

Aymestrey Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and HC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available.

1. Page 44 of the Plan refers to Appendix 3, but no such appendix is included in the submission version of the Plan. The appendix relates to the site analysis. I consider it would be useful for this to be available as a standalone document. Any comments?

Document attached This was included within the Regulation 14 Draft NDP. It can be included on the Parish Council Website under the NDP: <http://aymestrey.org/NDP/> The standalone document is attached please also note that it can be viewed on the Herefordshire Council website under NDP's (type in Aymestrey in the search box) Aymestrey's Reg 14 NDP (pages 84 to 97) as it was contained in that version of the document but was then subsequently removed after Reg 16.

2. Policy AYEnv7 Protection of Local Green Space permits development that would “benefit their utility for the purpose they are designated or currently used”. What was the intent of this element of the policy? Would a different phrase be clearer? And if so, what might this be changed to? Please note we have attached revised version of the section covering Env 7 – Env8 and have renumbered these giving Env7a its separate number.

Current phrasing -

The following areas are designated Local Green Space. Development that would result in the loss of these sites will not be permitted. Proposals that will benefit their utility for the purpose they are designated or currently used will however be permitted provided there is no significant adverse effect on residential amenity:

Suggested phrasing –

The following areas are designated Local Green Space. Development that would result in the loss of or significant harm to these sites will not be permitted. Proposals that enhance or extend the purpose or purposes for which they are designated will be permitted provided there are no significant adverse effects when considered against other policies in this development plan.

As these spaces incorporate irreplaceable habitats, only the most exceptional circumstances giving rise to clear environmental and public benefits would justify any harm or loss. Such circumstances must include replacement of the Local Green Space with equivalent or better provision in terms of quality in a suitable location and of the same habitat type:

Under Reasons and Interpretations we have added iii) (this maybe unnecessary as it is duplicating the NPPF) which reads as follows-

iii • The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be

consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

- The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;

- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- c) local in character and is not an extensive tract of land.

3. A number of queries arise in relation to Policy AYEnv7a Protection of Views and Vistas:

- a. Would it be wise to change the policy number when the Plan is finalised? **Agreed**

- b. Are all the views referred to in the policy identified on the map on page 34 of the Plan? **Now amended to include all views.**

- c. Do all the views referred to in the policy have accompanying photographs on pages 35 and 36 of the Plan? **All photographs now added for each view and labelled.**

- d. Should Pokehouse Wood be School Wood or vice versa? **It actually covers both so amended to reflect that.**

- e. The views referred to in the policy should match those shown on a map, be referred to in the same language and have accompanying photographs. Given this does this element of the Plan need to be redone? If so, please provide the information. **All information has now been provided and this whole section has been redone and re numbered please see attached document.**

4. Please provide a link to or copy of the Employment Study referred to in Policy AYJE1 Re-use of Employment Land at Mortimers Cross.

https://www.herefordshire.gov.uk/download/downloads/id/1604/employment_land_study_2012.pdf

See paras 2.21 and 5.8 of that document

5. Policy AYH1 Housing on Land at Mortimers Cross refers to a Housing Site Design Guide and Concept Statement (Appendix 1). A number of queries arise:

- a. The appendix indicates that the allocation in the Plan means the land has permission in principle and therefore it is unnecessary to make an outline application. This is not the case. Please review the whole appendix in the light of this and advise me of any amendments that should be made.

It is acknowledged that this provision in the Appendix to the NDP was not reviewed in the light of the 2017 Regulations on Permission in Principle and on Brownfield Land. In order to correct this the following changes are suggested:

1. Section 1 – 1st paragraph: Delete ‘detailed’ before ‘planning permission’.
2. Section 2 – 1st paragraph: Amend to read:

‘Allocation of this site for housing within Aymestrey Neighbourhood Development Plan means that any planning applications should be decided in accordance with this site allocation and conform to policies contained within this ND.

3. Section 2 – should be amended to read as follows:

‘Outline Stage

Should applicants consider certain matters need to be determined in advance of a fully detailed submission, an outline application should be submitted accompanied by a copy of this Development Brief and Design Guide.

Detailed Stage

Applicants should submit plans and particulars showing detailed proposals for the following aspects of development that may not have been submitted at the outline stage:

- i) A flood risk assessment indicating the extent of the allocated site that can be developed and the requirements for flood protection of properties, including those located off site;*
- ii) The layout, including position and width of roads and footways (if proposed), and the details of design and materials for paved areas;*
- iii) Layout of foul and surface water drainage, including sustainable drainage measures, provision and protection of infrastructure to treat foul effluent and position of man-holes. A number of these measures will include land outside of the allocated housing site but on land within the same field parcel; Also important as the two dwelling to the north have bore holes near to the boundary of this field.*
- iii) Landscaping and biodiversity enhancement measures, including those off-site. The site comprises water meadow and appropriate ecological studies should inform measures to retain important features, enhance biodiversity and the arrangements for the permanent maintenance of landscaped areas;*
- iv) Means of access to buildings;*
- v) Siting, design, including colour and texture of facing materials of all buildings, walls and fences;*
- vii) Provision for parking of vehicles;*
- viii) Sufficient information to demonstrate the effect of the development on the landscape and adjoining development;*
- ix) Group elevations and sketches to demonstrate the ability of individual house types to combine as a group and according to varying site conditions.*

Planning permission will be granted subject to the applicant, prior to the issue of any permission, entering into agreements with the Local Planning Authority and/or Local Highway Authority, as appropriate and set out in this brief. Agreements may be needed to

comply with highway requirements and to meet the requirements of Herefordshire Council's Supplementary Planning Document upon Planning Obligations (or Community Infrastructure requirements as the case may be).'

- b. Page 79 makes reference to an element of water meadow being preserved within the field parcel but outside of the development site. It is not possible to require something to be done outside the allocation site boundary. What if anything should be done in relation to this?4.3.2

The water meadow is an important habitat. It falls outside of the housing site allocation although this area might form part of the application site in association with a SUDs scheme to accommodate storm water arising from the housing development as indicated in the indicative diagrams. It is understood that Government supports biodiversity net-gains provided 'off-site' (see https://consult.defra.gov.uk/land-use/net-gain/supporting_documents/netgainconsultationdocument.pdf)

The box on page 6 of this consultation indicates:

'When preparing local plans, local authorities are able to identify opportunities for habitat improvement that would benefit local people and support nature recovery.'

Bearing this in mind, together with 'Scenario B' on page 7 of Government's consultation document, it is therefore suggested that the final sentence of the first paragraph under section 4.3.2 be replaced by:

'The preservation of the water meadow and other biodiversity net gains may be achieved in association with any SUDs scheme provided under paragraph 4.1 above. This habitat creation may be achieved within an enlarged site incorporating land to the west as a local compensatory and net-gain 'off-site' measure.'

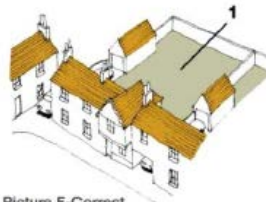
- c. What is criterion x) on page 81 seeking to do?

There is a typographical error in that there are two criteria 'x'

The first is to relates to maintaining the mix of housing. Anecdotal evidence suggests much development in villages comprises detached 4+ bedroomed dwellings or smaller dwellings in larger plots where they are then extended. The aim is to seek an element of smaller dwellings and through design to reduce likelihood that extensions can take place that would result in their loss. Design guides have been seen that show how this might be achieved through terraced dwellings and other design features such as below. The photographs of examples also show how this might be achieved.



