightly greater resistance to change amongst this group?

The issues around road safety and improvements are discussed in section 4.

## **H1 How many houses do you think your village should grow by in this period? (N)**

The overall figures here are irrelevant, what matters is the response from each village. With an overall housing stock of 295 the target set by the council of 12% would be 36 new houses over 20

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years including the 2 or 3 already built. The average total that came back for this question is 39, which equals 13%.

We did not permit an answer of zero in this question as the government rules say we may not block development without very good reason. However, a small number of people insisted on answering 0 or 0.1 and even 0.001! These are not enough to affect the results. If we look at the individual answers we see there is a wide spread of ideas from 1 to Unlimited (shown as 100 in the graphs).

If we look at the average and commonest answer for each village we get totals of 39 and 38.

Village	Av	Commonest
Blakemere	8	5
Bredwardine	8	10
Moccas	7	8
Preston-On-Wye	11	10
Tyberton	5	5
	<b>39</b>	<b>38</b>

However, we should note that the majority of other answers were below these values. The averages were dragged up by the small number of answers wanting very large or unlimited numbers.

Therefore, we need to consider carefully what to put into the plan, given the numbers can be interpreted in these 2 ways.

Lastly note should also be taken that 13 people gave higher answers to the next question that they gave to this one suggesting they had misunderstood the intention of the questions! Therefore, it is likely that as many again also did not fully understand it and gave the same answer to both questions.

Also about 50 people did not answer this question at all. This is a significant proportion (12%) and between 4 and 8% who did not understand the question. Also about 10% of respondents would accept substantially larger developments than those proposed by the council.

All this mean that debates over any medium or large development (probably over 4 or 5 houses?) will probably be quite contentious.

## **H2 What is the maximum number of houses you think any one development should include? (N)**

The results of this are quite clear. The 3 smaller villages don't want any single development over 5 houses. In Bredwardine and Preston-On-Wye 15-20% of respondents would also accept developments up to 10 houses, so these would clearly be contentious if proposed. Even those considering larger house numbers over 20 years mostly still want each development to be small.

The split between maximum development up to 2 and up to 5 is more interesting. Bredwardine, Preston-On-Wye and Tyberton had about equal numbers voting for each of these. Blakemere had two thirds of people voting for up to 2. Moccas had about three quarters voting for up to 5.

There is a question not directly covered in the survey of how many 'houses' would a small block of 1 or 2 bed flats count as? The committee will have to consider this question. A block might be little bigger than a 4 bed house!

When making policy on this we will need to think about the "affordability" of houses that are built and we may have to recognise that larger developments may be more economical to build than smaller ones, perhaps, but not necessarily, keeping the prices down?



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## **H3 New housing should include:**

### **H3a starter homes. (N)**

‘Agree’ with an average result of 4.01.

Residents of Tyberton had about 20% of people strongly disagree although the village average is 3.72. In age group 26-35 about 25% strongly disagree, which is perhaps surprising as they could be expected to still be looking for homes?

### **H3b supported housing/retirement homes. (N)**

‘Neither Agree nor Disagree’ with an average result of 3.33.

Looking at the graphs, it is clear that more people agree with this than disagree. The average is dragged down by large numbers who were ambivalent and answered 3.

Unsurprisingly if we look at retired people, while still having a lot of ambivalent respondents, if we ignore them the average becomes 3.59 which would be a result of ‘Agree’.

We should consider the anecdotal responses received at the village fetes which identified several couples who were looking for high quality smaller houses or bungalows suitable to retire into from their current larger houses. We do have disabled people living in the area, who might benefit from some supported housing.

Lastly we have a very high proportion of older people in Wyeside (over 55) compared to the national average and some of them will need support at some stage if they are to stay in the area they know and love.

### **H3c family homes. (N)**

‘Agree’ with an average result of 4.07. There are virtually no disagrees for this question.

No significant variances across any dimension.

### **3d links to new businesses. (N)**

‘Neither Agree nor Disagree’ with an average result of 3.33.

Looking at the graphs there are generally more people who agree than disagree.

It is possible that some respondents interpreted this question as being ‘Tied Cottages’ and therefore voted against whereas what we intended by the question was simply encouraging those wanting to build business premises in the area to also build some houses so that potential employees could move to the area. This would include existing residents buying the new houses and new workers moving to the houses freed up by such moves. Some more research might be in order?

### **H3e homes with live and work potential. (N)**

‘Agree’ with an average result of 3.77. There are virtually no disagrees for this question.

There are approximately equal numbers who were ambivalent, agreed and strongly agreed.

No significant variances across any dimension.

### **H3f provision for local people with local connections. (N)**

‘Agree’ with an average result of 4.10. There are virtually no disagrees for this question.

There are variances in the ratio of agree to strongly agree across most dimensions but these do not seem to form any significant pattern. There is much to discuss on this question. See section 4 for the arguments.

### **H3g encouragement of new blood into our communities. (N)**

‘Agree’ with an average result of 3.50.

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This is 'agree' by the merest fraction. Looking at the detail shows that Moccas agrees with an average of 3.83 (mainly because almost nobody disagreed) and all other villages are in the neither agree nor disagree camp.

The only other variances are the proportions that ticked neither agree nor disagree versus those who agree and strongly agree. This proportion varies between 35% and 75% of respondents but the commonest is about 40%. While this is interesting to note it does not seem to form any significant pattern.

## **H4 New housing should be:**

This question as a whole gave surprising results that are discussed at length in section 4.

### **H4a 1-bedroomed flats/apartments. (N)**

'Disagree' with an average result of 2.28.

There are large variances across most of the dimensions.

Blakemere (1.87) and Tyberton (1.52) are almost in the strongly disagree camp, although neither has any 1 bed properties at present, while Preston-On-Wye (2.79) is in the neither agree nor disagree camp and they have the majority of our 1 bed housing stock (5 out of 8).

Our respondents who live in 1 bed houses strongly agree that more should be built. Those in 2 bed houses neither agree nor disagree. Those in houses with more than 2 beds disagree more strongly the larger the house they live in.

Surprisingly our young people (ages 12 to 35) also disagree (1.95) with this question although they, along with our very old people are the most likely candidates to occupy them. The over 75s while still just disagreeing (2.47) have the highest average of all the age groups, perhaps reflecting a desire for some of them to downsize?

Our newer residents who have been here less than 15 years disagree more than those who have been here longer.

Full discussion of the implications of this result can be found in section 4.

### **4b 2 bedroomed. (N)**

'Agree' with an average result of 3.68.

Again Blakemere (3.33) and Tyberton (3.45) are lower scoring than the other villages and are in the neither agree nor disagree camp. Clearly respondents in these villages don't want small houses although they currently have the lowest proportions of these (20%-25%). However note should be taken that they also have the lowest returns rates for the survey, so their opinion may be slightly skewed compared to the other villages?

### **H4c 3 bedroomed. (N)**

'Agree' with an average result of 3.82. There are very few who disagree with this question. No significant variances across any dimension.

### **H4d 4 bedroomed. (N)**

'Neither Agree nor Disagree' with an average result of 2.99. No significant variances across any dimension.

### **H4e unrestricted in terms of size. (N)**

'Disagree' with an average result of 2.16.



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Our young people and young adults up to age 35 disagree with this the least with an average of 2.53. This conflicts slightly with them not wanting small houses. Perhaps they all want to live in mansions? More likely they recognise that house size is market driven and don't feel a great need to try and control it?

## **H5 Local people (within Wyeside) should have priority for any available social/affordable housing. (N)**

'Agree' with an average result of 4.31.  
No significant variances across any dimension.

Again this is a vast subject that is discussed in more detail in section 4. However note should be taken here of some of the comments we received about this question: -

"How in a practical forum can local people be given priority for housing?"

"How long does somebody have to be living here to be local?"

"As for 'local people', who are they, and who is arrogant enough to decree who they should be?"

## **H6 New housing should: (X)**

### **H6a be widely distributed within the parish, not just concentrated in the village centres. (N)**

'Agree' with an average result of 3.68.  
No significant variances across any dimension.

### **H6b reflect current local buildings in style. (N)**

'Agree' with an average result of 4.13.  
No significant variances across any dimension, but we should perhaps consider some of the feedback received about this issue, implying that if we put constraints on now we could stifle innovation, not just in the look of the buildings but also in their cost and their environmental efficiency and impact.

### **H6c use traditional local building materials. (N)**

'Agree' with an average result of 4.04.  
No significant variances across any dimension.  
If you look around our villages there is already a wide range of material used, including stone, timber, brick, painted breeze block, "black and white" etc. so defining traditional might be difficult. Also the point above about innovation should be considered.

A couple of interesting comments were received:

"You mean timber frame and stone not chopped Ox hair, dung, mud and straw?"

"Use of traditional local materials is archaic."

### **H6d include high levels of energy conservation in their design. (N)**

'Agree' with an average result of 4.29.  
Surprisingly, while still agreeing with this question, our younger people up to age 35 had a lower number of strongly agrees than agrees, against an overall trend of strongly agree being the commonest answer. They are normally considered to be the most environmentally aware group. Perhaps they now take it for granted?

### **H6e be unrestricted in terms of style. (N)**

'Disagree' with an average result of 2.18.  
Our children neither agree nor disagree on this with an average of 3.06. Perhaps they are more adventurous?

Again we need to consider the issue of innovation when deciding what to do about this issue.

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## **H6f utilize innovative, modern and eco-friendly building materials. (N)**

‘Agree’ with an average result of 3.99.

No significant variances across any dimension.

This result is in complete contradiction to question H6c above which agrees with using traditional materials! About half the responders have answered either agree to both or disagree to both.

**Clearly further discussion about these 2 questions is needed.** It also probably calls into question the results of questions H6b and H6e?

## **H6g be preferentially built on brownfield sites. (N)**

‘Agree’ with an average result of 4.04.

No significant variances across any dimension although our younger (up to 35 yrs old) respondents, those who live in large houses (over 4 bedrooms) and those who have lived here more than 45 years had a lower proportion of strongly agree answers than the average.

## **H6h only be built where public utilities (e.g. water, electricity, sewerage) are accessible. (N)**

‘Agree’ with an average result of 3.75.

Those in Blakemere and Tyberton were more strongly in favour of this than the other villages.

**We need to get a map, or create our own map, of where these facilities are available at present. Only then can we formulate any policies around this result.**

## **H7 Are there any particular views, scenery or open spaces in your neighbourhood that you feel should be taken into account when considering future planning applications? (A)**

The answers to this are listed in section 3.

Some of the answers were quite vague and we will need to think how to interpret these.

## **H8 What type of housing use should be encouraged locally? (X)**

As described under Analysis techniques above, many people did not rank this as intended by the committee. 190 out of 381 respondents, almost 50%, made this mistake. This includes about 10 who did not rank every option but otherwise ranked correctly.

However, when the rankings given and the “corrected” rankings were analysed the overall results were the same.

The order was as follows:

1. H8b Family homes to encourage the long-term viability of our community. (N)
2. H8f Affordable housing for young, local people. (N)
3. H8c Homes for local people. (N)
4. H8j Homes with live and work potential. (N)
5. H8h Supported/retirement homes for our elderly and/or disabled. (N)
6. H8d Homes linked to businesses to allow workers to move in to the area. (N)
7. H8e Homes for any (local or not) buyers. (N)
8. H8g Affordable housing for non-locals to encourage new blood in to our communities. (N)
9. H8a Homes for housing associations to let. (N)
10. H8i Single bedroom flats. (N)

Surprisingly the answer is the same across all three ways of viewing the data. (See section 2.1 for details of these methods.) The clear bias is towards homes for “locals”, despite the difficulties in defining and achieving this goal. See section 4 for the full arguments on this.

The obvious conflict here is between H8f which comes 2<sup>nd</sup> and H8i which comes 10<sup>th</sup>! A single bed flat is the most likely type of independent home to be the ‘affordable’ option for a young person, after they graduate from living at home or in rented rooms within another property!

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There are very few variations across the various dimensions. Older residents are more in favour of Supported/retirement homes.

## **W1 Small business developments that can promise potential job opportunities for local people must be encouraged. (N)**

'Agree' with an average result of 4.06.

The ratio of agree to strongly agree varies across some subsets within some dimensions but no significant pattern shows up.

## **W2 Business developments which are in balance with the size of the village should be encouraged. (N)**

'Agree' with an average result of 4.00.

The ratio of agree to strongly agree varies across some subsets within some dimensions but no significant pattern shows up.

## **W3 New business premises must be as ecologically efficient as possible. (N)**

'Agree' with an average result of 4.11.

No significant variances across any dimension.

## **W4 Farms must be allowed/encouraged to diversify in order to remain profitable. (N)**

'Agree' with an average result of 4.17.

No significant variances across any dimension.

## **W5 Industrial units that will generate noise or similar pollution must be located such that any effects on current residential areas would be minimized. (N)**

'Agree' with an average result of 4.25.

No variances across any dimension. This simply confirms that residents wish to maintain their rural feel?

## **W6 My neighbourhood needs: (X)**

### **W6a live-and-Work Units (N)**

'Neither Agree nor Disagree' with an average result of 3.11.

No variances across any dimension.

This is a surprising result, along with most of the other responses to W6 below that will be discussed more in section 4.

There is anecdotal evidence to suggest that many responders did not really understand this question and what a 'live-and-work' unit was. If we have another public meeting it would be worth discussing this, defining it to them and then asking if they would change their opinion in the light of a better understanding.

### **W6b business Startup Units (N)**

'Neither Agree nor Disagree' with an average result of 2.94.

No variances across any dimension.

Another surprising result, with more people in the strongly disagree camp than the strongly agree camp.

There may be concerns about the sustainability of such units, and one responder mentioned an experience in Peterchurch where a number of small businesses failed due to the remoteness of the location? **This question needs further research.**

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## W6c community workspace provision (N)

'Neither Agree nor Disagree' with an average result of 3.02.  
No variances across any dimension.

Perhaps more ambivalence here as a community workspace would require on-going effort, probably voluntary, from the community to manage and maintain such an area?

## W6d workshops (N)

'Neither Agree nor Disagree' with an average result of 3.11.  
Residents of Preston-On-Wye seem more in favour of this than the other villages, and Tyberton more opposed than the others. Without understanding more about the motivation behind these answers it is difficult to draw conclusions from the results.

## 6e small offices (N)

'Neither Agree nor Disagree' with an average result of 2.72.  
Significantly more strongly disagree than strongly agree across all dimensions, while agree and disagree are much more in balance, which is what drags the average down.

## W6f warehouse/factory (N)

Disagree' with an average result of 1.99.  
No significant variances across any dimension with strongly disagree being greater than disagree in nearly all cases.

Clearly nobody wants larger industrial developments in the area, and several commented specifically about 'No large Chicken Sheds'. This probably reflects the arguments currently going on in a neighbouring parish about a specific planning application?

**Some clarification on the rules for building "barns" is also needed as many of them can be significant industrial sites.**

## W7 Please tick any that apply. Are you:

Answers to this question are given in section 2.2.6 on working status above.

Some ticked both employed and retired, some ticked both employed and self-employed. An algorithm was designed to resolve these conflicts and make the results reasonably representative.

## W8 If new development could be tied in with specific types of employment, which should be encouraged locally? Add your own options under "Other:" below if you wish. (X)

1. W8a Agriculture and food production related (N)
2. W8b B and B / holiday accommodation related (N)
3. W8f Pubs, restaurants and cafés related (N)
4. W8g Tourism and leisure related (N)
5. W8c Community services related (N)
6. W8e Light industrial and/or manufacturing related (N)
7. W8d Financial and professional services related (N)
8. W8h Transport, storage and distribution related (N)

Once again the answers are the same across all three methods of analysis, although the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> preferences are all very close and could have come in any order. The 6<sup>th</sup> and 7<sup>th</sup> are also very close to each other and could be considered equal.

The main point to note is that Agriculture and Food is a clear leader by a large margin, reflecting the current and historic primary activities in Wyese.

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Given the many free text comments about the state of the roads it is no surprise that anything based on transporting goods frequently is not popular.  
It is rather less clear why essentially office based industries that could also, in many cases, be done from home, such as financial and professional services, are so low?

## Other ideas provided in W8i and W8j

<u>Idea</u>	<u>Ranking Given</u>	<u>Notes</u>
Any local opportunities for employment (particularly better paid jobs)	1	
All types of employment should be encouraged	3	
Small businesses like Wiggly Wiggles	6	
Derelict farm buildings converted for use as small craft or 1 man businesses.	2	
Agricultural diversification	1	
Village Shop	1	
A village shop	4	
Village stores	7	
Shop	9	
Café attached to a little shop	4	
Community library	6	
Information technology	2	
Home based Internet use self-employed Internet support services	8	Not sure if this is 1 idea or 2?
Broadband	1	
Small local crafts – e.g. joinery, stone mason	1	
Local craftsmen	9	
Blacksmith	5	
Handicrafts / art		
Art / handicrafts		
Arts	5	
Local artists	10	
Arts	1	
Health / Social care	3	
Care Home	3	
Conference Centre	6	
Encouragement of natural resources	2	
Sustainable energy production	1	
Wildlife conservation	2	
School	10	
Cycle Path	1	Move to Z1?

Clearly we should have had an option here for arts and craft based businesses.  
I think we had assumed that ‘Internet based’ businesses were included in the Financial and Professional category but our respondents did not realise this.  
The suggestions for health and social care are particularly pertinent given our population age distribution.

## Y About You

The answers to this section are discussed under section 2.1 on demographics above.

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## **Z1 Any further Comments? (A)**

The answers to this question are shown and discussed in section 3 below.

Statistically these responses have no more significance than any comments we received at the village fetes. This does not mean we will ignore them, it means we cannot assess quantitatively how popular they would be if put to a vote.

Draft

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## 6 Free Text Answers

This section covers the comments as provided in the Questionnaire. The other comments received during the information gathering exercise at the village fetes etc. are equally valid and are available in a separate document from the Neighbourhood Planning committee.

### 6.1 Specific things to be preserved

The answers in this section for E7 and H7 here have been paraphrased from the originals to group the many different ways the same place can be named or described. The original comments are available to view if desired.

There appears to be some confusion between E7 and H7 and several comments in H7 that would have been more appropriate in E7 or in Z1.

**E7 Are there any particular buildings, historic sites or megaliths in your neighbourhood that you feel are important to preserve? (A)**

<b>Site - Buildings</b>	<b>Votes</b>	<b>Current Protection / Notes</b>
Blakemere Church	12	Already a Grade II listed building along with Cross in graveyard.
Bredwardine Church	30	Already a Grade II listed building along with several memorials and other sites within the grounds.
Moccas Church	25	Already a Grade I listed building.
Preston-On-Wye Church	20	Already a Grade II listed building.
Tyberton Church	16	Already a Grade II listed building. Cross in grounds is Grade I listed.
Moccas Court	7	Already a Grade I listed building
Bredwardine Bridge	10	Already a Grade II listed structure.
All old bridges	1	Only old bridge in our parish is Bredwardine Bridge?
All "Listed" buildings	8	Inherently protected by their listing. We have over 76 in Wyeside
Bridge Cottage, Bredwardine	1	Already a Grade II listed building.
Old Vicarage, Bredwardine	1	Already a Grade II listed building.
Old Court, Bredwardine	1	Already a Grade II listed building.
Bredwardine Lodge	1	Already a Grade II listed building.
The Weston	1	Already a Grade II listed building. Also The Old Weston
Town House, Bredwardine	1	Already a Grade II listed building.
Buildings of special "Vernacular construction".	1	See link for <a href="#">English Heritage Definition</a>
All Black and White buildings	3	These come under Vernacular?
All buildings > 100 years old	3	Many are already Grade II listed.
Old farmhouses	1	Many are already Grade II listed.
All old barns	2	Many are already Grade II listed.
The Round House, Moccas	1	Already a Grade II listed building.
Huntley Court, Preston	1	Already a Grade II listed building.
Hacton Cottage, Preston	2	Already a Grade II listed building.



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Willow Cottage, Preston	1	Where is this? If on Lulham road then already a Grade II listed building.
Upper House, Preston	2	Already a Grade II listed building.
Tyberton Court	1	Do they mean the remains of demolished building or the cottages nearby?
Lower House Farm	2	Already a Grade II listed building.
Hereford Lodge (Black & White building)	3	
Roadside Folly, Tyberton	3	Probably a Grade II listed building described as The Portal?

<b>Sites – Village Facilities</b>	<b>Votes</b>	<b>Current Protection / Notes</b>
Moccas Village Hall	1	Only 10 years old. Check lease for site?
Preston-On-Wye Village Hall	2	Check lease for site?
Red Lion Pub, Bredwardine	1	Already a Grade II listed building.
Yew Tree Pub, Preston	3	
Village Greens, all villages	1	
Walled Garden, Tyberton	1	
Tyberton Lakes	4	

<b>Sites – Monuments etc.</b>	<b>Votes</b>	<b>Current Protection / Notes</b>
Arthur's Stone	36	Outside our area but already an English Heritage site.
Dorstone Neolithic sites	1	Outside our area. Refer to Dorstone Neighbourhood plan team.
Ancient Monument, Moccas	1	Find out what they mean!
Blakemere War Memorial	1	
Bredwardine War Memorial	1	Already a Grade II listed building.
Moccas War Memorial	2	
Moccas Castle	1	Which one, there were 2?
Medieval Village	1	Find out where it is. Possibly in Preston?
All Herefordshire "Sites and Monuments" from database.	1	Already known to the council by definition. Some will already have greater protection.
Weir Gardens and Roman Villa	2	Outside our area but already a National Trust property

<b>Sites – Landscapes</b>	<b>Votes</b>	<b>Current Protection / Notes</b>
Moccas Deer Park	16	Already an SSSI, National Nature Reserve and Grade II listed
Old Man Oak, Moccas	1	In Moccas Deer Park so protected with that? Check for Tree Preservation orders.
The Flits	4	Already an SSSI and National Nature Reserve
The banks of River Wye		Already an SSSI and European conservation site (Need precise name and details of European protection.)

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Merbach Common	7	Protected as Common Land, also Herefordshire Wildlife Trust has an interest.
The Knapp, Bredwardine	1	
Green Lane to Bodcott	1	Marked as Bodcott Lane on OS Maps
The Coppice field	1	Find out where it is. If Kinley cottage then protected as Ancient Woodland
Bredwardine Hill	1	
Woodland	2	Many of our woods are designated as Ancient Woodland and this affords them some legal protection. Known ones include: - Bottrell Wood Caeles Wood Westonhill Wood Benfield Park The Vineyard Kinley Coppice Woodbury Hill Wood Kites Wood Goodway Wood Blakemere Hill Wood Leys Wood Barrett's Hill Wood Frog Hill Wood Woodfield Barn Coppice
Moccas Wood	1	Where is this?
Tyberton Woods	1	All the woods on the hill are Ancient Woodland but the woods around the lakes are not protected.
Old Orchards	3	Need more definition. Probably best to protect specific trees within them?
Bredwardine Orchard	1	
The Staves (Stavs?)	1	Stream from Preston Church following 'Preston Brook' parallel to bridle path.
Golden Valley Railway track	1	Outside our area. Wants it turned into a cycle path.
The majestic countryside	1	Move this to question H7?

<b>Sites - Unrealistic</b>	<b>Votes</b>	<b>Current Protection / Notes</b>
All Buildings	2	Does this mean nothing can ever be demolished however dangerous or awful?
Yes	3	Need a little more detail on this one?

We need to add in the list collected at the Village fetes as they have the same validity as any of these.

We need to be sure we can clearly identify each one on a map and define a boundary for it where relevant.

We need to do further research to find the current protection status of each of these and what other formal protections might be put in place for each one. We then need to decide if we or the Parish Council wish to pursue applying for any of these formal protections.

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For those that are village facilities or those with insufficient grounds for formal protections we need to decide how they can best be protected, either by adding them into the neighbourhood plan in some form, or referring them on to other bodies, such as the Parish Council, Herefordshire Council, other statutory bodies such as English Heritage and English Nature, or to Voluntary / Charitable bodies such as historical societies, Wildlife Trusts etc.

### **H7 Are there any particular views, scenery or open spaces in your neighbourhood that you feel should be taken into account when considering future planning applications? (A)**

Many of the answers given to this question look as if they would have been more relevant in questions E7 or Z1. However, it is implicit that the object or landscape to be “viewed” should also be preserved.

<b><u>Views – The Hill</u></b>	<b><u>Votes</u></b>	<b><u>Notes</u></b>
Views to and from the hill.	6	
View from Bredwardine church and orchard to and from the hill.	2	
No building on the hillside.	2	
Woodland and views should be protected.		Most of these are on the hill?
Views of Woodbury Hill to be retained without housing on it.	3	
Stockley hill to be preserved.		
Merbach Common	3	
Views of Moccas Deer Park	16	
The Old parkland should not be spoilt with new houses being built very close to it, unless it is a sympathetic build.	2	

<b><u>Views – Specific</u></b>	<b><u>Votes</u></b>	<b><u>Notes</u></b>
The Mere at Blakemere.		Add to E7 also?
The field adjoining Blakemere church. (The Plock)	2	
The area around Bredwardine church.	4	
Roads that give views of the Wye and the Golden Valley.		
The avenue of beech trees leading up to Bredwardine church.		
The land between Bredwardine church and the river.		
Court Wood.		Herefordshire Nature Trust Reserve
Views of Bredwardine bridge	2	
The Knapp at Bredwardine		
Impact on SSSIs, National Nature Reserves.	3	Moccas Deer Park, The Flits, The River.
Maintaining integrity of orchards.	2	
Moccas Orchards by crossroads		
No building on Moccas Deer Park side of B4532.		Does this apply all the way from Clehonger to Hay-on-Wye?
Moccas church, Moccas court and court farmhouse etc. and the driveway to them.	2	
The coppice.		Where is it?
The whole of Moccas village needs to be taken into account.		

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The special Oak, Sycamore and Horse Chestnut trees.		Both in Moccas Deer Park and elsewhere?
Keep the centre of Preston-On-Wye at least as open as it is now.		Implies only build on outskirts of the village?
The Flits	4	
The Staves. (Stavs?)		
Fields in front of Cloverdale Drive, Preston-On-Wye.	3	
Village greens.		
Blakemere Green	2	
The village greens must be protected and no new building should be in sight of them.		
The area round Preston church and pond.		
Do not feel that fields near Ploughfields should be used.		
Field opposite Tyberton Court not to be touched.		
Protect Tyberton lakes and woods		Should be in E7?
Tyberton church		Should be in E7?

<b>Views - Generic</b>	<b>Votes</b>	<b>Notes</b>
Open Scenery		
We are utterly spoilt for wonderful views and scenery, woodlands, mixed fields, hedgerows and livestock. We should seek to preserve and maintain this, our greatest asset.		
The whole area is stunning. Any new housing should be conducted with great care for all of the above.		
Open spaces in Wyeside		
I think the views don't need to be surrounded by houses but nature and respect the nature we are such as Merbach.		
I like so many! I like looking out up to the sloping woodland, the trees across the Deer Park, the changing crops in the field, the orchards, the lanes....		
Many different areas, so only a couple of houses should be put up together to prevent us losing certain views.		
Personally I live in this beautiful part of Herefordshire for its nature and agricultural qualities and up to a point would not care to see it spoiled if compromised by aspects of towns or cities.		
In a rural county such as Herefordshire this should always be taken into account especially in our local area.		
Everyone should be able to see some "rural" views from at least one side of their house. I.e. no large compact developments.		
Yes, Open spaces etc. in relation to existing houses. In villages houses are sometimes chosen for their views etc. i.e. Worth of current housing should not be diminished.		
Views, Scenery and open space should be protected		
All of it! This is a very beautiful area and we're all luck to live in it. While needing and wanting more to share it, too many or out of keeping buildings would destroy that very uniqueness.		
Where there is a wide view of open space, do not allow housing development to spoil that view. Any housing		

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development should be discreet in its placement if at all possible.		
Open Countryside.		
I feel this is up to the owner of the land.		
Farmland and open fields.		
All views of the surrounding countryside should be protected wherever possible.		
Not as such, although I feel that all open spaces should be considered on their own merit.		
Maintain green field sites.		
No building in surrounding fields.		

<b>General Planning comments</b>	<b>Votes</b>	<b>Notes</b>
Future planning needs careful and sympathetic analysis so as not to degrade the historic natural environment for humans and nature.		
We live in one scenic area and care has to be taken wherever development occurs.		
Architecture and village life should evolve - not be unduly concerned with "conservation" and "historic beauty". It's more important to build sustainably and with great design and encourage business.		
All views scenery and open spaces should be properly protected from any developments.		
Consideration given within individual applications.		
This should be part of the planning procedure anyway. Any and all views / aspects.		
Planning applications take no account of "loss of view" (unfortunately) but wherever possible this should be considered.		
All building to be sympathetic to environment / properties.		
All of them! This is something which should be taken into consideration always.		
Any planning application needs to be assessed as to its impact on any surrounding properties.		
Generally houses should not be developed in lots of separate plots as this does not lead to villages but ruins a lot of countryside.		
All views should be considered with planning application and protected where appropriate.		
No reasonably submitted plans should be refused as a lot of objections are due to peoples greed/interests.		
Any new building should not be taller than the ones they are facing.		
All open areas should be considered.		
All developments should include tree planting and "must" include a local "green" for all neighbours.		
Any new build within garden areas should be restricted to 1 dwelling no bigger than the main house.		
Houses should retain the views that they have. Single houses rather than clusters would be more advantageous to village.		

<b>Views – Not ours to preserve</b>	<b>Votes</b>	<b>Notes</b>
Not near Arthur's stone.		Outside our parish

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Mine!		Needs a little more detail?
All		Implies no change of any kind which a neighbourhood plan cannot propose.
The view out of my windows!! I'm a NIMBY!!		Needs a little more detail?
The fields opposite my house.		Needs a little more detail?
The view surrounding our house.		Needs a little more detail?
Views of fields.		Implies no building except on brownfield sites?