Picture E



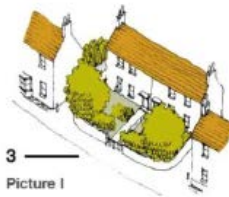
Picture F-Correct



Picture G-Incorrect

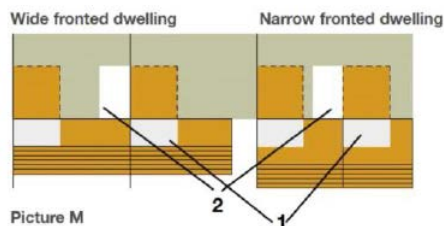


Picture H-Incorrect



Picture I

1. Increased area of plot for private garden
2. Reduced area of plot for private garden
3. Exceptional use of front gardens in developments at over 20 dwellings per hectare (8 dwellings per acre)

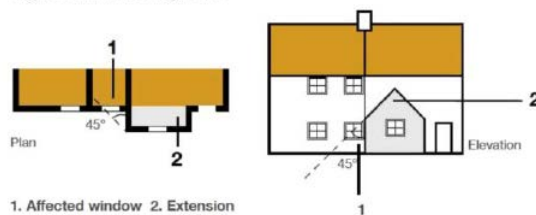


Picture M

1. Zone suffering from loss of light
2. Garden area affected by neighbouring extension

A ground level, rear extension is most easily accommodated without neighbour problems or loss of daylight to the existing house interior if the original house has a wide frontage and shallow plan.

The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone.



1. Affected window
2. Extension

The second, which should be xi), is to reduce clutter and its effect upon the attractive landscape. There is a typo – 'top' should be 'to'.

6. Please provide a link to or copy of the Highway Design Guide referred to in Policy AYH4 Exceptional Sites for Affordable Housing.

The reference c) [which should be 'd')] should be to '[Herefordshire Council's Highways Design Guide for New Development](https://www.herefordshire.gov.uk/download/downloads/id/5208/highways_design_guide_for_new_developments.pdf)' at https://www.herefordshire.gov.uk/download/downloads/id/5208/highways_design_guide_for_new_developments.pdf

7. Was a local housing needs survey carried out? If so, please send me a link to or copy of this document.

There was no specific local housing need survey for the Parish undertaken in association with the NDP.

There was however, when compiling the Parish Plan (published in 2013) reference to the Wigmore Housing Needs Survey carried out in 2009 which covered this parish. A copy of this document is attached and can be found on the Herefordshire Council's website under - https://www.herefordshire.gov.uk/downloads/download/560/parish_housing_needs_survey

Aymestrey falls within the Leominster Housing Market Area (HMA) and estimates of the need for market and affordable housing within this area can be found at:

https://www.herefordshire.gov.uk/download/downloads/id/1644/local_housing_market_assessment_2013.pdf

Table 61 (page 144) estimates the requirement for market housing in both the urban and rural parts of the HMA, and overall. Table 62 (page 145) estimates the need for affordable housing for those areas.

It is understood that up to date figures on housing need are required when seeking Government funds for affordable housing schemes. The scheme at Mortimer's Cross should provide an element of affordable housing sufficient for immediate needs. Beyond this a survey will be needed to support any further provision which might arise.

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate.

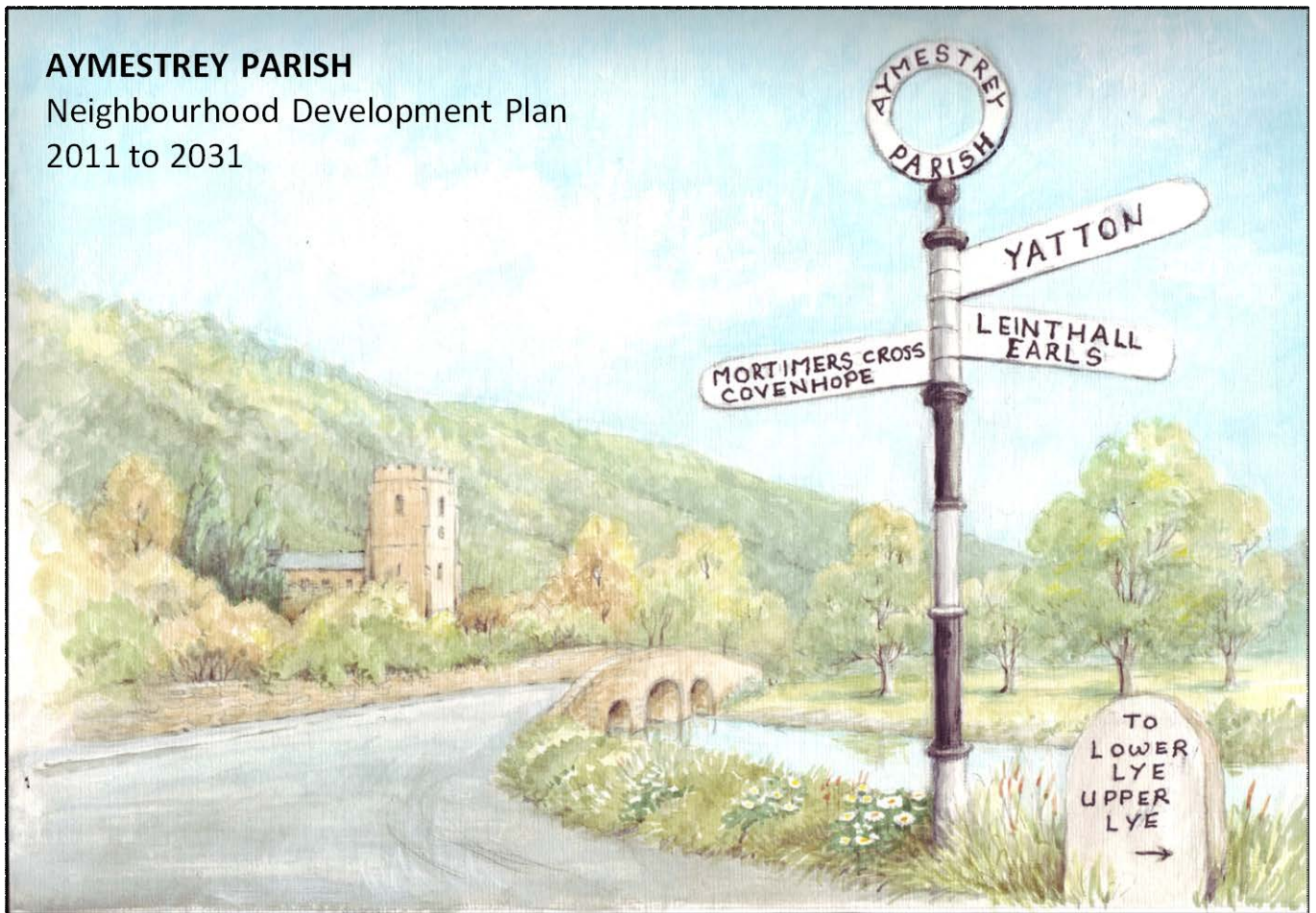
With many thanks.
Ann Skippers
10 February 2019