<b><u>Ideas – Should not be in H7?</u></b>	<b><u>Votes</u></b>	<b><u>Notes</u></b>
Preserve trees		Move to E7
Bredwardine Bridge, Old Court, St Andrews church, Old Rectory, Red Lion pub, Town House, all Bredwardine Hill, Weston etc.....		Move to E7?
Parking and access to the river by Bredwardine Bridge.		Move to E7 or Z1?
Moccas Church, Moccas Court, Other listed buildings, The Coppice Field.		Move to E7?
No wind turbines / wind farms anywhere!		Move to Z1?
Access to the footpaths in the orchards, deer park and surrounding areas should be considered.		Move to Z1?
There is a footpath from Preston-On-Wye to Madley which could be turned into a cycle path for safe and pleasant cycling.		
Our infrastructure cannot take any more houses.		Move to Z1?
Many surviving hedges are 800 years old and should be protected as should surviving few green lanes. Black poplars are scattered through the entire area in Preston and are more in number than anywhere except Vale of Aylesbury. Ancient lanes have been destroyed since I was here. Ancient trees of which there are quite a few need pollarding and renewing. I could describe a number such.		Move to E7?
Aging population will need accommodation with additional bed for carer to live in/sleep in or supported accommodation to cover additional support needs.		Move to Z1?
Protect woodland and trees.		Move to E7?
More trees and flowers and grass.		Move to Z1?
Redundant farmyards should be brown field sites. Innovation should not be stifled.		Move to Z1?
Trees and woods should be protected.		Move to E7?

### **Z1 Any further Comments? (A)**

I have tried to group these by subject areas, although some cover more than one area. Any comments that begin with “Re E2” mean that the comment was written on the questionnaire against that question. (In a small number of cases the respondent put them in this form in Z1 and they have been treated the same.)

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Where people made multiple comments and they do not have to be read together I have split them up into separate comments so that can be placed in the section they relate to. The rest have been put in the section headed 'Difficult to categorise'.

One or two of the responses were abusive, several are acerbic, and some are just plain bad grammar. I have asterisked out offensive words as this does not detract from the meaning of the comments. I have corrected the grammar only where I feel it was essential to bring out the meaning of what that person meant.

Some of the comments refer to how difficult the respondent found the questionnaire to fill out. **This indicates that we should perhaps have given more guidance notes with it?** Some appear to be unaware of, or have forgotten about, our previous communications and / or have not appreciated the process we are going through. More on these issues in Section 4 below where I look at the key arguments we need to resolve.

**Many of the comments are very well written and give us much food for thought as we try to navigate through these results to a draft plan.**

<b>Comments on Environment Questions</b>	<b>Notes</b>
The area has 2 national nature reserves and a river protected at a European level. It consequently has a high landscape value - and this as a whole is vital to protect - particularly in the areas adjacent to and between those already protected.	
To become more eco-friendly - means gas might be handy (according to government incentives and penalties.)	
Importance of being more environmentally friendly.	
The integrated systems of ditches, streams and waterways urgently need protection from pesticides; many are quite dead. Frogs, Damselflies etc. are largely confined to garden ponds. I walk a lot and frequently walk into a miasma of pesticides, even on roads. Certainly on footpaths. The one occasion a notice was erected it was at the far end of where I was walking. Surely many others have noticed it. It is especially associated with tree crops, currants and orchards but not exclusively. I know one house regularly engulfed. It leads not only to wildlife loss, already far advanced, by to MS and MND in humans.	
Although I don't live in the Wyeside area, I am church warden of Bredwardine Church, so have a vested interest in what its parishioners need, and want. I know that the church's immediate environment is of immeasurable value to most villagers - visually, spiritually and environmentally; we feel it is imperative that the views from, to and surrounding the church remain untouched. This includes the avenue of beech trees, the adjoining orchards, views to and from Bredwardine Bridge and the old vicarage, and views to Bredwardine Hill and The Knapp. These are all integral to the atmosphere and unique environment that draws hundreds of visitors each year.	
I feel it is very important that the environment and landscape is considered with all planning requests, as it is often undervalued.	
E1, E2, E3 are already carried out in area.	
Re E2 - Ancient trees etc. should also be protected against farmers.	
Re E2 - Ancient trees etc. must also be protected by farmers.	
Re E4 - Solar panels will be archaic by 2020.	
Re E4 - Solar panels on roofs not taking up ground.	



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Re E4 - Solar energy. Roofs should be covered first and wind turbines allow the land to continue to be used for other purposes concurrently.	
Re E4 - Only want solar panels on roofs.	
Re E4 - Solar panel farms have their place in the countryside but too many in one area should be discouraged due to their landscape impact.	
Re E4 - Any alternative energy should be considered not just solar powered! Use of buses and local car sharing should be encouraged. Better bus services would encourage this.	
Solar panels to be encouraged on buildings but not on prime agricultural land.	
Solar panels should be on roofs not fields.	
Re E5 - How can a route be fully protected against flooding?	
Re E5 - Flood control should be sufficient for emergency vehicles to pass.	
Re E6 - Blocked drains and ditches to be repaired.	
Re E6 Flooding is not inevitable, it is due to farmers misusing land.	
Re E6 If farmers dug ditches it would help to reduce flooding.	
Protecting a route out of each village is impractical, impossible in some situations.	
<b><u>Wind turbines</u></b>	
I would happily sacrifice a perfect view for the sake of a wind turbine. We should invest in green energy.	
No mention is made on the desirability or not, of wind farm development. Whilst it may be unlikely, given exposure to adequate and sustainable wind energy, that such proposals would be made, I would be strongly opposed to any such development in this area.	
No consideration given to planning applications for any wind turbines / wind farms.	
As expressed in my previous comments regarding our community, I am however in favour of sustainability, particularly when it comes to working with nature and its characteristics. In conclusion, I may be in favour, if correctly and sympathetically managed, in considering the placement of wind turbines as I believe that, with thought, they can be a way of utilising our natural resources; in this case wind!	

<b><u>Comments on Facilities Questions</u></b>	<b><u>Notes</u></b>
Re F1 - Decision is that of the Diocese, not the Parish Council.	
Re F1 - Preston-On-Wye already has a village hall.	
Re F1 - We already have a village hall.	
Re F1 - We have a separate village hall so question not relevant here.	
Re F1 - Good idea to share buildings but unnecessary in Moccas where new village hall.	
We need a community centre in Blakemere like Leonard's Lounge proposal.	
I strongly support the "Leonard's Lounge" proposal at Blakemere. It offers improved Community services, activities and cohesion.	
Re F2 - Need to keep Moccas Cricket Club.	
Re F2 - Moccas cricket club must be kept.	
The mere at Blakemere is common land and access should be provided.	
The Mere is common land, access to it should be available.	

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The River Wye is an excellent leisure asset during the summer months. Yet there are very few access points for fishermen and canoeists, including parking and areas where boats can access. This could be improved.	
We could do with a footpath running down the south side of the Wye from Bredwardine to Hereford.	
To be allowed to play in the woods in Tyberton.	
River Wye should be more accessible (A "Toe" path). Stockley hill ridge should be more accessible. Cycle path between villages. More footpaths between villages (also to create better links with Peterchurch and Madley).	
Re F3 - Footpaths should be maintained, not better maintained.	
Re F4 - Blakemere does not have a village hall.	
Re F4 - Expansion of Bredwardine Village hall is impossible.	
Re F4 - Blakemere does not have a village hall.	
Improvements to village hall and path / walk way required urgently. Weekly / monthly meeting to be held at a more convenient time for employed, working people. Unfortunately not able to attend within working hours. Better / more accessible information between villages (e.g. Events etc.) Newsletter?	
Need more and better publicised community events.	
Re F5 - A community Post Office is not feasible.	
Re F5 - A community shop/post office would be needed if Madley were to close.	
Section F - There is already a shop/P.O. in Madley. Whilst not a "community" facility, it is for the community. Whilst it survives, a new one is not needed.	
Feel that Wyeside would benefit from having a local based petrol station / bakery / butchers / milk delivery.	
It may not be possible to have shop / post office facility as may not be financially viable but could a mobile version be available especially for older residents who rely on public transport.	
F6	
There is a youth club every Friday at jubilee Christian centre in Preston-On-Wye!	
A youth club is not needed as there is a local young farmers club.	
F7	
The pub works very well as the centre of this community but could change if a change of owner was to happen. Also some people do not like pubs so an alternative should be made available.	
Re F8 - Picnic site should only be created for and used by tourists.	
Re F8 - I violently disagree with the creation of picnic / recreation sites.	
Re Section F: I don't think extra Tourism should be recommended or encouraged, as the access to Preston-On-Wye is by very narrow, windy lanes and more traffic in the summer (bearing in mind the canoe and campsite traffic we already have) would be extremely dangerous and very frustrating for local residents and farmers.	
Re F9 - This question has already been asked above.	Is a bit like F2!
Would like tennis courts in Bredwardine.	

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We support Preston-On-Wye and Moccas Halls Sports Clubs and Young Farmers Club. Sports facilities not needed in Blakemere as it is too small. We go to Preston-On-Wye and Moccas.	
We should have maybe some more parks and places like that.	
Community spaces are a vital part of living rurally. Sadly youth services are lacking in some rural areas. Safe and well equipped play areas are desperately needed in our area in order to encourage communities to join together. We need to encourage young people about their rural environment by making learning about and wanting to look after it fun. As a playworker looking for work independently it has been a struggle in our local area to get families to engage unless it is free child care. We need a good play area in Moccas and a non-religious / judgmental youth service to encourage open minded youths without attitude. Opening churches and village halls as shops and cafes is a great way to bring folk together.	
A playground for the children in the village is very important as there are no amenities at the moment.	
<b><u>New Ideas</u></b>	
Community allotments would be a good idea in the village.	
More partition by landowners. Allotments.	
Importance of having a communal composting facility. It feels wrong to have to drive to Hereford recycling centre to recycle grass cuttings, garden waste.	
Local police presence within area.	
<b><u>Broadband</u></b> - We consciously chose not to include this as a plan is already in place.	
Where is the broadband question?	
No mention of broadband demonstrates how out of touch local committees are.	
Fibre broadband to all homes / businesses before any new developments.	
Where is the broadband? No more housing or small business should be built without fibre to all residents / businesses. The current exchange cannot cope without the upgrade to properties. This is as essential as the "potholes".	
Improved broadband.	
Improved broadband.	
Given the rather poor broadband connection in Bredwardine, I feel any new business relying on an online presence would be poorly served in this area This is vital infrastructure for modern commerce and must be addressed.	
A lot better Broadband is needed for both existing and new homes and businesses in the parish, if we are to have a healthy balanced community where people can work from home more in Moccas and hopefully have younger families.	
Better broadband for business and homes.	
Reasonable cost Internet at a decent speed is imperative for businesses or working from home.	
High speed Internet is a must. Seriously the current available speeds are terrible. Get it together and push for better Internet. Better Internet speeds help businesses. As a graphic designer who needs to transfer large media files it is very frustrating to be limited by the Internet.	
I consider a 'decent' broadband availability essential for all / new businesses.	

<b><u>Comments on Transport Questions</u></b>	<b><u>Notes</u></b>
Re T1 - suggested speed limit of 50 mph through Blakemere, Moccas, Tyberton - this seems like a crazy idea. Who would ever go as fast as 50 mph on narrow very bendy roads e.g. Through Blakemere? 30 mph would be more	

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realistic by bends and otherwise no limit signs. 50 would make people who didn't know these roads think it was safe and it isn't! There are lots of lorries, tractors on this and anyone having to brake suddenly on muddy verges, with mud and puddles on the winder, would have an accident at 50 mph.	
Re T1 - What is the speed limit in the village? 30 isn't it? It would be good to reduce speeding but how, not sleeping policemen.	
There should be a 30 mph speed restrictions on the B road through all the villages.	
I would like to see speed restrictions on road leading to Hay-On-wye. At the moment cyclists are a danger to themselves and others on these narrow roads.	
Please do not put up speed limit signs through Preston-On-Wye. They are NOT required and are a blot on the otherwise beautiful landscape.	
Road safety is a priority. Speeds along narrow roads are too high and have led to many accidents and a few deaths. Roads to community buildings (village hall, pub, shop) need to have priority in safety of roads.	
Importance of speed limits on our small roads to reduce dangerous accidents.	
We need a speed limit in Bredwardine and a weight limit on our Bridge. The Bridge wasn't made for such heavy lorries, it's already been repaired twice this year.	
I do think there should be a speed limit in the village (Bredwardine) and should, without any doubt, be a weight limit on the bridge.	
Limiting lorries especially over Bredwardine bridge.	
Re T2 Re-routing footpaths is to make farmers richer.	
Re T2 Farmers need to maintain existing footpaths.	
Re T3 - Footpath to the River Wye from Preston would be good.	
Re T3 - Footpath alongside river our side would be great including access and views.	
The footpaths around Ploughfields should be kept clear of moss and weeds so that they can be used.	
T6	
These rural roads are already very busy with fast moving large agricultural vehicles. Any future developments that would increase traffic of this sort should not be allowed.	
Our surrounding roads are not capable of taking more traffic. Last year it was impossible to get out of the village due to flooding in all directions on some days.	
Due to the state of our roads I would not like to see more traffic coming through our village. The roads are very narrow and winding and suffer from flooding.	
Flooding on all 3 roads out of Moccas was a huge issue last year. More work on this needs to be done so that this does not happen in futures as it is affecting all in this area.	
The roads need more spending and maintenance.	
The roads need more maintenance.	
Local roads need upgrading i.e. white lines, traffic signs, pot holes. Road safety measures to be assessed, more speed restrictions in place.	
When making any planning concerning roads out of Preston-On-Wye in any direction it is most important to consider the condition and width of the roads, as any more traffic would be a very considerable difference to wear and tear and congestion. It would be foolish not to take everything into consideration.	

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Heavy transport would be too heavy. Roads are not suitable without upgrading.	
<b><u>Safety</u></b>	
Where is the road maintenance / surfaces / signage question (I note 'another' footpath question)? Safety should be about protecting us and our wildlife against poaching - this is the most dangerous risk we face I think. Where is the question about road surface? 2 questions about footpaths - 1 on roads... How does this make sense?	
<ol style="list-style-type: none"> <li>1. Better provision for ensuring the safety of cyclists on the narrow local country roads should be made. Ideally specific cycle lanes, if feasible, should be given consideration.</li> <li>2. Road safety must be improved. Recent surveys have shown that rural roads are more dangerous than motorways.</li> <li>3. Road maintenance is poor and must be improved in line with planned developments.</li> </ol>	
Better roads and passing places on the road.	
<b><u>New transport ideas</u></b>	
We need more salt bins for when it snows as there is not enough and plus the ones we all got are always half empty, so due to this people can't get out for work / school etc. Also the roads need doing as there's so many holes in them.	
Paths should be cleaned of moss and weed and drains should be cleaned more often so we don't get floods on road.	

<b><u>Comments on Housing Questions</u></b>	<b><u>Notes</u></b>
<b><u>General or multi-subject comments</u></b>	
New homes should be unobtrusive and as ecologically sound as possible.	
With regard to further housing, those of us who have moved into the area because of its 'isolation' lack of close proximity neighbours etc. are not going to want developments adjacent to their property.	
Bredwardine does not have any brown sites to be developed. New build land would need to come from the Moccas Estate on private, arable land. Development would need to be in the village along the B road - in order to access mains water. We do not have a village sewer system. Each new home or group of homes would need their own bio-digester. Solar PV panels on the roofs / integral to the house should be a basic design requirement.	
Pollution. If we have too many houses warmed by fire may cause a lot pollution. Not that child friendly. If we have too many house that is a lot of cars and then it won't be child friendly as it now.	
<ol style="list-style-type: none"> <li>1. Size, number, construction, distribution would depend on design. To specify one could be intrusive or another Disneyland. It is perhaps more apposite for building structures to reflect the period of their construction / design, rather than ape some mythic "halcyon days". Honesty and good design should win out rather than feeble minded poor quality and ignorant limitations.</li> <li>2. As for "local people", who are they, and who is arrogant enough to decree who they should be?</li> <li>3. Developments should have a mix of sizes, but presumption should be 1 or 2 bed roomed. Exclusive 1 or 2 bed units should not be the rule.</li> <li>4. As to where?; Where ever is appropriate. To specify is to limit and blight, possibly.</li> <li>5. It would be difficult to enforce some rule as to who these buildings will be for!</li> </ol>	

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6. We probably have enough family homes.	
Consideration to be given where devaluation of property sales may occur due to any new development.	
I think any developments should consider the surroundings and residents - I would encourage new developments and hope that they would embrace new technologies and materials as well as follow ecological designs.	
It is inevitable that the population of Hereford will grow, and this may lead to a growth of the villages in Wyeside, depending on the effects of the pull of urbanisation and the decline of rural communities. It is important therefore, that any development is designed to both help in preserving the landscape and fabric of the land, as well as the community within it; allowing a sustainable community to thrive and grow on all fronts, to include size, productivity and sustainability of the natural world around us.	
To encourage young local people to stay in area - so affordable housing. Need thriving community. Pub is hub of the village. Not people coming into village and then complaining at noise.	
<b><u>Comments concerning specific questions</u></b>	<b><u>Notes</u></b>
Re H1 - If the development is fabulous I have no problem. Can go where suited.	
Re H1 - Enough houses should be built to meet local demand.	
All the parishes need small development, at the moment they feel quite static.	
Don't really want any houses built in Blakemere.	
New housing would spoil our village. (Bredwardine)	
I don't think any new housing needs to be built in Moccas.	Need or Want?
No further development in Preston-On-Wye because of narrow roads access.	
1 or 2 more house in Tyberton for families.	
Re H2 - I don't mind as long as it's great.	
Re H2 - How many houses per development depends on where they are.	
Re H2 The size of developments would depend upon the area they were being built.	
Large scale development whether commercial or housing in an area of outstanding natural beauty as exists in 'Wyeside' must be banned.	
The importance of any housing developments being small and in proportion to current small size of village and some sympathy with existing housing, heights of buildings etc.	
Re H3 and H4 - These are choices of the developers, not the community, who are paying for them.	
Re H3 - I like these ideas.	
Re H3g - Don't really understand how houses can encourage 'new blood'?	
I see little point in contemplating 'starter homes' in an area which is well removed from towns where work may exist.	
To make property more accessible to be bought perhaps apartments or small starter homes could then give buyers option of renting an "allotment". It would give the buyer chance to have outdoor space for growing vegetables / flowers but make it cheaper than trying to buy a home with a garden space. Perhaps local landowners / farmers could consider selling / leasing land for "allotment" area?	
Building houses in all our villages should be a priority to keep them alive, There should be all sorts of housing but not just tied to new business. Starter homes are important to keep young people in the villages also family houses.	



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Re H4 - House size should be built to meet demand.	
Re H4 The house size should be suitable for the land they are being built on.	
Re H4 - Depending on the size of location of the housing development consideration should be given to a range of house sizes. Blanket restriction on housing of one size of another should be discouraged. The market should, to a degree, dictate housing types but with some stipulations to reflect local need where appropriate.	
Re H4e - A mixture of housing is required. See my answers to Question H3.	
Re H5 - How in a practical forum can local people be given priority for housing?	
Re H5 - How long does someone have to be living here to be local?	
More land to build properties for local residents.	
H6a	
Groups of 3 or more new house should be built in and around village centres. However, provision should be made for good quality single houses away from main village boundaries.	
Re H6b - What are current buildings, modern, Georgian, rustic, classic, stone, timber etc.?	
I support local people in planning and developments. Ensure housing is characterful and not identical to the other three / four houses. We don't want to look like suburbia!	
I also feel that any houses built should reflect local building styles in order to keep the beauty of this area.	
Whatever decision is made about housing, please can there be a major focus on architectural design so that they fit in with the character of the local villages. A good example is the housing at Knockroon, which has been developed in conjunction with the Prince's charities. It shows what can be done to create low cost, efficient housing which blends into the local architecture. We should do the same in Wyese rather than give developers / builders free reign.	
Re H6c - Use of traditional local building materials is archaic.	
Re H6c - You mean timber frame and stone - not chopped ox hair, dung, mud, straw!	
Re H6g - Brown field sites should include redundant farmyards.	
Re H6g - Do we have any brown field sites?	
Re H8 - Again, type of housing is the choice of the applicant developer, not the Parish Council.	
Re H8 - A lot of these categories overlap so difficult to choose between them in ranking. The main thing for Homes with Live and work potential is Internet connection.	
See H8d - I don't believe it's a good idea - strongly.	
<b>Affordability.</b> Clearly a big issue for many of our younger residents.	
There are plenty of family sized houses in the villages. There are very few (none?) affordable houses for young local people.	



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There is nowhere for young people to live. Villages are full of old people because the houses are too expensive for young people. If a house is ever sold no locals can ever afford to buy.	
Section 5(H) is the only important issue. All the others are mere conventional wishes. The only important matter is the provision of housing for low-income residents. The only way to satisfy this demand is the provision of land for housing at current agricultural value.	
Because of the low wage economy locally even affordable homes are not affordable. This would suggest that if local young people want to live in their own neighbourhood, there must be provision of a housing stock of reduce rent or cost. Can you consider how any development could meet this demand and give priority to such provision? I do not believe a basic provision of "Affordable" homes provides the required houses to meet the above. This could be met by allowing higher %age of free market houses with a charge on for provision of a much subsidised stock of 'Local super affordable' housing for only local needs. These subsidised houses would still be 2-3 bedroom houses but only for qualified local people in perpetuity.	
Any affordable housing should be for genuine buyers, not for wealthy landlords to buy to make profit!	

<b>Comments on Work Questions</b>	<b>Notes</b>
The experience of Peterchurch where industrial businesses were encouraged should be remembered. Most of them found that working from a rural area a considerable distance from "where it all happens" was unsupportable.	
W1	
Moccas would benefit from small craft businesses e.g. Pottery, stone mason, carpenter etc.	
W2	
No big chicken farms!!	
No big chicken or other animal industrial production units.	
Re W4 - Thanks for 'allowing' farms to diversify?	
Re W4 - Farms must be allowed to diversify to remain viable, not just profitable.	
Re W4 - Happy for quality food production and tourism. Absolutely against industrialised food and chicken sheds.	
Re W4 - Happy for tourism and healthy food. Big no to chicken farms and intensive farming of any description.	
Approval of Farming diversification would depend on precisely how they go about it.	
Re W6 - My neighbourhood needs great broadband.	
Re W6 - My neighbourhood does not need work spaces, it needs homes.	
Re W6 - I have not been in the area long enough to comment.	
Re W6a - Don't know that Live and Work units means.	
Re W6e - I don't think Internet is good enough for offices.	
Re W7 - I previously worked in Hereford but the traffic was so bad that I now work in Powys where the roads and traffic is good.	
Re W8 - Again the choice of the developer whose investment is paying!	

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Re W8 - Not sure I understand this question but I do not believe new developments necessarily need to be linked to employment except providing affordable homes for local families.	
Re W8 - I don't agree that new development should be tied in with specific types of employment. I do agree however that housing could be considered outside the normal areas if tied to some type of employment.	

<b>Comments about our process and this questionnaire</b>	<b>Notes</b>
As a resident in my eighties I do not feel entitled to put condition down for a future I will not share. Younger people should have more influence in decisions that will affect them in their future life.	
I don't understand the requirement of which box to tick on the opinion related questions and insufficient instructions given how to use them. What is the difference between Agree and Strongly Agree? Therefore I have ticked both boxes!	
I can only imagine the can of worms that will be opened regarding public discussion of this survey. There is serious danger of opposing factions developing from this, leading to community unease. Not at all happy!	
Re part Y I'm sure there's a reason for these questions, but I can't see it, so won't answer. As to part 5 the question is ignorant, but I doubt if any of you will know why!	
Section H4 is difficult to answer independently, since it is a corollary of section H3 and how that is answered.	
The problem is that this government have introduced a rule to allow developers to overrule local planning systems. Or, I should say to have them overruled in favour of building more houses.	Need to find out what the precise rules on this are.
Thanks for allowing us all to have a voice.	
This is a complete crock of *****. This council will do exactly what they want, our views mean absolutely nothing, so what's the point in them asking for our input....	Publicise again why we need a plan.
Do not understand what Live work units are.	
I feel that this questionnaire deals with the details and an assumed future development which is totally unclear. Therefore I have been unable to answer nearly all the questions.	
<b>Comments difficult to categorise.</b> They contain multiple items or are generalised.	<b>Notes</b>
As a newcomer to the parish I have found this task rather less than easy. However having come from a village - with similar issues I have tried to reflect these ideas. It is important that any new developments are small (to allow easy assimilation), in character and supports the existing fabric of the parishes. Low cost homes for local people will always be an issue, but they are vital to protect the communities. The loss of facilities whether schools or post offices, will ultimately lead to the decline of the community as people are forced to go elsewhere - and the lack of homes result in their being unable to return, even if they wish to do so. Transport is always an issue and not one easily overcome, because of cost and numbers. In short protect and develop what already exists and add sympathetically to enhance and create new opportunities.	
I object to "neighbourhood plans" on several grounds. 1. Villages evolve naturally without enforced "committee run" "democracy".	

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<p>2. The money and effort spent doing this would be better used where it's complete obvious. You don't need a survey to know the broadband still doesn't work and the road is blocked by a flood.</p> <p>3. Where are the broadband questions? Without great broadband any development is futile. This should be an absolute priority for locals and attracting business / growing etc.</p> <p>4. I object strongly to making villages "little towns" by adding signs, traffic control measures, and "street" lighting.</p>	
<p>Housing developments should encourage younger generation to "stay" - building community. Landowners should be able to build sympathetic, in keeping properties to offer homes to next generation.</p> <p>1. We need good public transport links to market towns and Hereford for access to education and work.</p> <p>2. Expensive, executive style dwellings should not be built.</p> <p>3. Initiatives which promote tourism, agriculture, the arts and crafts and which promote employment opportunities should be supported. Building inclusive communities by ensuring everywhere is accessible and younger generations stay and support older population.</p> <p>4. Encouraging pubs and churches to offer wider community facilities, become multifunctional, support for older and disable people to stay in their community and NOT have to enter the institutional care system.</p> <p>5. Looking after public rights of way (not re-routing but maintaining historic routes), proper drainage systems to preserve roads.</p> <p>6. Maintaining and preserving our traditional landscape and welcoming tourism as a means to sustain our communities.</p>	
<p>The country is seriously over populated and it is rising. It should be about 40 million. If it is not curbed we will run out of water and food.</p>	
<p>It does not matter what category you are looking at. The main investment needed is on the infrastructure. Already Hereford is grinding to a halt.</p>	
<p>We have stunningly beautiful countryside, a good mixed community although somewhat ageing. We should encourage young people and families to settle in the area. However, it is very expensive to buy or rent property, very few employment opportunities, public transport is very expensive and with exception of school buses almost non-existent.</p>	
<p>I consider that the pleasure of residing in such a village as Bredwardine would be greatly enhance by all the improvements envisaged in this survey, especially family homes and a community shop / post office.</p>	
<p>I don't think that I should add more. My general views are covered by the questionnaire. In general I feel that we need to develop a centre to the village based on more housing but that this should go along with development of agro based light industries and give employment to the middle generation.</p>	
<p>When you choose to move to the countryside you do not expect many amenities, or you wouldn't have chosen to move there in the first place. Do not want charm or character lost due to too much construction work, must be sympathetic.</p>	
<p>If you live in or move to an area like this you don't expect the facilities or developments of a town or large village. If you wanted those things you'd move away or wouldn't come here in the first place.</p>	
<p>Any changes to be gradually introduced over the period.</p>	
<p>I feel "Pick your own" type business fits the rural village really well, and creation of allotments in all villages, towns, and cities is a brilliant addition!</p>	
<p>1. Open rural landscape, and small community feel should be maintained. Future development should not increase to damage this rural feel. The road structure / condition is important due the farming traffic as well as tourists</p>	

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<p>and cyclists. Road safety should be considered, as there is a lack of footpaths along roads in open countryside between hamlets. Speed restrictions are important to road safety in my view, as well as adequate road markings, and at present cyclists appear at particular risk. Vehicle speeds in some cases exceed the statutory limit and speed checks should be undertaken to discourage. HGVs and farm machinery size on open roads should be considered with road safety in mind.</p> <ol style="list-style-type: none"> <li>2. No wind farms / single turbines or large scale coniferous development should be allowed in this area, including "solar arrays" which have impact on the rural visual aspect.</li> <li>3. Would like to see some local food stores such as a Baker and Butcher shop and Petrol station on the A road between here and Hereford if a brownfield site were available. Local milk round. Green field sites should not be built upon - only reclaimed land. Would support a speed limit of 40 / 50 mph along the B road between villages as whole length has traffic hazards and safety issues.</li> <li>4. Would also like to see a more high profile local "beat bobby" as they used to be, not shooting past in cars, bobby on a bike so to speak.</li> </ol>	
<p>Somehow families need to be encouraged to make their homes in Moccas but difficult if no jobs locally and transport to Hereford expensive and limited. At present it is becoming a retirement village.</p>	
<p>I feel that small villages need to grow at a sustainable level or they will stagnate. Promoting family housing and new blood will help along with encouraging small businesses, and diversification of existing ones.</p>	
<ol style="list-style-type: none"> <li>1. For the community at Moccas to develop there needs to be flexibility in local planning policies. Flexibility should not mean development everywhere or anywhere but it should mean identifying sites that could easily be developed and then deciding what housing mix would be feasible and commercially viable. Dictating housing mix too rigorously will or could prevent development and therefore be discouraged. The planning system in the UK already has a system for working out how many affordable housing particular sites can viably support.</li> <li>2. The survey should have included question on the number of owner occupied and rented properties in the parish. Moccas does have a number of rented properties, some of which at fairly low rents providing relatively affordable housing to those unable or not ready to buy their own property.</li> <li>3. Moccas has a very good village hall and a lovely church both of which require support from the local community. An appropriate number of new houses carefully located will or could bring new people into the village who could help support these important local assets. This is particularly important bearing in mind falling church attendance.</li> </ol>	
<ol style="list-style-type: none"> <li>1. Having a young child it would be lovely to have some climbing frames etc., benches, wildlife / nature area near to the village hall which could also be used by the mums and tots group. I feel this could encourage families to the area bringing in some "youthfulness" to the community. The village hall and social life within our village is brilliant.</li> <li>2. A speed limit of 30 is vital for safety through the village, we have children and dog walkers, hikers etc. The speeds of some vehicles is frightening especially in the summer with canoe hire vehicles.</li> <li>3. I feel we need to develop and progress as a village with more houses etc. but also feel we need to maintain the balance with the existing feel and general atmosphere... We have a lovely village!</li> </ol>	
<p>If you wish to encourage development then you need to:</p> <ol style="list-style-type: none"> <li>1. Encourage and provide faster broadband.</li> <li>2. Determine the capacity of sewage works and water supply.</li> </ol>	