AYMESTREY

**Neighbourhood Development Plan
2011-2031**

AYMESTREY PARISH

Neighbourhood Development Plan
2011 to 2031

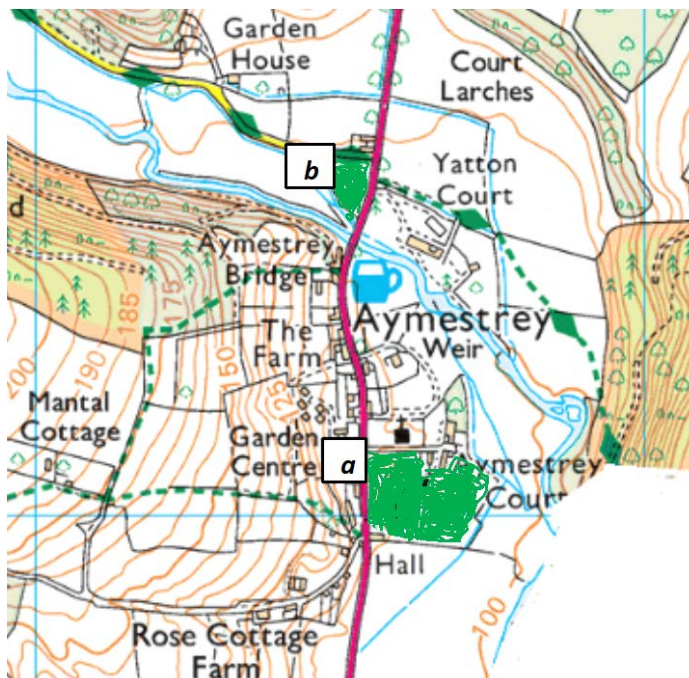


Policy AEnv7: Protection of Local Green Space

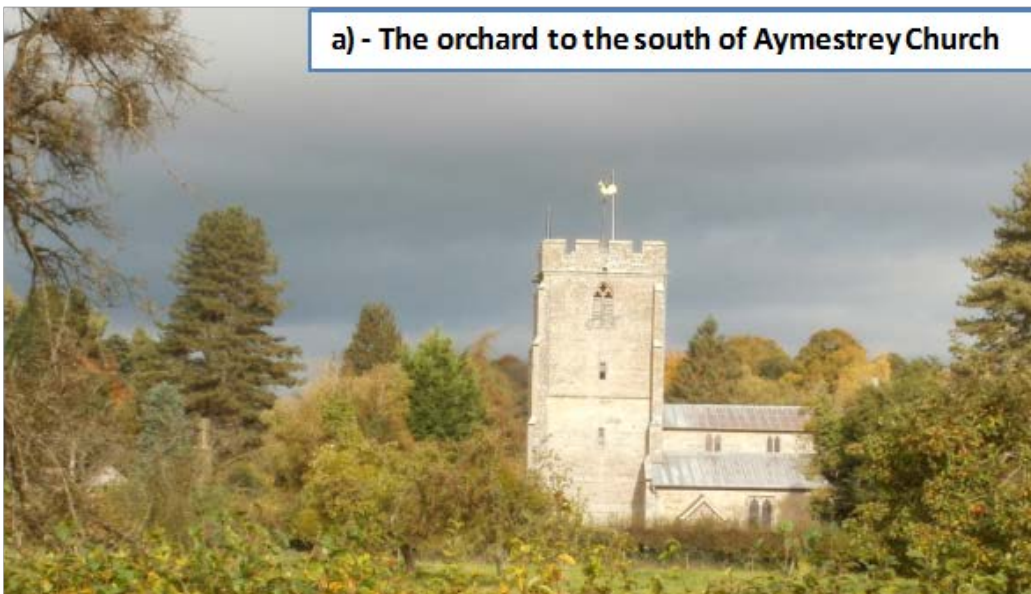
The following areas are designated Local Green Space. Development that would result in the loss of or significant harm to these sites will not be permitted. Proposals that enhance or extend the purpose or purposes for which they are designated will be permitted provided there are no significant adverse effects when considered against other policies in this development plan.

As these spaces incorporate irreplaceable habitats, only the most exceptional circumstances giving rise to clear environmental and public benefits would justify any harm or loss. Such circumstances must include replacement of the Local Green Space with equivalent or better provision in terms of quality in a suitable location and of the same habitat type:

- a) Orchard to the south of St John the Baptist and St Alkmund's Church, Aymestrey;
- b) Aymestrey Mill's Orchard



a) - The orchard to the south of Aymestrey Church



b) - Aymestrey Mill's Orchard



REASONS AND INTERPRETATION

5.18 The areas identified in this policy are considered important green space and special to the whole community. Development is not totally restricted within these areas, but any proposals should be for the benefit of the site's current use. Designation as Local Green Space does not indicate a right of public access if it is not already public space, neither does it change the current use. The reasons advanced for the designation of each site are as follows:

i) Orchard to the south of St John the Baptist and St Alkmund's Church: This orchard has biodiversity value, and is an important habitat for which a Habitats Action Plan has been prepared. Herefordshire Local Nature Partnership has recently supported a review of the County Biodiversity Action Plan (HBAP) which includes Action Plan. The orchard also contributes towards the setting of St John the Baptist and St Alkmund's Church, enabling open views towards the church, and it is an important feature within the character and street scene of Aymestrey. The owners of this orchards have been consulted upon this designation and support it.

ii) The Orchard at Aymestrey Mill again has biodiversity value and is an important HBAP habitat. It contributes to the setting of the mill house and views as you enter Aymestrey village from the north. The Mill has recently become a Listed Building and the orchard forms part of its curtilage. The owners of this orchard have been consulted upon this designation and support it.

iii) • The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

• The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;

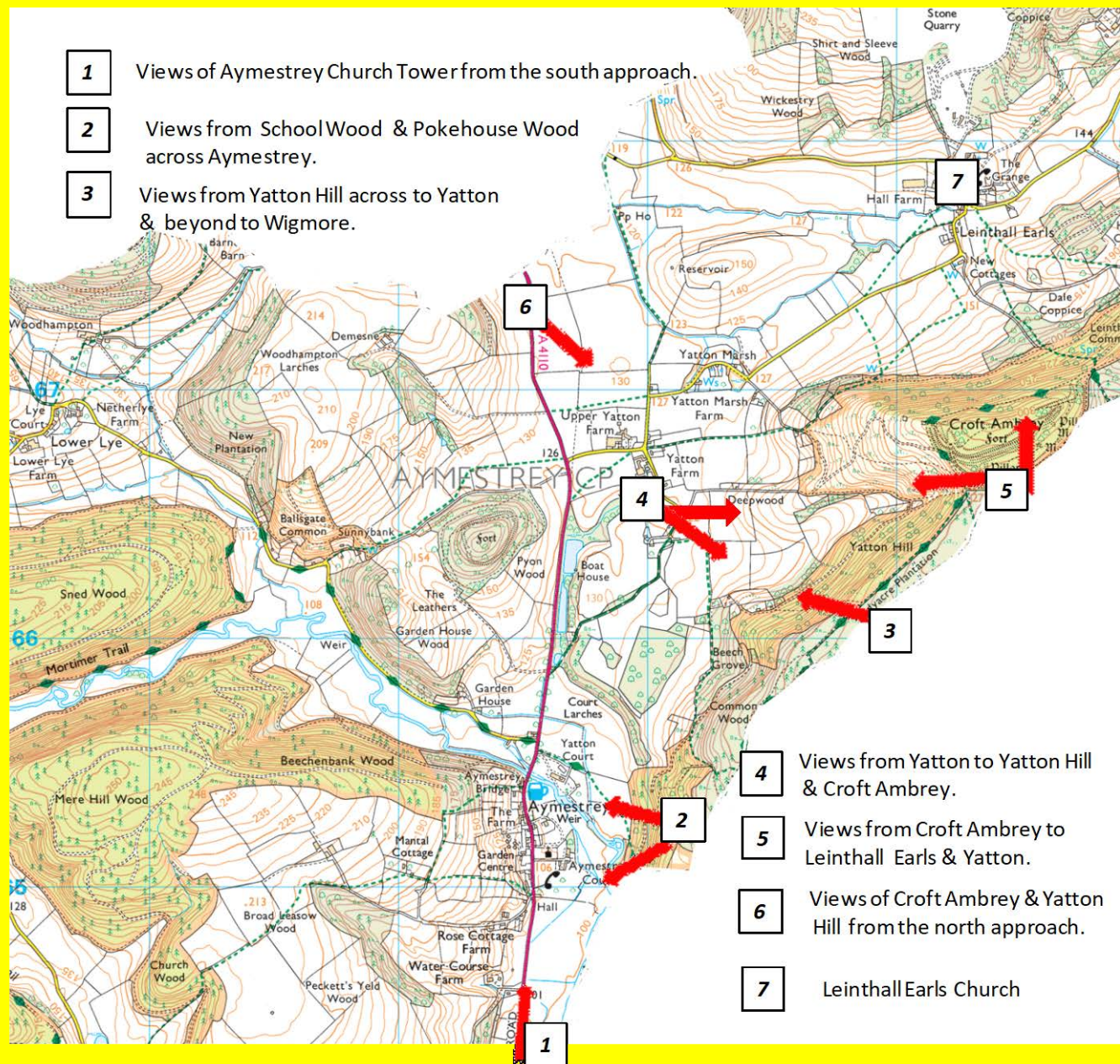
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- c) local in character and is not an extensive tract of land.