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<p>3. Improve road maintenance. 4. Improve access to police, fire and ambulance.</p>	
<p>Difficult questions. Variety in all things is important to keep a village "mix".</p>	
<p>Young people should be encouraged to leave isolated communities and make a success of their lives in the wider world. Commuting should be discouraged. Ideally everyone should walk or cycle to work leaving our roads clear for those distributing goods and tourism.</p>	
<p>If this plan is mainly about more housing for Preston, so be it. The last eleven "community" houses were occupied by a very small minority of local people i.e. villagers, so building to keep people within the village is a myth. Most of the people who came needed a home, and some after a while were just as desperate to leave. The village has embraced "sports facilities", youth activities and social event, it is still a village. Access to this village will always be a problem whatever the weather. Most people who live here embrace it, enjoy it and although changes are inevitable will accept it. I remember a young couple who have their business in this village refused permission to build a home here!!</p>	
<ol style="list-style-type: none"> <li>1. There has been no mention anywhere of the poor Internet provision that we have and we are unlikely to be able to attract or develop new businesses / tourism / leisure facilities without this. And it needs to be affordable.</li> <li>2. Also we are constantly being penalised for not having mains gas and so would any new development / business without this.</li> <li>3. We can't apply for a reasonable rate of feed-in tariff for solar panels which makes this option unaffordable.</li> <li>4. Also the roads are just getting worse and worse so if we want to develop businesses that would include transport (which personally I don't) or encourage visitors and tourist to the area the roads really need to be in a better condition.</li> </ol>	
<ol style="list-style-type: none"> <li>1. While wanting to encourage the agricultural sector through planning it is important we stress quality food production rather than industrialised farming.</li> <li>2. Our houses need to be built with proper reference to local styles as this will help keep the character of the villages which in turn helps tourism which should be a major employer in the area.</li> <li>3. Proper provision of service must go hand in hand with new development e.g. Sewage, communications and transport.</li> <li>4. Developers should be very carefully vetted.</li> <li>5. Pollution and the environment must be considered at all times.</li> </ol>	
<p>I believe that local people and businesses should be encouraged to stay within the area. Planning applications that help keep local people / families in the area, living and working, should be treated sympathetically.</p>	
<p>Being as small as it is Preston-On-Wye is not going to attract any extra services or facilities as a result of adding a few more houses. It is unlikely to attract businesses other than those that are land based so job opportunities are unlikely to materialise. The roads have seen little improvement since I was a child. The flooding situation remains a problem. To simply say we need a percent increase in house numbers seems ill considered. It seems inappropriate to have artificial growth in a population when there are such limitations for potential change for the better in job opportunities, service and facilities. There are far better places where growth could be looked at more positively. Natural growth initiated from within the community is preferable to an arbitrary edict by a central body.</p>	



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<p>I'd like to see more support for younger people / independent people and less strict planning for people (especially young people and families) who want to build houses to enable them to live in their home community.</p>	
<p>I believe that people move / visit the area for its uniqueness, its part of our life, to be affected by floods / bad weather, have no street lighting etc. etc. I think it's important to maintain the village, and if people want to move here, accept the village for what it is. Public transport. It is a minority that that don't have any form of transport, again living here it's part of the course. Planning, if new houses were to be built it would be stupid to allow housing associations to build them, as this ultimately will bring in people who don't understand the dynamics of rural life. (I.e. Floods, no buses, shops, streetlights) and ultimately cause friction in the village.</p>	
<p>I think it is very important that the 'rurality' of the area is maintained. However I understand and agree that some development is necessary. The building of new houses and business promises must be monitored closely and must be appropriate to the area. In Preston-On-Wye, in recent years, the building of a large detached house on a small plot was, in my opinion, a mistake and has somewhat spoilt this area of the village. There is also an 'urban feel' to the entrance of the building opposite the tennis courts. In contrast the build in progress at the edge of the village for a local business seems to be appropriate and well designed.</p>	
<p>Housing should be concentrated to fit in with employment, public transport and community facilities (e.g. Shops, schools pub etc.). I do not agree with spreading them evenly across the countryside. This is unsustainable, producing isolated people and communities and making people totally dependent on cars. Housing should be built in Preston only where there is a demand - not according to some "quota". This is not a "NIMBY" position. I would be in favour of large development - sufficient to have transport, shops, schools etc. - and employment for people who live there.</p>	
<p>Moccas, Blakemere and Tyberton all have good road systems both between the villages and local towns. Therefore developments i.e. housing, small businesses or social amenities are rather different objectives to any in Preston-On-Wye where I live. All 4 roads from Preston are narrow, winding and not suitable for any more traffic than at present. It therefore seems logical that no further development would be favourable. There are successful small businesses in Preston-On-Wye employing local people which should be fully supported, also a thriving pub, village hall, church and sports facilities. The status quo would seem the most logical option for the future.</p>	
<p>Ageing population = need for rural inclusion + adequate provision to support this:- Older disabled people will need addition beds to cater for carer/support worker or a home directed to house a support worker for local community. There may be a need for a bus to Fairfield School. This may be cost effective and supported (Minibus Service). A youth club for local children would be good - include internet access and trips / cinema night in village hall - with provision for foods/snacks. Similarly a gym may be an asset to the village. With all this imminent change it is essential that the village does not lose its appeal as a quiet and picturesque country village.</p>	
<p>Transport - Inadequate, 2 buses weekly fitted in between the morning and evening school runs leaves only 2 hours in time. As most of passengers elderly, they do need extra time to get around. (The elderly do not need the yearly threat either, that these 2 buses may be stopped.) Mobile Shop - I can not see a shop surviving in the village, but a mobile one might in the area.</p>	

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<p>Public Footpaths - Locals and non-locals should have access to the countryside. Farmers understandably do not want people over their land. "Clearly" marked routes would benefit both.</p> <p>Housing - Required for children to remain in the village when they grow up. Affordable! Roads - Our 4 roads into Preston village, not suitable for the traffic which it does get, too narrow and twisty. Industry in the area means more traffic on these roads.</p>	
<p>Local public transport very poor. When using to Hereford, no time to shop etc. Could do with a village shop or a mobile shop to call in the villages. A subsidised local community taxi/minibus could be an option for poor bus service.</p>	
<p>Any new developments must be within reach of public transport. It is of no benefit to build away from this as people need to be able to get to and from employment at times that are convenient also. Transport to shops and medical appointments needs to be considered. There are no doctor's surgeries in Wyeside or shops.</p>	
<p>Negative impact of any development on the fragile local road network should be carefully considered e.g. Already too many HGVs using local roads. Rural character of village should be protected e.g. no street lighting, views, sense of community.</p>	
<p>No street lighting, views, dark skies and community spirit should all be protected. Any development should consider impact to rural lanes by HGVs.</p>	
<p>I strongly feel we should encourage young people to live and work locally and this should be encouraged when thinking about planning in the future. Local business and community can only thrive if there are good roads, good broadband etc. and local amenities.</p>	
<p>Certain amounts of sustainability e.g. Solar panels and small composting sites should be considered / encouraged.</p>	
<p>The footpath links between villages is appalling and there is no village green, or public spaces in Tyberton for locals. The woodlands walks should be maximised. Industrial development destroys the character of the area, the roads are not designed for lorries. Safe access by cycle: cycle paths! - To Hay and between villages. Access to woodlands and the river Wye should be a priority for the well-being of locals!! Farm vehicles are terrifying on the roads. Dangerous to walk or cycle therefore Drovers paths / bridleways should accept cycles. Footpaths: All walks should avoid fields and be chosen for beauty.</p>	
<p>Footpaths are unimportant compared with roads. Very small no of users of most footpaths. Possible bias in the questions in section F?</p> <p>With regard to flooding / roads etc. council are difficult to deal with, slow wasteful (of money). Solutions which are cost effective are lost due to council incompetence.</p> <p>I disagree with parish plan because:</p> <ol style="list-style-type: none"> <li>1. Waste of time and money.</li> <li>2. Planning should encourage progress and innovation not stifle it.</li> <li>3. Impossible to phrase questions satisfactorily.</li> </ol> <p>Am also strongly against such waste of resources such as speed limits, street lights etc.</p> <p>No mention of local policing with regard to poaching etc.</p> <p>No mention of fire service provision.</p>	
<p><b><u>Ideas that are outside our area, or not planning related, and need to be passed to other areas or organisations</u></b></p>	<p><b><u>Notes</u></b></p>



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Parents parking along the roadside near Madley School provide a hazard which is dangerous for children and motorists.	
Parents parking alongside Madley Primary School cause a hazard.	
We need a car park for Orchard Place as at the moment the one we have has 3 motorbikes 1 trailer and 1 van that have not moved for a year, also 2 cars on main road that also don't move and 3 cars on street and only one moves. All these belong to the same family that only has one driver. Police say its council problem and council say it police problem therefore there is no parking for visitors and sometimes not even residents. PLEASE CAN YOU FIND A SOLUTION.	
The biggest problem I have is the parking, a much bigger car park is needed at Orchard Place. There are 6 cars and 3 motorbikes here of which only one has moved in the last 12 months. As they all belong to the same family where there is only one driver. 2 of the cars are on main road, 3 are on the street, 1 plus a trailer and 3 motorbikes are on the car park. This causes problem for visitors and residents however no one will take responsibility for doing anything about it. Maybe you can? We are also worried that if a fire engine needed to get up here it would struggle.	

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## 7 Issues

This section discusses the bigger issues in some detail. Recommended actions for the committee are shown in bold.

(Items in bold italics are for emphasis not action.)

### 7.1 Demographics – Age, house sizes, housing turnover.

#### Age Groups

The interesting fact to note here is the comparison of our %age of each age group with the national averages for the same age group. (National Average figures from Wikipedia, based on 2011 Census) This shows that while we have about the normal ratios of children aged 12-16 and adults aged 36-50, we are seriously short, about half the norm, of young people aged 17-35, while we are seriously over the national average, about double, of people aged over 50.

There could be a number of reasons for the shortage of young people, although ***these can only be logical speculation!***

The absence of students at university during our survey could explain some of the loss of 17-22 year olds. However this does not explain the lack of 22-35 year olds.

Possible lower numbers of children living in the village in the previous decade who would now be young adults? We have no way of counting this, although some of our older residents could probably give good anecdotal information on this?

The lack of small houses of a size and price for young adults to rent or purchase?

The anecdotal information received at the village fetes indicates that most young people here think that local housing is far outside their price brackets. However we should note the responses showing a reluctance to build small houses or flats.

The excessive commuting distance, and therefore cost and time, to reach jobs suitable for young adults in the area?

The lack of available jobs in the area in total numbers or of a kind likely to attract young adults, including matching their qualifications? (Qualifications achieved now are almost certainly higher than in the past, although this does not mean any difference in average intelligence.)

The general desire, in the modern world, for young adults to move further away from their parents? However this should be balanced out by other young adults moving in if it is a valid effect?

We cannot definitively identify the cause, and **we should talk further to our young people to better understand this**. However we should note that large number of comments on the lack of affordable housing!

There are also many comments about the lack of jobs but when we see that 2/3rds of our working population, who responded, work within Wyeside, this is harder to accept.

With regard to our higher proportion of older people, this is much easier to explain.

NOT that people are living longer, as we are comparing against the rest of the country where this is also true.

1. The beauty of our area, attracting people wishing to retire to the country.
2. The comparative affluence of retired people today, many with good occupational pensions, enabling them to afford the lifestyle that they want, where they want it.
3. The beauty of our area meaning that those who have grown up here, or worked here, wish to stay on in their retirement.
4. The ubiquity of cars, enabling access to distant shops and services along with the recent burgeoning of delivery services for everything from groceries to furniture.

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**We need to consider carefully the types of properties and services that we want to encourage, require or provide for our older residents alongside considering if we can do anything to change the age balance over time.**

## **Local houses for “Local People” at “Affordable Prices”**

This is the biggest issue that we face! The desire for it is quite understandable but there are big hurdles to achieving it! It may be impossible to achieve?

Let's start by breaking it down into several interlinked facets.

### **What is a Local Person?**

This is actually the hardest one to solve, as has been stated by a couple of the comments provided in the survey.

1. Is it somebody who was born here? That's a clear definition but will apply a relatively small number.
2. Are they any more deserving than the child who moved here at the age of 1 or 10 or 16? That child had little or no choice about moving here and may still feel that here is their true home!
3. Is it somebody who has lived here more than X years? If so what value should be placed on X, and WHO will decide on that value? If X is greater than 16 it could prevent a child born here qualifying. If X is 15 then a person who retired here at age 65 would qualify at age 80. Is that what was intended by a 'Local Person' definition?

***There is no definition that will satisfy everyone and probably no definition that will satisfy even a majority over any reasonable period of time, and certainly not the 20 years that our Neighbourhood Plan will run for!***

### **What does Affordable mean?**

No house in this day and age is affordable without borrowing money, usually in the form of a mortgage.

1. 25 years ago the maximum you could borrow was typically 2.5 times gross annual income.
2. 5 years ago that limit had risen to 7 times gross annual income. (I make no comment whether this was as a result of house prices rising or the cause of them rising! I don't think even most economists would dare to tackle that question!)
3. Now, following the financial crash, largely caused by the house price bubble, the maximum is more like 5 times annual income and many people are being set much lower limits. This is true countrywide.

Average wages in Herefordshire are “the lowest in the country” according to the media. (I don't have any actual figures, but I suspect it is only a few percent below many other areas. **We should get some real figures on this if possible.**) However, are our *house prices* also the lowest in the country? Again I have no real figures but I do know that in some of the areas where whole industries have been shut down, such as the coalfields and steel making areas of the north, houses were near worthless. I suspect that we are nowhere near that bad. **We need some real figures on relative house prices in Herefordshire and similar rural counties.**

How much is 'affordability' tied in with the expectation of the type of property being sought? Anecdotally I was told that young people expect their first house to be a 3 bedroom family house. Looking at the survey (remember a score 3 would be no opinion either way, Ranking were 1 is highest):

We want starter homes to be built	Agree 4.01
We want family homes to be built	Agree 4.07
We want homes for local people	Agree 4.10
We don't want one bed homes to be built	Disagree 2.28

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Affordable housing for young people	Ranked 2
Homes for housing associations to let	Ranked 9
Single bed flats (owned or rented not specified)	Ranked 10

One bed properties identified in our 5 villages = 8. (About 3%)  
Two bed properties identified in our 5 villages = 49 (About 16%)

There is a fundamental dichotomy here. Everywhere else in the country people start in rented accommodation, often bedsits, perhaps move to larger rented place, then buy a small flat, then they move slowly up the housing ladder as necessity and income demand or permit. Why should this pattern not follow here? Perhaps because we don't have enough 'suitable' properties for them to start on the ladder?

If we were to promote 'affordable housing' for locals, what are the possible options. So far we have:

1) Make land available for building on by locals at current agricultural prices.

Which landowner is going to offer land at these prices if they can sell it to a developer at housing land prices? Nobody can force them to do this, so it would rely on their philanthropy.

2) Make some plots available for building on at market prices but only sell or lease them to 'locals'.

This relies on a definition for a local person, *which will have to be defined by the person selling or leasing the land as we cannot dictate it to them.* Again we are reliant on their philanthropy in delaying the sale until they get a local customer!

3) This could be met by allowing a developer a higher %age of free market houses with a charge on for provision of a much subsidised stock of 'Local super affordable' housing for only local needs. These subsidised houses would still be 2-3 bedroom houses but only for qualified local people in perpetuity.

This idea, from one of our respondents, implies that it is legal to do such a thing, which would need to be checked carefully. It implies that the purchasers of the free market houses would be subsidising the affordable houses, by paying higher prices. Would they be willing to do this? It would also imply an on-going management cost of maintaining the affordable houses in perpetuity. Who would bear this cost? Again, who would define who is eligible for these 'highly subsidised' houses?

**We need to find out if our surrounding parishes, which are further along the Neighbourhood plan path, faced these issues? If so what have they done about them, if anything? If possible get figures on their housing stock percentage to see if they have the same underlying issues.**

**If we decide to go any further with this issue, we need to have a public meeting to get these highly contentious points discussed and, if such a thing is possible, agreed. The meeting could also seek other ideas for achieving this goal?**

**We would then need to get legal advice, presumably at a cost, on whether the proposals are legal? Who would pay this cost as I doubt it would count as a valid neighbourhood planning cost?**

**Alternatively, the meeting needs to convince the attendees that this issue can go no further as part of the Neighbourhood Plan and that they need to modify their expectations.**

**We would then have to take a fresh view about the opinions on the building of 1 bed houses and flats.**

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## 7.2 Housing Development Size, Total Housing

This is one of the most important areas to be possibly included in the Neighbourhood plan.

We could have tried to identify land where we would prefer houses to be built, but very few suggestions were offered at the public information gathering events and opinions on where housing might go, if anywhere, were very diverse. Rather we have looked, on the advice of the council advisors, to go down a policy led approach that says what limits we would want to see put on any possible developments.

The first issue encountered is that some people interpreted the questionnaire as implying that this will be some kind of compulsory build program. **We need to communicate that this is not the case, rather it is a forecast of what is likely to happen and an attempt to set some limits on what may be done if we believe such limits are necessary. There can be no compulsion to have houses or businesses built under current legislation.**

The results of how many houses we want in each village over the next 20 years produced a wide array of answers and many comments also. It is probable that some respondents did not understand the questions fully as 13 of them requested fewer houses over 20 years than they would permit in an individual development. Others may well have also misunderstood and asked for the same number in both questions. **Therefore, up to 10% of respondents were confused. Are our results still valid? Probably they are still OK but we need to think carefully about our future communications and how we word anything in the detailed policies of the plan.**

The commonest answers and the average answers to developments over the next 20 years were the same, within valid statistical variations, and match almost exactly the current targets set by the Herefordshire plan. They are also in correct proportion to the current village sizes. Very few answers were above these figures, and the averages were dragged up a little by the few people who asked for no limits to be placed on. (I set this as a number of 100. If I had set it at 50 the averages would be a little lower.). **The vast majority of answers that were not the commonest ones were for lower figures.** Several people in most villages asked for no developments at all.

**If we feel this represents the majority view, do we need to put anything on our plan about this limit given that, if we do not, the Herefordshire plan limits will apply?**

**If we put a lower limit in we will need to justify it with reasons and very few clear reasons have been cited in the comments. How could we get more, valid reasons for doing this?**

When it came to the maximum size of any individual developments, the results are clearer with an average size of 5.53 with a variation between villages ranging from 3.35 to 6.34, largely in sympathy with the current village sizes. This is backed up by many of the free text comments.

E.g. "The importance of any housing developments being small and in proportion to current small size of village and some sympathy with existing housing, heights of buildings etc."

However, we must balance this against the comments that advocate that this is none of our business and should be left up to developers, based on their aims and economics. It is certainly true that the cost per house on any development should fall as the number of houses on that development rises, due to economies of scale. Therefore, if we want any developments we may need to accept a minimum size on economic grounds.

**Do we wish to put a limit on development size in our neighbourhood plan? If so what should it be, based on these results?**

### House size

This also harks back to the issues around affordable housing above, but is a separate question in its own right as it refers to all housing.

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## The Results on House Size (3 is undecided)

1 bed – Disagree 2.28; 2 bed – Agree 3.68; 3 bed – Agree 3.83; 4 bed – Undecided 2.99;  
Unrestricted – Disagree 2.16

Starter homes – Agree 4.01; Supported housing – Undecided 3.33; Family homes – Agree 4.07;  
Homes with live work potential – Agree 3.77.

Rankings: 1 Family homes, 2 Affordable homes (size unclear), 4 Live Work homes, 5  
Supported/retirement housing, 9 Housing Association homes, 10 Single bed flats.

Current housing stock: - 1 Bed – 8 (2.7%), 2 Bed – 49 (16.7%), 3 Bed – 117 (39.9%), 4 Bed – 82  
(28.0%), Over 4 Bed – 33 (11.3%)

Based on the government figures for 2012-13 we have about a quarter the average number of 1  
Bed houses, two thirds the average number of 2 bed houses, nearly double the number of 4 bed  
houses and over double the number of larger houses. **These figures speak for themselves and  
should help to guide our future housing needs! (It would also be useful to see the government  
figures for similar rural areas.)**

Most of this is fine, and ties in with the stated goal of wanting to attract young families to ensure a  
thriving future. The alternatives seem to be just declining or becoming a retirement area. Also we  
should consider the recent announcement of the university in Hereford, and how that might affect  
demand for homes and small businesses, related to or serving it, in Wyese.

The dichotomy comes around the building of smaller homes. We have very few of them! (We have  
4 times as many very large houses as we have 1 bed houses!)

Who would want to live in smaller houses?

Younger people starting out on the housing ladder.

Those on lower incomes of all ages (of which Herefordshire has a high proportion).

Those downsizing after having a family.

Those finding the effort of maintaining a larger home too great.

Those who like living in small houses.

Who wants to live in larger houses?

Families who need space.

People wanting to work from home.

People wanting space to undertake their hobbies (usually retired people?).

People wanting to remain in their family house despite the children leaving

People who like large houses.

People who can afford them.

**If we only build larger homes, will it attract families, given our low level of facilities or will it  
just encourage more retired people wanting the space and the environment?**

If we do not build small homes, will it exclude younger people, starting their career, who would  
subsequently upsize to a family home as their life and career develop? Jobs are so hard to find now  
that few people would wish to have to change job just to move to a larger house! If they cannot  
start their working life in the area they are unlikely to come back again before they retire!

The results appear to be coloured by the *anecdotal experience* of the Housing Association smaller  
houses that have been built in the area. They are ‘deemed’ to have gone to unsuitable people, in a  
number of cases (precise figures unclear), who did not fit into the community well. Perhaps  
because they had come with varying degrees of reluctance or misunderstanding about rural life or  
being forced out of the areas they would have preferred? This is coupled with the feeling that these  
properties should have been reserved for ‘local people’! (See discussion above about this issue.)  
Housing associations are driven by strict rules, many applied by government or local councils and  
some of their own, that require them to keep the houses occupied. When one becomes available



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they are required to fill it quickly, and have to follow a set process. They can rarely wait, maybe for months or years, for a local person to reach the qualifying criteria.

**We are powerless to change this unless we set up our own Housing Association. This would require money and effort that is unlikely to be forthcoming. Do we want to consider doing this? (It would be far outside the neighbourhood planning brief.) Even if we did it, the statutory rules imposed on it would probably defeat the object? Much research would be needed.**

## 7.3 Housing types

This subject covers 3 things which will be dealt with separately below.

- The purpose for which the house will be used. E.g. Family home, Live work unit
- The materials from which it should be built.
- The architectural design, particularly of the frontage (or that part which is most visible to passers-by?).

## 7.4 Purpose

This also overlaps with the discussion on house sizes above.

**Family homes** can cover anything from 2 to 8 bedrooms depending on the size of the family and the depth of their pockets. Typically it is 3 or 4 bedrooms. It is the commonest type of house that we already have and undoubtedly will be the most popular for speculative builders to build.

**Starter homes** have been discussed at length above! It is an issue we must address in the plan.

**Supported housing / retirement homes**, for elderly or disabled residents, are clearly an issue that we need to face given our current age distribution.

We have anecdotal evidence of some middle aged couples wanting to downsize from their larger family homes to 'high quality' smaller homes or bungalows that are also nearer to what few services we have. (Several wanted to get off the hill as they are having increasing difficulty climbing it.

People are now living longer on average, and this trend will probably increase during the life of this neighbourhood plan. Therefore they are more likely to need some sort of support as they get older. Add to this the reduction in formal social services support we are likely to suffer due to council budget cuts and this issue could become critical.

This is countered by the strong sense of community spirit in our area that already means that neighbours are assisting each other despite having no other direct ties to them. This far exceeds what you would typically find in a large town and is one of the 'characteristics' of our area that people are keen to maintain.

This leaves the debate of whether 'supported' housing would have a future here? They usually involve a 'warden' living nearby and providing the help and support the residents would need. It is cheaper than moving into old people's homes but does incur costs.

Lastly there are the debates on 'public transport', which is covered below, and 'medical services'. We do not have doctors surgeries within the parish but the Kingstone and Staunton services are relatively nearby and are reputed to offer an excellent service. The reality is that unless our villages grow a lot, or one of these surgeries closes, there is no prospect of changing this during the life of this plan.

Overall the debate would seem to be economic (support and transport costs) rather than village style and therefore our plan should probably not oppose this type of housing if any is proposed.



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**Live Work units.** There has clearly been some confusion on what a “Live and work” house is. The committee simply meant a property that either included space within it for an office, studio or workshop, or a separate block containing an office, studio or workshop, intended for a person or family to run their own business from while living at the same property. This could include employing a small number of people also on the same site. **We need to communicate this more clearly to our community. We need to consider whether, in the light of this possible misunderstanding, we wish to trust the results obtained from the 2 questions on this subject? (Homes with live and work potential – H3e Agree 3.77; H8j Ranked 4; W6a Neither Agree nor Disagree 3.11)**

These properties would certainly be bigger than if they were just a family home. They might have specific design variations to create the working spaces or just adapt rooms that could otherwise be living spaces, e.g. bedrooms, to be working spaces.

The last issue they might raise is the noise levels if they included workshops. This could come and go as the property changes hands over the years and different types of work were done in them. They would probably have to be looked at on a case by case basis, depending on the number of neighbours they might affect. Given our widely distributed villages they could easily be placed away from other properties if suitable land became available.

## 7.5 Materials

This has already been mentioned under question H6c Agree 4.01. Questions H6d Agree 4.29, H6f Agree 3.99 and the various comments about ecological efficiency and solar panels are all relevant as well as the comments specifically about style.

There is a fundamental conflict between H6c suggesting traditional materials and H6f suggesting innovative materials and both being clearly agreed with. We had 182 out of 393 of respondents (46%) either ‘Agree’ or ‘Strongly Agree’ with both these questions. A further 3 respondents ‘Disagree’ with both. Only 13 people ‘Agree’ with one and ‘Disagree’ with the other, which is the result that was expected when these questions were set! The rest are neutral on either or both questions.

Given these results, either people have entirely misunderstood the questions or they like the idea of traditional materials but do not want to limit us as the pace of technology brings new possibilities that should not be ignored.

Given the difficulty of defining traditional materials as eloquently describes by one of our respondents (Timber and stone verses Ox hair and dung) and the many different buildings already to be found in the area, ranging from the Black and White houses to stone, old yellowish brick, modern red brick, timber clad etc., and the promise made by new upcoming materials it seems we cannot prescribe the materials that should be used.

Lastly we should consider that at least some of the respondents who voted for traditional material were perhaps thinking more about the architectural appearance (see next point) of the property and its fit with neighbouring properties that the actual materials? After all who is to know if a black beam is made from solid Oak or a modern composite fashioned to look like solid Oak but will last 1000s of years and be better insulating?

## 7.6 Design

This was covered by H6b Agree 4.13 and H6e Disagree 2.18. This gives a clear message that our residents, while not too fussy about the materials to be used, do want adjacent buildings to blend in with one another. (Blend in is NOT the same as identical!). Would we put a glass edifice with curved walls and roof lines next to one of our historic black and white houses? Probably not, but if it were proposed in an area surrounded by trees at the base of the hill, a bit away from other properties would the answer be the same?

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Several people have stated that they do not want building styles that are more commonly associated with 'Town houses' and one particular building was cited as suffering from this. Interestingly that building is now a holiday let!

Others have stated that they don't mind what style a house has so long as it is 'great'. Another comment made a point about the relative heights of neighbouring properties, which fits with the desire to 'blend in'.

**Does this give us enough information to put a clause in the plan about design or style? Style is, by definition, a subjective assessment and therefore very difficult to put into prescriptive rules! There is already precedence in planning law and practice for this question that we need to better understand. If we do decide to go further down this route we will need some clear advice on what can and cannot be put in such clauses and how they should be drafted.**

## 7.7 Speed limits and Road Safety

These subjects are inextricably linked and drew a lot of comment. Two questions were relevant. T1 Agree 3.65 and T6 Agree 4.17.

The question on speed limits has largely been settled. Limits were introduced on 16<sup>th</sup> Jan of 40mph in Bredwardine and Blakemere and 30mph in Tyberton. This leaves Moccas and Preston-On-Wye without limits. In Moccas the B road is almost straight and visibility is good with very few houses directly on the road. Preston-On-Wye is in the side lanes so is a different case.

The side lanes generally have a lower traffic volume, are single track, twisty, poor visibility due to hedges and trees and often quite bumpy. This creates a natural speed limit which, if not observed, will soon crash the offender into a bank or hedge! Also a number of people have pointed out that one of the preferred characteristics of a village is the lack of officious road signs, of any kind, that preserves its open relaxed feel.

This leaves the question of road safety.