Policy AEnv8: Protection of Views and Vistas

The following were repeatedly cited as important by the community in the feedback from the NDP Questionnaire-

- a) Views to and from Yatton Hill and Croft Ambrey
- b) St John the Baptist and St Alkmund's Church, Aymestrey;
- c) Leinthall Earls Church and environs



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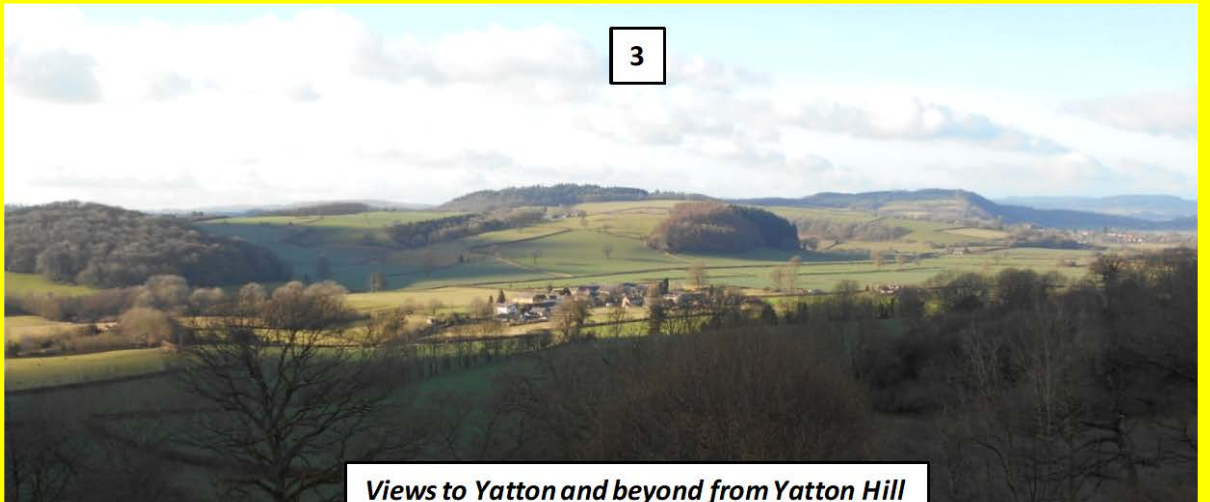
This is not intended as an exhaustive list of all the valued views within the Parish as the nature of the Parish lends itself to many other unspoilt views and vistas not listed here.



Aymestrey Church approaching along the A4110 northwards



Aymestrey from School Wood



Views to Yatton and beyond from Yatton Hill



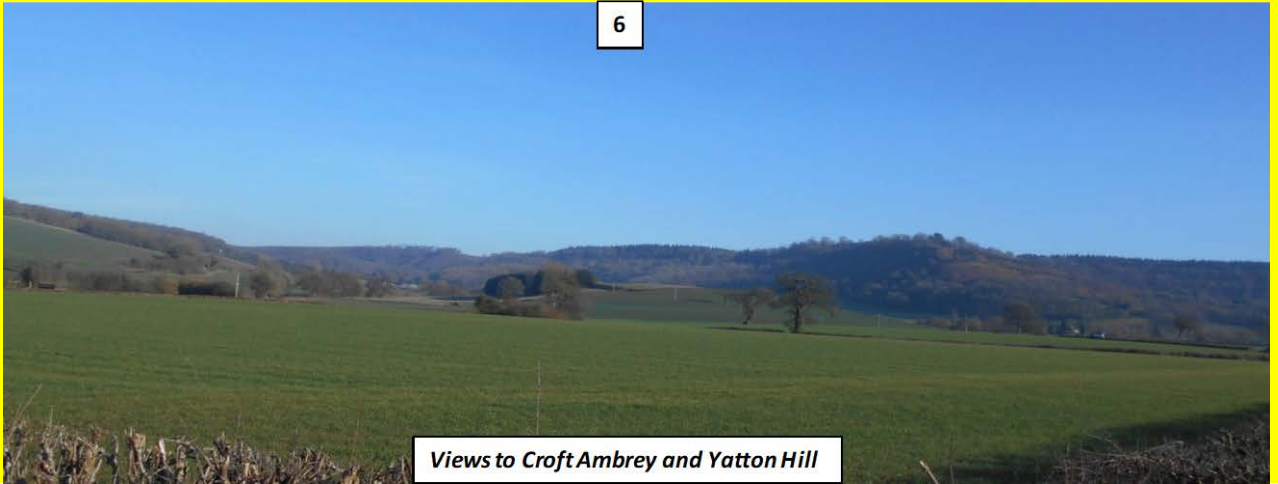
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Views from Yatton to Croft Ambrey and Yatton Hill



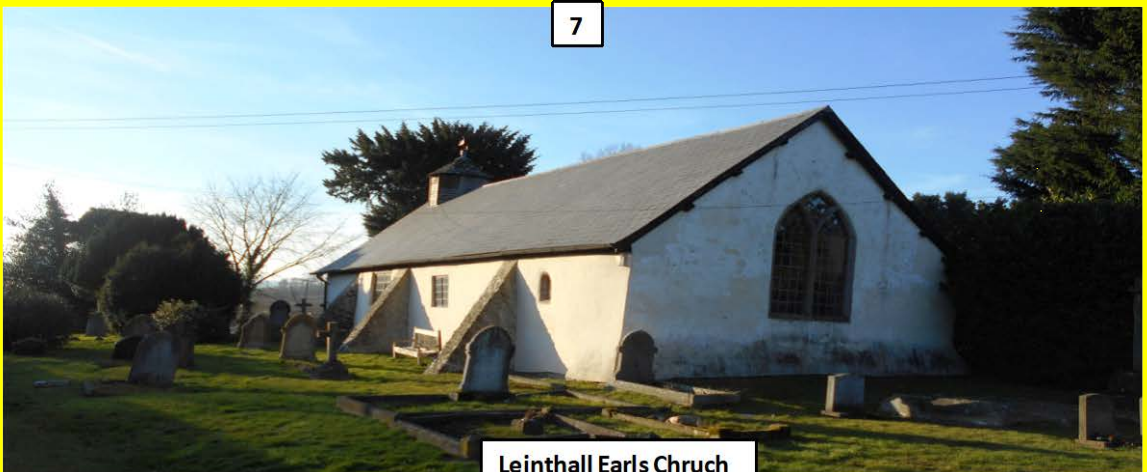
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Views from Croft Ambrey over Yatton Marsh and Gatley



6

Views to Croft Ambrey and Yatton Hill



7

Leinthall Earls Church

Policy AYEnv9: Protection from Flood Risk

New development shall be subject to the Flood Risk 'sequential' and 'exception' tests set out in the National Planning Policy Framework, and housing development will not be permitted in areas identified as flood zones 2 and 3. Where other forms of development are necessary in areas at risk of flooding, full and effective mitigation measures must be provided. No development will be permitted that will result in increased flood risk to properties elsewhere.

Where flood risk is identified, developers shall undertake full and detailed flood risk assessments, including taking into account climate change, to inform decisions on planning applications.

Development should not cause or increase surface water flooding or risk of pollution. Opportunities to address existing surface flooding problems should be taken where available.

Where the management of drainage needs to be addressed, developers should utilise or contribute to sustainable drainage systems (SuDS) to prevent any risk of flooding, and where this is practicable, include measures to support biodiversity. Compliance with this policy should be secured by conditions to any planning permission.

REASONS AND INTERPRETATION

- 5.19 Substantial areas within the Parish fall within areas identified by the Environment Agency to be at risk of flooding along the River Lugg. Both Aymestrey village and Mortimers Cross are affected by flooding and development within these areas may also increase flooding elsewhere. Flooding is also associated with the brook at Leinthall Earls. Relevant development should be restricted within these areas where possible and proposals should not result in increased flooding elsewhere. This policy seeks to address this issue. Surface water run-off from fields and the highway can also be a problem in some areas. Where appropriate, developers must show that the flood risk has been fully addressed and includes measures brought forward as necessary to protect development without adversely affecting other properties. This reinforces Herefordshire Local Plan Core Strategy Policy SD3.
- 5.20 In addition, given the extent of flooding within the two settlements referred to, it is important that storm water drainage from development does not increase the level of run off and that it should reflect greenfield flows. Consequently, developers should ensure sustainable drainage systems (SuDS) are utilised to make sure run-off levels are acceptable. A range of SuDS systems are available and should be considered. These include retention ponds, infiltration trenches and basins, rain gardens, sand filters, detention basins, swales, rainwater harvesting, permeable paving and green roofs. In addition, such systems as wetlands, for example shallow ponds, and bio-retention/filter strip, including tree pits, can have biodiversity benefits and measures to benefit wildlife are to be encouraged.

AYMESTREY

**Neighbourhood Development Plan
2011-2031**

Reg 14 DRAFT –

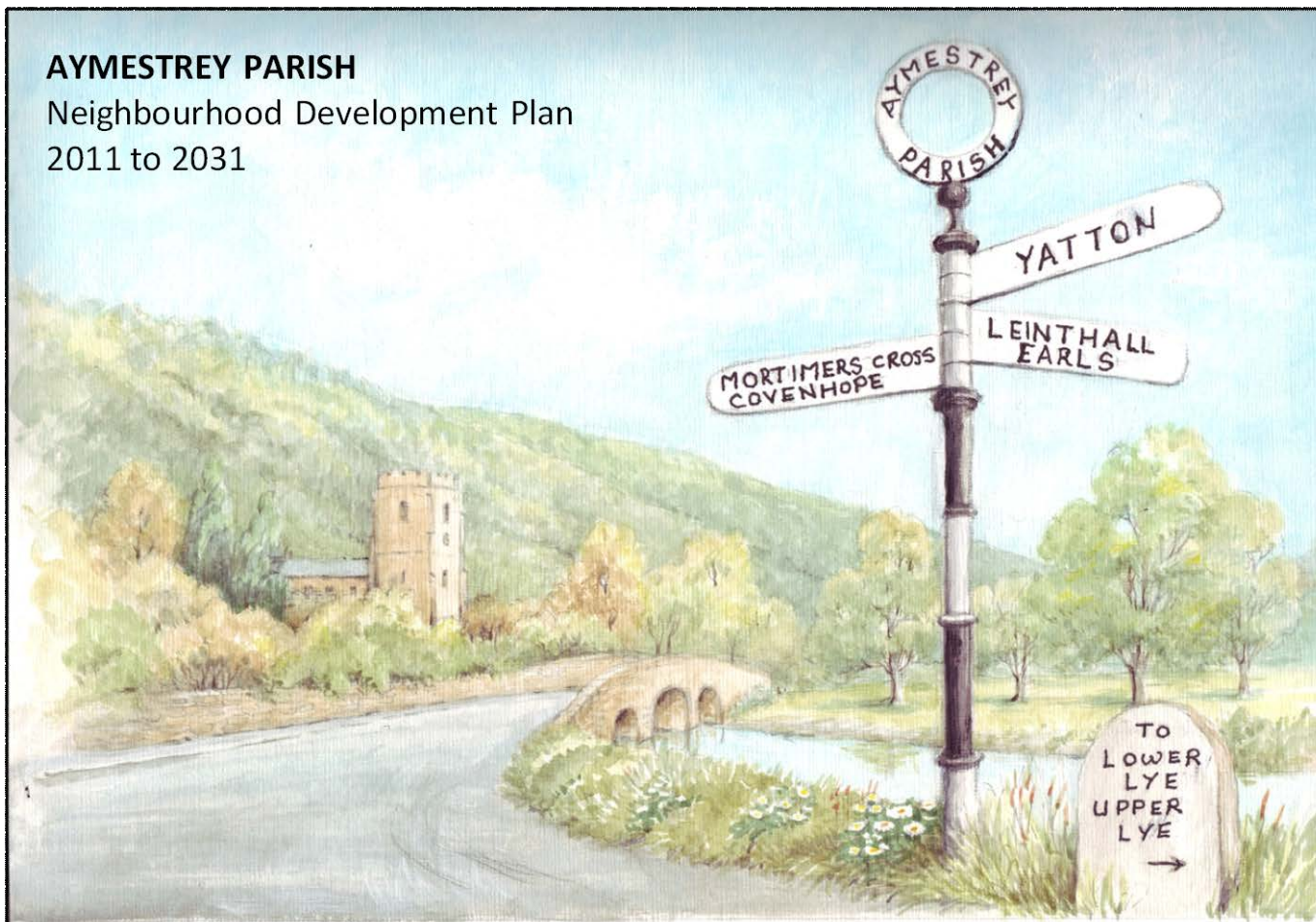
February 2018

Parish Council Approved Draft

February 13th 2018

AYMESTREY PARISH

Neighbourhood Development Plan
2011 to 2031



Appendix 3: Housing Site Assessments 2011 - 2031

- A3.1 Herefordshire Council has set a minimum level of housing growth to be accommodated within the Parish. This amounts to 23 dwellings over the period 2011 to 2031. At April 2017, Herefordshire Council advised some 12 dwellings had either been built or have outstanding planning permissions. Subsequently planning permission was granted for a further 6 dwellings. This leaves a minimum of a further 5 dwellings to be found.
- A3.2 Having determined to prepare Aymestrey Neighbourhood Development Plan (NDP), there is a requirement to provide for at least the minimum required level of proportional housing growth. Sites for the majority of the outstanding dwellings required within the Parish will need to be found in one or more of the settlements of Aymestrey, Leinthall Earls, Mortimer's Cross and Yatton. These are all listed in Figure 4.15 of Herefordshire Local Plan Core Strategy to which its policy RA2 applies.
- A3.3 In the summer of 2016 there was a request for people to indicate whether they were prepared to make available land for uses including housing. Some 7 submissions were received. A further submission was received at a later date. All were for housing although one submission involved a number of barns, at and opposite Manor Farm, Leinthall Earls, with those located at the farm suggested for workshops with that opposite for housing. Of the 8 sites submitted, 3 were at Mortimers Cross, 2 at Aymestrey, 2 at Leinthall Earls and 1 at Yatton.
- A3.4 Subsequently the submission for Yatton was withdrawn of the request of the landowner. Similarly, in discussion with the landowner, the element of the barn conversion submission to workshops for barns at Manor Farm, Leinthall Earls was withdrawn on the basis that this might come forward through national and Core Strategy policies relating to the conversion of rural buildings to workshops. Although this might have applied to the barn conversion opposite Manor Farm, Leinthall Earls.
- A3.5 Herefordshire Council also undertook a number of 'Call for sites' in association with its Strategic Housing Land Availability Assessments 2012 and 2015. A further 'Call for sites' was undertaken in 2016 as part of the preparation of its Rural Areas Sites Allocation Plan which, although not covering those Parishes for which neighbourhood plans were being prepared, received and passed on submissions that related to neighbourhood plan areas. No information about sites within Aymestrey Parish came forward through these 'Calls'.
- A3.6 In assessing sites, advice in Planning Practice Guidance¹ was taken into account. This advises that the methodology for the assessment should be 'proportionate'. In deciding how this might apply to this NDP the following were considered:

¹ Paragraph: 004 Reference ID: 3-004-20140306

- Only a small number of additional dwellings are required to meet the minimum requirement for proportional housing growth;
- All four settlements fall within Figure 4.15 of HCS and Policy RA2 requires development within such settlements to demonstrate attention to the form, layout, character and setting of the location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
- There are a limited number of critical criteria that may rule sites out completely and affect some of the sites submitted;
- Herefordshire Council had not undertaken any assessment of sites within the Parish through its Strategic Housing Land Availability Assessment;
- Only a limited number of sites that had come forward through the local 'Call for Sites'.

A3.7 Four broad criteria were identified against which to assess sites in the first instance. Bearing in mind the need for a proportionate approach, the intention was to carry out a more detailed site assessment subsequently if it proved necessary, but in the event sufficient sites were identified to meet and exceed the required level of proportional housing growth. The criteria used were:

- i) Development should comply with HCS policy RA2. It should be within or adjacent to the built-up area of the settlement and meet the requirement to demonstrate attention to the form, layout, character and setting of the location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned.
- ii) Development should not conflict with national designations as specified in the NPPF.
- iii) There should be safe access to the site and development should not adversely affect highway safety, including that of pedestrians.
- iv) The amenity of residents should not be adversely affected, or other important factors adversely affected.

In the process of the assessment other factors were identified that might have been investigated further should it have proved necessary or to indicate what criteria might be applied to specific sites.