Our villages are all unlit and in the main have no pavements / footpaths beside the road. There are very few public footpaths at all in our villages and most do not 'go anywhere useful' so they are mainly for leisure and cannot mitigate this problem. Most lanes have no land suitable to put pavements in without taking part of some residents' front gardens or farmer's fields. The verges act as drainage so converting them to pavements would also often require extra drainage to be installed.

**Clearly this makes many of our residents "feel" unsafe when walking or cycling on our roads.** They are at the mercy of drivers, many of whom are untrained and inexperienced at driving on our kind of roads. This includes visitors, tourists, commercial traffic, public transport and even residents. The driving test is nearly always taken in a town, so very few learners ever drive on country lanes to get any instruction, and even the Highway Code only has 3 paragraphs on how to drive on single track lanes!

Several people have suggested that our roads should be straightened to make them safer. This will take land that may not be forthcoming without compulsory purchase orders. More importantly experience elsewhere has shown that if you straighten the roads traffic speeds will increase (even if speed limits are in place, some always ignore them) and the "feeling" of being unsafe may actually increase!

This is balanced by a number of comments saying that if you "choose" to come and live in the country you accept or welcome these constraints.

Clearly if our numbers were to increase substantially these measures would have to be seriously considered, but with the modest increases we are looking at there is unlikely to be much money or the willpower forthcoming to change our road safety levels. The best we can probably do is identify any particular black spots and investigate options for them on a case by case basis, with an emphasis on positive road calming in the form of more bends and 'natural' bumps rather than signs that clutter

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the landscape and will, in the main, be ignored by those most likely to cause an accident. In a few cases better visibility by the management of hedges and trees might be appropriate, along with providing some pedestrian refuges at the side of the road in verges that are otherwise frequently very marshy or overgrown.

## 7.8 Public Transport

This is always a thorny issue. Our current public transport is infrequent, subsidised by the council, expensive and intermittently threatened with closure. However it is also greatly valued by those who use it and the only form of transport available to some residents who cannot drive for medical or cost reasons. Given our age distribution, this problem is only going to get worse! We will always have those who could drive in the past but can no longer do so while wishing to remain in the home and or the area they love. Add to this the perceptions about safety on the road discussed in the previous section and we clearly have an issue, even if it is just how to walk to the bus stop!

Questions T4 Agree 4.30 and T5 Disagree 2.14 are relevant.

There were 45 people who agreed to both questions, which is surprising as opposing answers were expected. It is valid to feel public transport is important and the current level is about right? We did not spot this possibility when setting the question, and would not have expected this number (12%) to adopt this view if we had spotted it!

There are a couple of community car schemes in the area, Community Wheels and Dore Transport who will take residents to places. However, these do incur a cost and are also partially subsidised by the County council and the Parish Council. They are not well publicised so have been little used and we may be on the edge of their catchment areas?

**We need to find out more about them, their conditions and costs of use and how they should be publicised.**

The issue is how to provide a secure service going forwards and clarify its relevance to planning issues. We cannot rely on a traditional bus service indefinitely. Other options will need to be found. These might include any or all of the following, and **more options need to be identified**.

- Car sharing schemes for those going to work. This would have to include people living outside Wyeside.  
Some employers offer assistance with arranging this. Some larger companies even offer incentives to employees to use it, to save on parking spaces.
- Supported housing including a transport service for its residents, and possibly for others at extra cost, as part of the cost of that supported service.
- More 'formalised' voluntary schemes like the one provided by Community Wheels
- Networking between residents to share journeys more often.  
Possibly a secure website where people planning journeys in their own vehicles could offer space to others wishing to go to the same place. This places some constraints on both parties, especially about meeting up for the return journeys, but many will be happy to accept such limitations.
- Greater use of Internet ordering of goods, including groceries. This might include smaller households clubbing together to place supermarket orders of sufficient value to reduce or eliminate the delivery costs.  
N.B. This might also entail offering some kind of community internet access, e.g. at the village halls, for those who don't have their own computer. Some may not be able to operate a computer due to disability so would need a volunteer to operate it for them. This reduces the need for trips by public transport.
- Informal arrangements such as any resident passing a 'bus stop', when no bus is due, offering lift to anyone waiting there who is going the same way as them. This does not guarantee a return trip so there would have to be reciprocal points in the main towns for return pickups.  
This operates well in some remote areas in Europe.

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- A 'local' taxi firm taking people at commercial rates without the overhead of having to come out from Hereford or Hay or Leominster. There are currently firms registered in Preston-On-Wye and Abbeydore – Source [Taxi firms in Herefordshire \(HR2\)](#). There are others advertising on the Web in Hay, Kingsthorpe, Kington, Ross and probably many more. There is no guarantee that any of these are currently operating or any information on what their costs are.

## 7.9 Links to businesses

This was put in our survey as it can happen, although may be less likely in our rural area. It is a form or 'planning gain' by which the planning authorities only grant a business the approval to develop their business interests if they also develop something for the community be it housing roads, facilities, environmental protection etc.

It might also be proposed by a business that feels there is a shortage of housing of the type or location likely to be wanted by their employees. It may be tied to employment with that company or just become part of the local housing stock.

What is going to be the impact of the impending university in Hereford on this? They could be looking for large quantities of housing in and around Hereford for their students and their staff. While they might not directly wish to build out here, would it encourage other residents of Hereford to move out here, given a possible chance of getting a better price for their current house in Hereford?

**How should our policies reflect this?**

Question H8 was relevant here. Links to businesses was ranked 6<sup>th</sup>, above encouraging new blood, housing association properties and single bed houses or flats.

**Would we wish to refuse any proposals of this kind, however unlikely? Would our answer be different for tied houses, presumably rented, than for ones that just added to the local housing stock?**

## 7.10 Business Start-up Units

The answers on this were ambivalent. H3e Agree 3.77, H8J Ranked 4, W1 Agree 4.06, W2 Agree 4.00, W4 Agree 4.17, W6a Neither Agree nor Disagree 3.11, W6b Neither Agree nor Disagree 2.94, W6c Neither Agree nor Disagree 3.02, W6d Neither Agree nor Disagree 3.11, W6e Neither Agree nor Disagree 2.72, W8 all the first 7 ranked items.

People want families to move to the area and want the jobs for those families to keep them here. However they seem paradoxically undecided on what kinds of business would attract them other than Agricultural and Food related ones!

There are a wide range of small businesses here already, including Sausage making, Gunsmith, Drainage contractor, Stonemason, campsites, chrome plating, Wiggly Wiggles..... the list goes on. Many small businesses may be operating from their houses without us even being aware of them.

**All the questions above are potential business startup opportunities. The transport costs and difficulties seem to be a big blocker, at least in the minds of our respondents? So perhaps the question is, "would we want a speculative development that would try to attract business startups"? Perhaps the experiences of Peterchurch are relevant here? Or do we just not want to block any specific business that tries to come here, provided the noise and environmental impact of it is acceptable to us?**

## 7.11 Wind Farms / Solar Panels / other Environmentally Generated Sources

The only question about this in the survey was about Solar panel farms.

The consensus here seems to be that people don't want Solar panel farms that take up valuable agricultural land but would be in favour of solar panels on roofs of houses or business properties.

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Wind energy was highly contentious when we collected opinions at the village fetes and several respondents berated us for not including a question on the subject. There are vociferous opinions in both directions. All seem to assume it would take the form of the great white windmills on the hill. There are in fact many other smaller scale forms of wind energy also, with turbines starting at about 50cm diameter. **What is clear is that any proposal for large installations will be highly contentious but we have insufficient information to generate a policy on the subject.**

There is strong anecdotal support for all forms of environmentally generated energy from some of our residents. Technology in this field is moving fast. **We should consider how our policies might affect a future proposal, perhaps of a nature that we cannot even conceive of at the moment?**

## 7.12 Broadband

This generated over 20 responses asking why we had not included a question about it. All said it is a basic requirement of any new house or business. This is not something we can directly affect with our Neighbourhood plan. The reason we did not include it in the questionnaire is because it is already being installed, partly funded by the council, and should reach all our villages by the end of 2016. It is the best service we are going to get in the near future.

Details can be found at <http://www.fastershire.com/>

## 7.13 Preservation

Most of the sites listed on the questionnaire are already protected as Grade I or II Listed Buildings, SSSIs, National Nature Reserves, Ancient Monuments, Ancient Woodland or are managed by conservation organisations. Between them these probably afford the best protection that is available. There will be other protections that I have not been able to research on some of these and on many sites that have not been listed above are also protected.

We have 76 listed buildings in our 5 villages including most of the older houses, some barns, all the churches and several specific monuments and memorials, mainly found within the church grounds. This is 41 houses out of 293, 14% our overall stock. **If we wish to list any more there are clearly defined procedures for doing this.**

Protection of Village Greens has become much harder under new legislation passed in 2013. **You cannot apply if a planning application is outstanding on the land!** Also Herefordshire has a special status under the relevant acts and village greens appear to be classed as a form of Common Land here. I have not found a register of existing village greens or common land but the government website implies it will be kept by Herefordshire council

I have not researched the application process in detail but the relevant government website can be found here: -

<https://www.gov.uk/common-land-management-protection-and-registering-to-use#commons-registration>

**Clearly if we wish to protect them we must check for existing registrations and then apply for it now!**

I can find no obvious mechanism for protecting orchards but would be happy to be proved wrong. I can see a view which says an orchard is no different to a field of wheat. It is land used for growing crops like any other. However several of our orchards do contain very old trees that could be protected by applying for Tree Preservation orders. These would include non-fruit trees in some cases.

The orchard in Bredwardine might have a case for protection under the Village Green or Common Land legislation as it is used for the annual village fete. If this has occurred for at least 20 consecutive years this might be worth investigating further?

Lastly, subject to the correct advice, it seems that we can designate specific green area in our Neighbourhood Plan as green spaces that are important to the community and they would then get



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the same protection from building as green belt land round a town. We could cover the village greens, specific orchards and some of the others suggested above on this basis if we wished. (Remember that they have been listed by individuals in the free text of the questionnaire, not formally voted on to get a considered opinion of all residents.)

## 7.14 Strong opinions

The averaged out answers to the questions did not reveal any really strong opinions. Only one question, E1 which is an implicit part of the planning process anyway, had a result or Strongly Agree. None had Strongly Disagree. However within the detailed responses of many questions there were large numbers in one or both of these extreme camps. These strong opinions were always diluted by other answers in the overall averages. This does not mean we should ignore them. When any planning request comes up for consideration it is those with strong opinions, in either direction, who will mobilise their forces and attempt to affect the decision in their own favour. The vast majority who have weaker or no opinions will, in the main sit back and do nothing.

Why should this worry us when forming our Neighbourhood plan? If a particular question, although giving no strong result either way had a large number of people at either extreme and particularly if they are grouped at one extreme we need to consider how this might affect a given application and consider how or policies in the plan will deal with it. Conversely we may also need to consider if the plan will pass the referendum if there is a large vocal lobby on some issue that we include in it. We must show we took their opinions into account.

So which questions do we need to look at in more detail for this factor?

- E4 Solar panel farms should be encouraged.  
Implicitly this covers wind farms as well. This is already discussed above.
- F1 My local church should have dual use as a church and village hall.  
This has almost equal numbers (about 20% of respondents each) overall in the Strongly Agree and Strongly Disagree camps. In the 2 villages most involved, the Strongly Agrees outnumber the Strongly Disagrees by five to one. However there are deeply entrenched opinions here, backed up by religious beliefs. We can expect some strong arguments over every little detail on this subject! The only planning aspect of this is whether our policies would block it if proposed. The overall result gives us no reason to do this.
- H4d We should build 4 bedroomed houses. Neutral at 2.99.  
However there are twice as many “Strongly Disagrees” as “Strongly Agrees”, both swamped by the “Don’t Mind” camp. This could make some planning applications for larger properties interesting! How should our policies deal with this?
- W6b Business Startup units.  
There are about 10% who Strongly Disagree and about 5% who Strongly Agree.

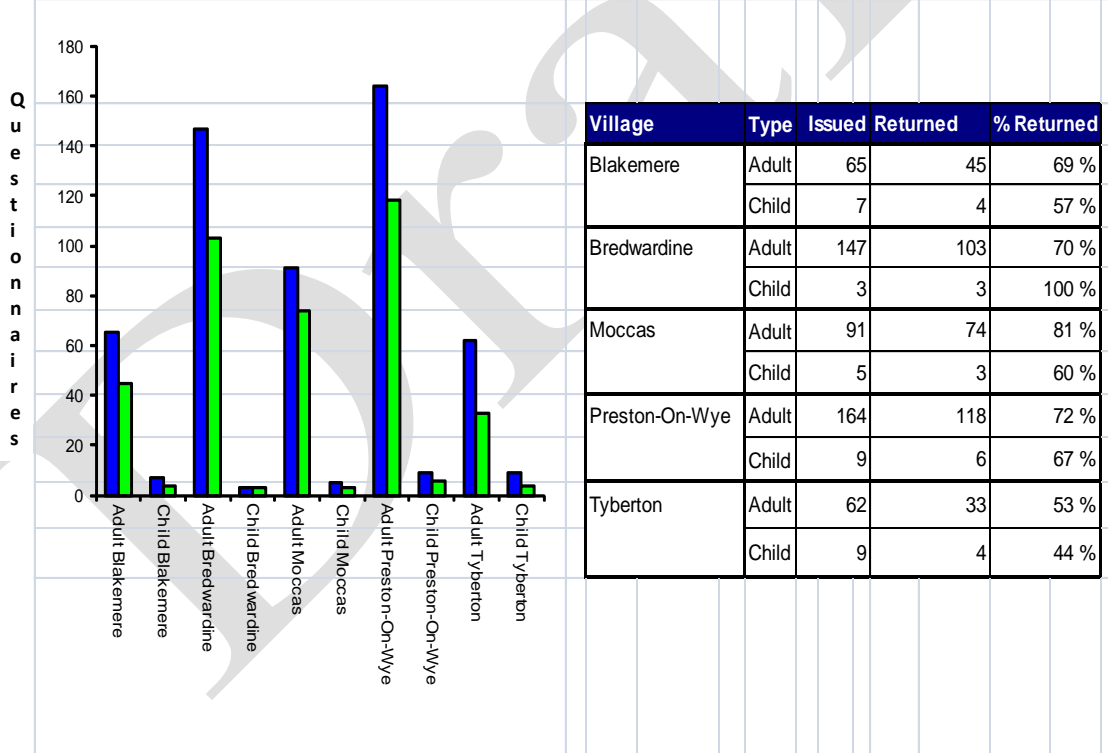
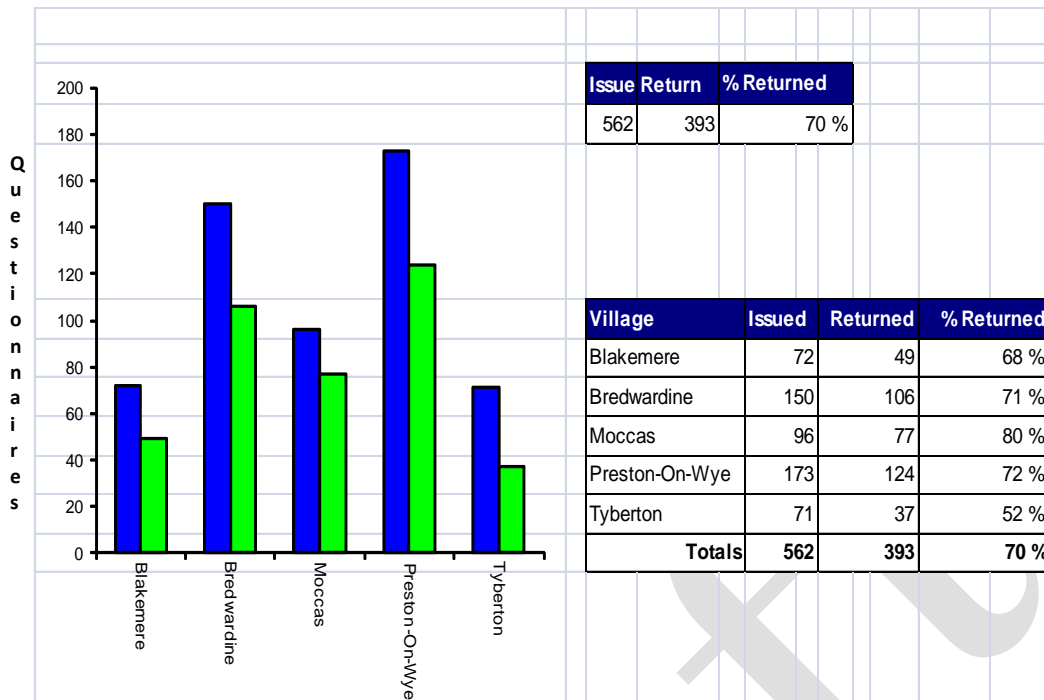
Finally, we should look at the additional comments both at the village fetes and question Z1. While it is difficult to pick out any clear trends, this is where strong opinions are voiced. Subjects I noted, all of which are discussed above, are:

- Environmental energy generation.
- Broadband
- Small houses
- The current state and suitability of our roads for a growing population.
- Building styles.
- Preservation of “views”.
- Public Transport.