A3.8 The conclusions of the assessment are shown in Table 1. Appendix A3.1 shows the sites assessed. Of the 7 sites assessed:

- one was considered suitable as an allocation, albeit through a reduced area that would enable certain constraints to be accommodated (MC21);
- one site was shown to be within a settlement boundary in that it was considered too small to be an allocation (LE1);
- one site was considered outside of the scope of the NDP although more than likely to receive planning permission through HCS policies RA3 and/or RA5 (LE2);
- one site had received planning permission during the period when the draft plan was being prepared. However, it was for a smaller area. The assessment found that the larger area was contrary to Policy RA2;
- two sites were rejected because they fell within flood risk zones and there were reasonable alternatives available to more than meet the outstanding requirement (MC2 and MC3);
- one site was rejected in that it did not meet the provisions of HCS policy RA2 and that it would be contrary to highway safety (A2).

Table A1: Housing Site Assessments

Site reference and location	Compliance with HCS Policy RA2	Suitability – Environmental Constraints	Suitability – Other Constraints	Conclusion
AY1. Land adjacent to Aymestrey Village Hall,	The site falls outside what would be a reasonable definition of the built-up area of the settlement. It would have a tenuous link to such a defined boundary yet would conflict with RA2 (1) in that it would not fit sensitively into the form, layout, character and setting of the site and its location in that settlement. In this regard it would conflict seriously with the landscape character area where this area would not be settled except for premises such as mills.	Reference to the settlement's setting and character, and the settlement pattern of its landscape type is made in the previous column. The site sits within the setting of St Alkmund's Church. It would detract from the historic landscape in that it sits within the valley associated with the battle of Mortimer's Cross.	The site requires access onto the A4110 and may require the relocation of the 30mph speed limit. It should be possible to achieve appropriate sightlines although would require the removal of hedgerow. There is a footpath to which it might connect on the opposite side of the road although may require land from the village hall to effect a suitable connection.	The site conflicts with Policy HCS RA2 and should not be considered further unless there are no reasonable alternatives. NB planning permission was recently granted for 5 dwellings on part of this site during the drafting the plan. The design does not reflect the form, character and landscape setting of the site. Before development can take place, there should be an assessment and agreement that the roof levels do not exceed that of the village hall. It is understood the absence of a 5-year land supply was given greater weight than the HCS policy.
AY2. Land to the rear of The Farm House, Aymestrey.	The site falls adjacent to what might usefully be defined as the settlement. However, its form, character and setting of the site and its location in that settlement is very poor in that it extends back from the frontage in a way that does not reflect the area's character. Consequently, it does not meet the provisions of criterion (1) within policy RA2.	Reference to the site's settlement's uncomfortable relationship with the settlement's setting and character in the previous column. The farm comprises a historic farmstead that, if developed, should be informed by a heritage statement showing how any additional buildings might reflect the layout of such farmsteads. Land rises sharply to the west and development on these slopes would not reflect the settlement's character	The agent for the developer has submitted a scheme for a smaller part of the site that better reflects the character of the setting. However, it shows that development in this form seriously affects the residential amenity of adjacent dwellings through having an overbearing relationship, adversely affecting privacy with significant overlooking of both internal and external space. In addition, the visibility of the access does not meet HC's required standards. The amount of development would be more than the standards for a private road and it is doubtful that	There are environmental and highway safety objections to this site. The access would be dangerous and it would have a significant adverse effect on residential amenity. The site should not form an allocation within the NDP.

			the configuration would meet adoptable standards.	
LE1 – Paddock west of St Andrew’s Church, Leinthall Earls	The site falls on the edge of what might usefully be defined as the settlement. The proposal is for a maximum of two dwellings and it should be possible to design and locate a scheme that reflects the form, layout, character and setting of the site and its location in that settlement.	The site lies close to St Andrew’s Church, a Grade II* Listed Building where the setting needs to be preserved. There are notable views out from the Church along the valley	Access is along a short lane which should be capable of accommodating a limited amount the limited extra traffic likely to be generated. There are no footpaths anywhere in the village but again the scale of development would not suggest this is a critical consideration.	It should be possible to develop a portion of the site submitted in a sensitive way. However, any proposal would need to be shown to work through a detailed design statement with a heritage impact assessment informing design. It should not form an allocation within the plan in that it would be too a small, but a parcel that would protect the setting of the church might be included within a settlement boundary with development coming forward as infill subject to appropriate criteria. However, it could be counted as a contribution to the housing growth requirement for the Parish.
LE2 – Redundant Barn opposite Manor Farm, Leinthall Earls	The building concerned would not form part of what might be defined as the built-up area of the settlement.	The barn is an attractive timber framed building that is worthy of a sensitive conversion.	A curtilage would need to be identified for the building, but this should not prove a problem. A safe vehicular access can be readily achieved. There are no footpaths anywhere in the village but again the scale of development would not suggest this is a critical consideration.	This site would not fall within the provisions of HCS policy RA2 but would be expected to meet the provisions of policy RA3/RA5. It should not form an allocation but could be counted as a contribution to the housing growth requirement for the Parish and covered by the rural windfall allowance.
MC1 – Land Adjacent to Mortimer’s Cross Inn	The site falls within what might usefully be defined as the settlement. There is no apparent conflict with the form, character and setting of the site and its location in that settlement.	No overriding environmental constraints that would suggest development upon the site should be resisted. Local knowledge suggests possible drainage problems; site is adjacent to areas at risk of flooding; the site is understood to be water	The site requires access onto the A4110 at a point within the 40mph limit. It should be possible to achieve appropriate sightlines although is close to the cross roads junction with the B4362. There is a footpath along its frontage	The site has potential to provide a major contribution to the shortfall that needs to be met.

		meadow.		
MC2 – Land north of builder’s yard, Mortimer’s Cross	The site falls adjacent to what might usefully be defined as the settlement. There is no apparent conflict with the form, character and setting of the site and its location in that settlement.	The site falls within Flood Risk Zones 2 and 3.	The site requires access onto the A4110 although it may require an extension to the 40mph limit. It should be possible to achieve appropriate sightlines. There is no footpath along its frontage. Any hedgerow serving the site would not connect with the existing footpath.	The site should not be considered for residential development because it is at high risk of flooding.
MC3 – Land adjacent to sawmills, Mortimer’s Cross	The site falls adjacent to what might usefully be defined as the settlement. There is no apparent conflict with the form, layout, character and setting of the site and its location in that settlement.	The site falls within Flood Risk Zones 2 and 3.	The site requires access onto the A4110 although it may require an extension to the 40mph limit. It should be possible to achieve appropriate sightlines. There is no footpath along its frontage. Any hedgerow serving the site would not connect with the existing footpath.	The site should not be considered for residential development because it is at high risk of flooding.

Appendix 3.1 Housing Sites – Individual Assessments

Aymestrey Neighbourhood Development Plan – Site Assessment

Site Reference and Name: Site A1 – Land north of Aymestrey Village Hall

Submitted Site



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Further details: Area below has recently been granted planning permission.



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Description: Land of approximately 1.2 hectares (3 acres). Sits on east side of the A4110. Adjacent and to south of village hall car park. Part of larger arable field. River Lugg to east of wider land parcel. Hedgerow along roadside. No footpath on this side of the road. Smaller area recently received planning permission for 5 dwellings.

Compliance with HCS Policy RA2: The built-up area of the settlement sits to the north-west and would not lie adjacent to a settlement boundary defined in Herefordshire Council's Guidance Note 20. It is only linked to the settlement by proximity to the village hall which does not sit adjacent to any possible settlement boundary. The site conflicts with RA2 (1) in that it would not fit sensitively into the form, layout, character and setting of the site and its location in that settlement. In this regard it would conflict seriously with the landscape character area where this area would not be settled except for premises such as mills. Development on the east side of the A4110 is limited and of very high architectural quality, being 2 individual low eaves cottages close to the frontage and not extending to any notable depth back from the road frontage.

Environmental constraints: Would have a significant adverse effect on setting of St Alkmund's Church. It would detract from the historic landscape qualities of the village, including the combined parkland and flood plain appearance on the east side. River Lugg is an SSSI in unfavourable but recovering condition. Development that might adversely affect water quality and ecology should be avoided.

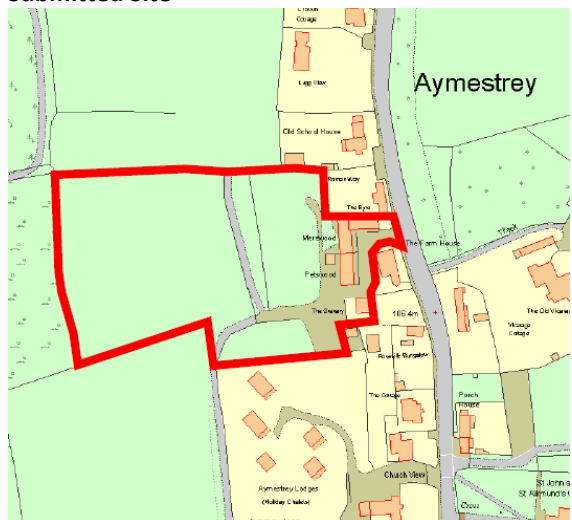
Highways: Partly within 30 mph limit. Land lower than highway on west side. Metaled footpath to north of village hall on opposite side of the road. Visibility may be difficult to achieve given horizontal alignment of road. There is a footpath to which it might connect on the opposite side of the road although may require land from the village hall to effect a suitable connection.

Other considerations: Good quality agricultural land. The reasons for the recently granted planning permission are understood to include the absence of a 5-year housing land supply which may have outweighed conflict with part (1) of HCS policy RA2.

Aymestrey Neighbourhood Development Plan – Site Assessment

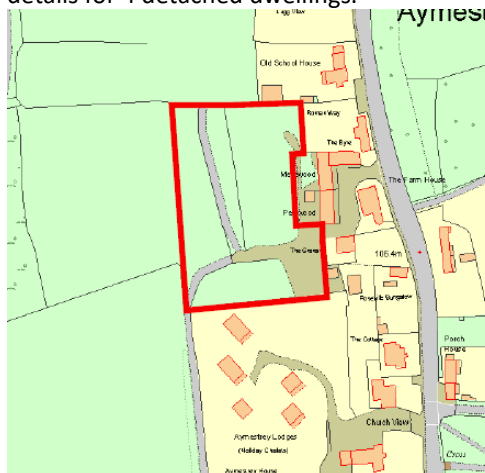
Site Reference and Name: Land to the rear of the farm, Aymestrey

Submitted Site



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Further details – Area for which agent submitted further details for 4 detached dwellings.



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Description: Land of around XX hectares on the west side of the A4110 in Aymestrey village.

Compliance with HCS Policy RA2: The site lies adjacent to the built-up area of the settlement. However, it does not reflect the form, character and setting of the settlement in that it extends back from the frontage. The current built-form of the settlement is one of development along the frontage. The buildings to the south of the site are holiday log cabins that are well hidden amongst significant landscaping and avoid domestic clutter.

Environmental constraints: The full site extends significantly back from the frontage and up the lower slopes of the wooded hill to the west of the settlement. The farm comprises a historic farmstead that, if developed, should be informed by a heritage statement showing how any additional buildings might reflect the layout of such farmsteads. Land rises sharply to the west and development on these slopes would not reflect the settlement’s character

Highways: The visibility of the access does not meet HC’s required standards and there are significant safety concerns about the exit that further development would exacerbate. The right turn movement would be extremely dangerous in that traffic visual inspection shows that vehicles do not keep to the required speed limit through the village. The visibility in that direction is less than 60m and should be a minimum of 90m. The amount of development would be more than the standards for a private road and it is doubtful that the configuration would meet adoptable standards.

Other considerations: The agent for the developer has submitted a scheme for a smaller part of the site that better reflects the character of the setting. However, it shows that development in this form seriously affect the residential amenity of adjacent dwellings through having an overbearing relationship, adversely affecting privacy with significant overlooking of both internal and external space. There would also be adverse effects on amenity through increased vehicle movements within restricted space and effect of car lights upon windows of existing cottages within the current courtyard.

Aymestrey Neighbourhood Development Plan – Site Assessment

Site Reference and Name: Site LE1 – Paddock west of St Andrew’s Church, Leinthall Earls.

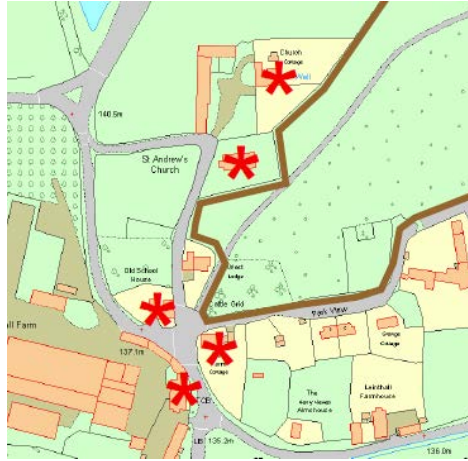
Submitted Site



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Further details:

Listed Buildings (red stars) and Registered Historic Park and Garden (brown line).



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Description: Site of 0.2 hectares (0.5 acres) of paddock on slightly sloping land off of a narrow lane that serves a limited number of dwellings. Site surrounded on three sides by roads. No landscape features on site. Hedgerow along western edge where there is a bank above the road.

Compliance with HCS Policy RA2: Area reasonably related to built-up area of settlement. Care would be needed to ensure any scheme reflects the form, layout, character and setting of the site and its location in that settlement. Village character one of low density and scattered dwellings within reasonably sized plots.

Environmental constraints: Site would affect the setting of St Andrew’s Church (Listed Grade II*). The church in combination with Gatley Park Registered Park and Garden and a further number of Listed Buildings increases need for any design solution to be informed by heritage impact statement. Views out to the west from the church have been identified as important.

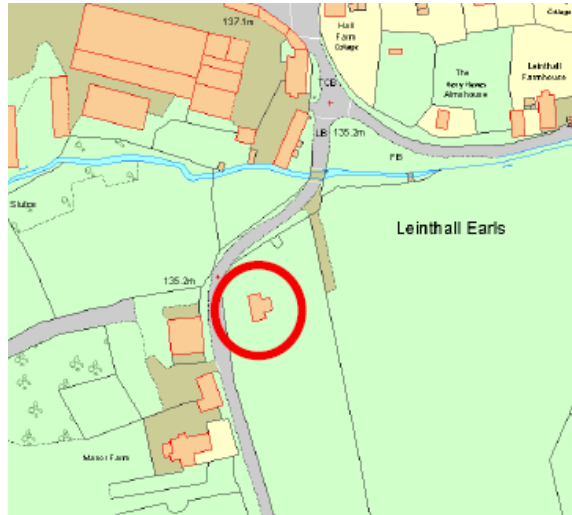
Highways: No specific issues identified that might restrict development. No footpath within village.

Other considerations: Barns to north recently converted to 4 dwellings. Landowner indicates would like to develop for 2/3 cottages for rent.

Aymestrey Neighbourhood Development Plan – Site Assessment

Site Reference and Name: LA2 - Redundant Barn opposite Manor Farm, Leinthall Earls

Submitted Site



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Further relevant details - Manor Farm opposite is a Listed Building. Built-up area of settlement sits to the north of the brook.



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Description: The site accommodates a redundant mainly timber framed barn opposite Manor farm to the south of Leinthall Earls Village. It sits in a relatively isolated position off a narrow lane. It has no defined curtilage.

Compliance with HCS Policy RA2: Does not comply with RA2 in that it is not within or adjacent to the built-up area of the settlement.

Environmental constraints: No specific constraints. Building has some connection with Manor Farm Historic Farmstead and contributes to the rural setting.

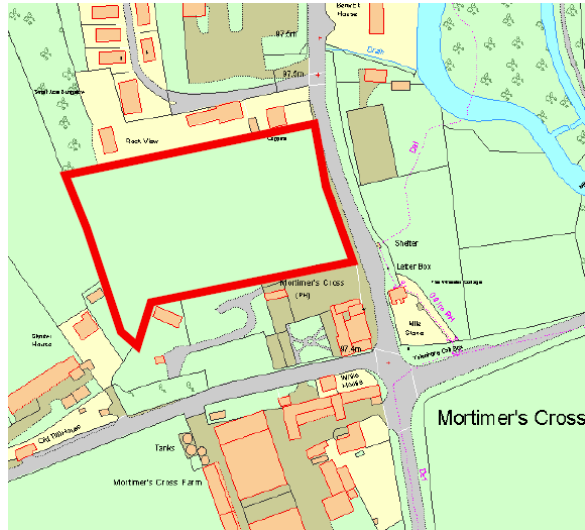
Highways: No potential highway safety problems identified. No footpath within village.