**Appendix 1 – Questionnaire Responses – Audit of Results - % Returns**



# Wyeside NDP 2011-2031: Consultation Addendum 1 - Questionnaire Analysis of Responses



Number of Questionnaires Issued  
 Number of Responses Received

**Appendix 2 – Summary of Responses to the Questionnaire**

# Wyese NDP 2011-2031: Consultation Addendum 1 - Questionnaire Analysis of Responses

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## Appendix 2 Reports the average result for each question on the questionnaire.

The table below sets out the overall average for each of the questions in the questionnaire.

### Calculation Methods used

For opinion questions that ranged from Strongly Disagree to Strongly Agree

Each answer was assigned a number from 1 to 5 where

1 = Strongly Disagree

2 = Disagree

3 = Neither Agree or Disagree

4 = Agree

5 = Strongly Agree

The average response was then calculated as follows

Multiply the number of respondents for each answer by the number assigned to that answer.

e.g If 23 people ticked Agree for that question calculate that as  $23 \times 4 = 92$ .

Now add together these totals for each opinion and divide by the total number of people who responded to that question.

e.g. If 5 Strongly disagreed, 17 Disagreed, 94 Neither agree nor disagree, 23 Agree, 14 Strongly Agree

Average =  $(5 \times 1) + (17 \times 2) + (94 \times 3) + (23 \times 4) + (14 \times 5) / (5 + 17 + 94 + 23 + 14)$

Average =  $(5 + 34 + 282 + 92 + 70) / 153$

Average =  $483 / 153$

Average = 3.16 This example result means that on average people neither agree nor disagree.

The average scores are then colour coded to show whether people agree or disagree on average as follows (No colours were assigned not strongly agree or strongly disagree as average results only came into these categories.)

Red Disagree with a score  $\leq 2.5$

Blue Neither agree nor disagree with a score between 2.5 and 3.5

Green Agree with a score  $\geq 3.5$

# Wyeside NDP 2011-2031: Consultation Addendum 1 - Questionnaire Analysis of Responses

Id	Opinion Questions	No of Answers	Average Answer	Agreement
E1	The overall environment and landscape must be considered with all planning requests.	381	4.53	Agree
E2	Ancient trees, orchards and hedgerows must be protected during any development.	381	4.38	Agree
E3	Areas of natural/wild flower planting are needed within Wyeside.	379	4.01	Agree
E4	Solar panel farms must be encouraged.	379	2.97	Not Sure
E5	In the event of flooding, all villages must have a fully protected, passable exit route.	376	4.06	Agree
E6	Flooding in this area is inevitable and should be accepted in our rural environment.	374	3.29	Not Sure
F1	My local church should be dual-use (church and village hall.)	385	3.13	Not Sure
F2	(Better) recreational facilities are needed.	380	3.24	Not Sure
F3	Public footpaths and bridleways in Wyeside need to be better maintained.	387	3.75	Agree
F4	My local village hall (buildings) needs expansion/improvement.	371	2.71	Not Sure
F5	A community shop and Post Office is needed in Wyeside.	386	3.67	Agree
F6	A youth centre/club is needed.	384	3.14	Not Sure
F7	Pubs are a vital part of our community and must be protected.	384	4.16	Agree
F8	Picnic/recreation areas for locals and tourists need to be created in my neighbourhood.	380	2.92	Not Sure
F9	New/improved* sports or recreation facilities are needed in my village.	369	2.91	Not Sure
H3a	starter homes.	354	4.01	Agree
H3b	supported housing/retirement homes.	338	3.33	Not Sure
H3c	family homes.	357	4.07	Agree
H3d	links to new businesses.	337	3.33	Not Sure
H3e	homes with live and work potential.	350	3.77	Agree
H3f	provision for local people with local connections.	351	4.10	Agree
H3g	encouragement of new blood into our communities.	348	3.50	Agree
H4a	1-bedroomed flats/apartments.	309	2.28	Disagree
H4b	2 bedroomed.	335	3.68	Agree
H4c	3 bedroomed.	345	3.83	Agree
H4d	4 bedroomed.	302	2.99	Not Sure
H4e	unrestricted in terms of size.	322	2.16	Disagree
H5	Local people (within Wyeside) should have priority for any available social/affordable housing.	384	4.31	Agree
H6a	be widely distributed within the parish, not just concentrated in the village centres.	382	3.68	Agree
H6b	reflect current local buildings in style.	381	4.13	Agree
H6c	use traditional local building materials.	379	4.04	Agree
H6d	include high levels of energy conservation in their design.	381	4.29	Agree
H6e	be unrestricted in terms of style.	375	2.18	Disagree
H6f	utilize innovative, modern and eco-friendly building materials.	368	3.99	Agree
H6g	be preferentially built on brownfield sites.	369	4.04	Agree
H6h	only be built where public utilities (e.g. water, electricity, sewerage) are accessible.	376	3.75	Agree
T1	Speed restrictions should be put in place in my village.	389	3.65	Agree
T2	Re-routing of footpaths and bridle-paths should be considered in order to benefit users.	385	3.68	Agree
T3	Footpaths are important for both locals and tourism.	385	4.13	Agree
T4	Public transport between Wyeside and the main towns is vital to community sustainability.	387	4.30	Agree
T5	Public transport is adequate in my village.	385	2.14	Disagree
T6	Any increase in village expansion should be met with a proportionate increase in safety.	384	4.17	Agree
W1	Small business developments that can promise potential job opportunities for local people should be encouraged.	362	4.06	Agree
W2	Business developments which are in balance with the size of the village should be encouraged.	359	4.00	Agree
W3	New business premises must be as ecologically efficient as possible.	356	4.11	Agree
W4	Farms must be allowed/encouraged to diversify in order to remain profitable.	362	4.17	Agree
W5	Industrial units that will generate noise or similar pollution must be located such that they do not affect the village.	353	4.25	Agree
W6a	live-and-Work Units	337	3.11	Not Sure
W6b	business Startup Units	335	2.94	Not Sure
W6c	community workspace provision	330	3.02	Not Sure
W6d	workshops	335	3.11	Not Sure
W6e	small offices	332	2.72	Not Sure
W6f	warehouse/factory	329	1.99	Disagree

# Wyeseide NDP 2011-2031: Consultation Addendum 1 - Questionnaire Analysis of Responses

For each question that asked for a numeric answer, such as the number of houses that should be built over 20 years, a simple average of the results was taken.

If the question asked for a number in a band, such as the number of houses for each development, the highest value for each band was assigned to the answer. The average of these values was then taken.

For questions prefixed “H” and “W” that asked the user to rank the results the ranking number assigned by the user was taken and the numerical average across all responses calculated.

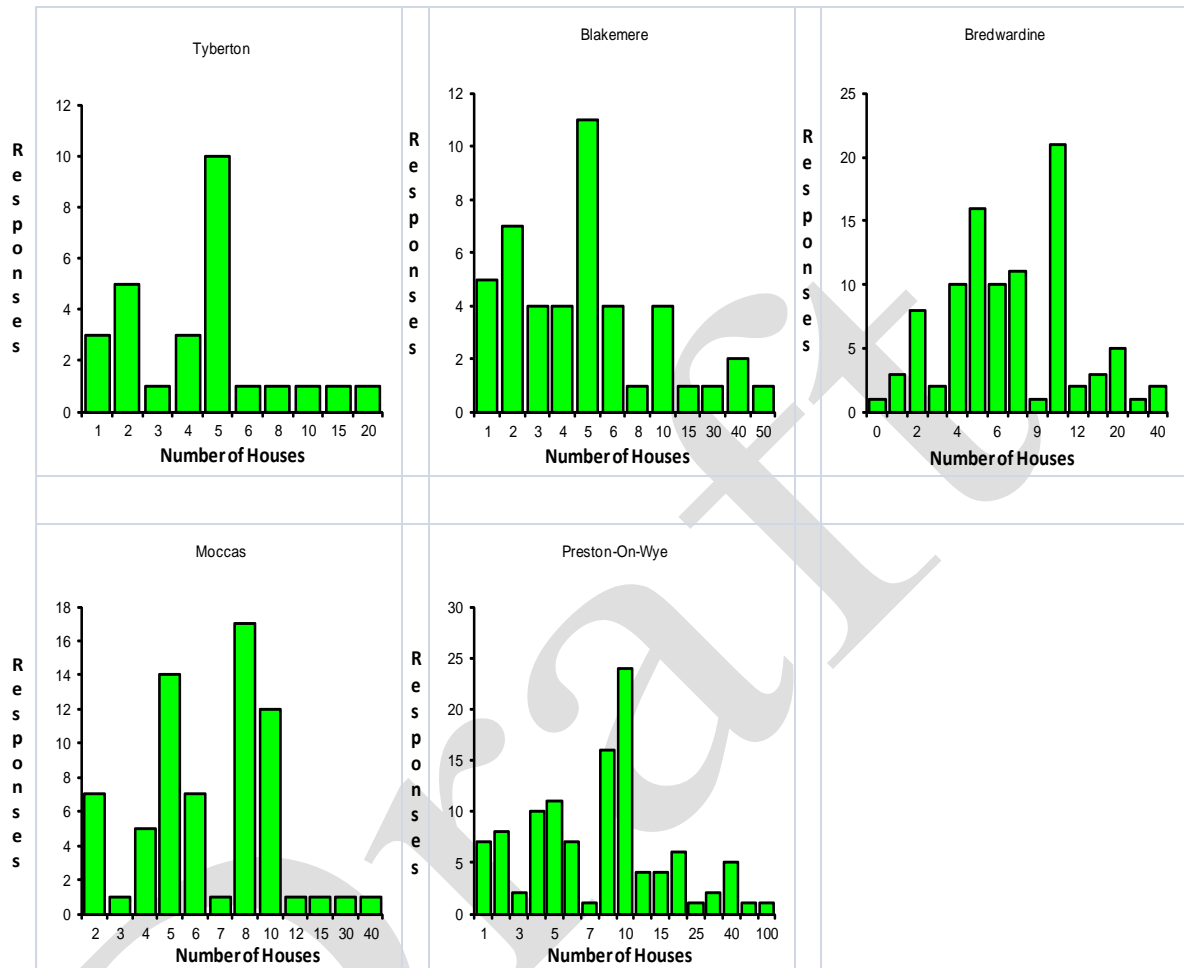
<b>Id</b>	<b>Other numeric answer Questions</b>	<b>No of Answers</b>	<b>Average Answer</b>
H1	How many houses do you think your village should grow by in this period?	346	8.70
H2	What is the maximum number of houses you think any one development should in	363	5.53
W7c	If you are an employer, how many people do you employ in Wyeseide?	34	2.85
Y3a	How many bedrooms are in this house?	380	3.47
Y3b	How many people live in this house (including children)	377	2.62
Y4	How many years have you lived in Wyeseide?	382	21.20
<b>Id</b>	<b>Derived Ranking Questions</b>	<b>No of Answers</b>	<b>Average Answer</b>
H8b	Family homes to encourage the long-term viability of our community.	364	2.82
H8f	Affordable housing for young, local people.	366	2.98
H8c	Homes for local people.	365	3.04
H8j	Homes with live and work potential.	348	4.97
H8h	Supported/retirement homes for our elderly and/or disabled.	353	5.16
H8d	Homes linked to businesses to allow workers to move in to the area.	343	5.30
H8e	Homes for any (local or not) buyers.	346	5.49
H8g	Affordable housing for non-locals to encourage new blood in to our communities.	342	5.96
H8a	Homes for housing associations to let.	345	7.37
H8i	Single bedroom flats.	344	7.87
W8a	Agriculture and food production related	342	2.05
W8b	B and B / holiday accommodation related	334	3.53
W8f	Pubs, restaurants and cafés related	336	3.77
W8g	Tourism and leisure related	331	4.06
W8c	Community services related	328	4.42
W8e	Light industrial and/or manufacturing related	321	6.11
W8d	Financial and professional services related	317	6.41
W8h	Transport, storage and distribution related	316	7.15

**Appendix 3 – The Maximum Number of New Houses Acceptable by each  
Village**



# Wyeside NDP 2011-2031: Consultation Addendum 1 - Questionnaire Analysis of Responses

If the question asked for a number in a band, such as the maximum number of houses acceptable in each village these are set out below in histogram format showing the number of responses that were received against the number of houses that are acceptable.



The growth in number of houses that received the most support in each village is:

- Tyberton 5
- Blakmere 5
- Bredwardine 10
- Moccas 8
- Preston-on-Wye 10

The total of 38 houses across the five parishes is consistent with the requirement set out in the HCC core strategy to 2031.

**Appendix 4 – The Maximum Size (Number of Houses) of any one  
Development Site Acceptable by each Village**

# Wyeside NDP 2011-2031: Consultation Addendum 1 - Questionnaire Analysis of Responses

If the question asked for a number in a band, such as the number of houses that were considered acceptable for each development site, these are set out below in histogram format showing the number of responses received against the number of houses that are acceptable.