Other considerations: Would expect to qualify as a rural building conversion to residential or other appropriate uses in accordance with HCS policies RA3 and RA5.

Aymestrey Neighbourhood Development Plan – Site Assessment

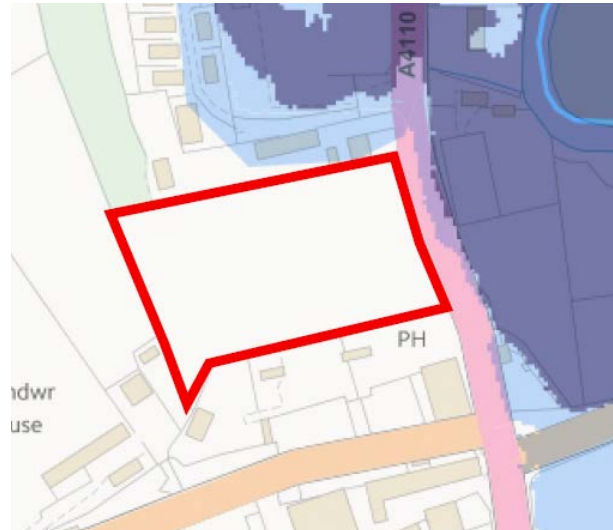
Site Reference and Name: MC1 – Land north of Mortimer’s Cross Inn

Submitted Site



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Further details – Flood risk area



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Description: Rectangular site. Area amounting to 1.05 hectares (2.6 acres). Currently pasture. Sandwiched between development to north and south. A4110 runs along eastern edge. Land slopes up significantly beyond western edge with gentler slopes into site.

Compliance with HCS Policy RA2: Falls within settlement’s built-up area. Extends back to comparable depth of adjacent development.

Environmental constraints: Local knowledge suggests land drainage poor especially along western side below hill slopes. Area at risk of flooding just to north of northern edge. Hedgerow along east edge

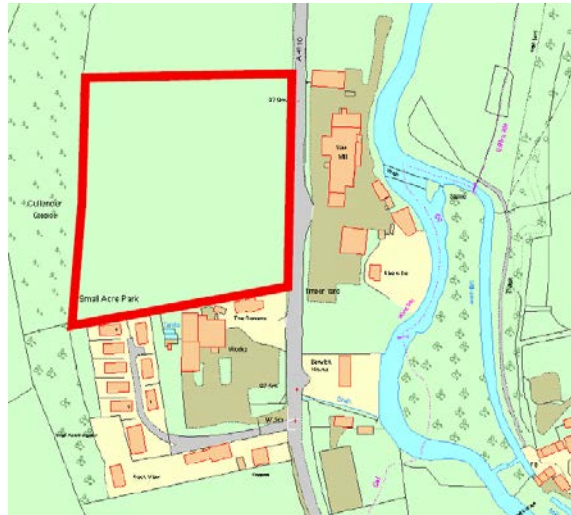
Highways: Frontage onto A4110 within 40 mph limit. Metalled footpath along eastern side behind hedge.

Other considerations: Mortimer’s Cross Inn borders south-east corner. The maintenance of this facility should be protected from any consequences from development.

Aymestrey Neighbourhood Development Plan – Site Assessment

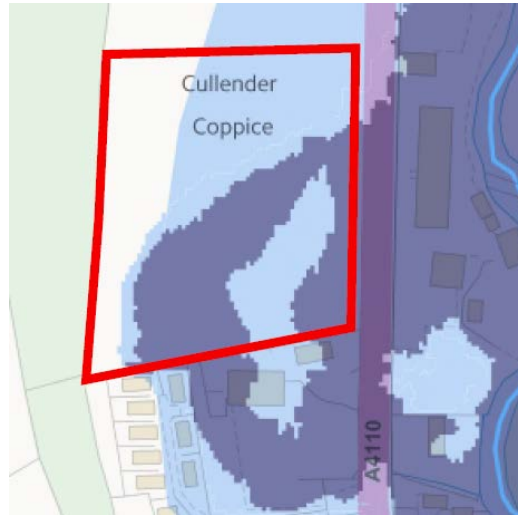
Site Reference and Name: MC2 – Land north of Builder’s Merchants, Mortimer’s Cross

Submitted Site



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Further details – Flood risk area



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Description: Approximately rectangular site of around 1.2 hectares (3.0 acres) on west side of A4110. Comprises part of larger arable field which extends further northwards. Steeply sloping wooded hill beyond western edge. Builder’s merchant and park homes to south. Sawmills to east across the A4110

Compliance with HCS Policy RA2: Forms an extension to the settlement maintaining its depth back from the A4110 in characteristic form.

Environmental constraints: Significant areas of the site fall within flood risk zones 2 or 3. Hedgerow along east side.

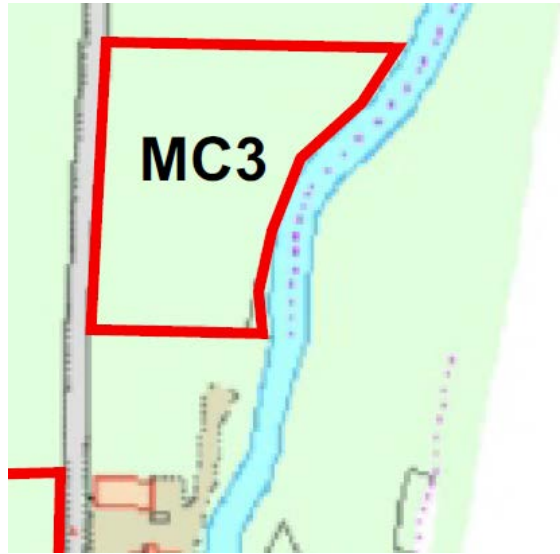
Highways: Extends beyond 40 mph limit and vehicle speeds high given road alignment but restricted speed limit could be extended to any encompass access if necessary. Reasonable visibility in both directions. Does not connect to public footpath which stops to the south of the builder’s merchants.

Other considerations: Part of well farmed agricultural land. May be some noise from sawmill opposite.

Aymestrey Neighbourhood Development Plan – Site Assessment

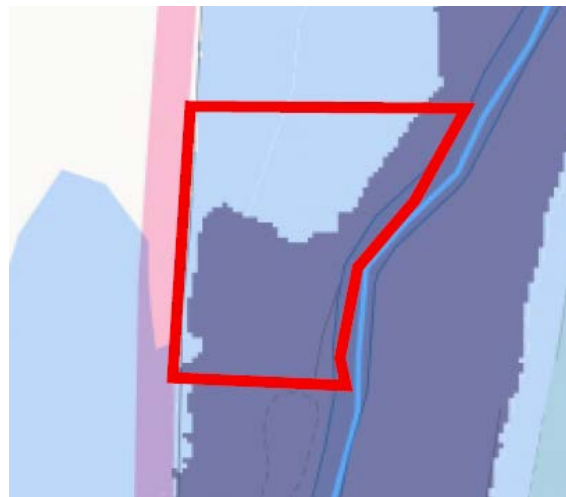
Site Reference and Name: Site MC3 – Land north of Sawmills, Mortimer’s Cross.

Submitted Site



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Further details – Flood risk area



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Description: Site of around 0.4 hectares (1.0 acre) on east side of A4110. Comprises part of larger arable field which extends further northwards. Borders onto River Lugg which sits along its eastern edge. Sawmills to south.

Compliance with HCS Policy RA2: Although it extends development to the north of the saw mills, it is questionable whether this amounts to an extension of the built-up area of the settlement in that the settlement form comprises development on the west side of the A4110 and the sawmills operation is one that might be expected in be found in a rural location where its potential noise effects would not affect amenity.

Environmental constraints: Whole site falls within flood risk zones 2 or 3. Hedgerow along west side. River Lugg is an SSSI in unfavourable but recovering condition. Development that might adversely affect water quality and ecology should be avoided.

Highways: Extends beyond 40 mph limit and vehicle speeds high given road alignment but restricted speed limit could be extended to any encompass access if necessary. Reasonable visibility in both directions. Does not connect to public footpath which stops to the south of the builder’s merchants.

Other considerations: Part of well farmed agricultural land. May be some noise from sawmill opposite.

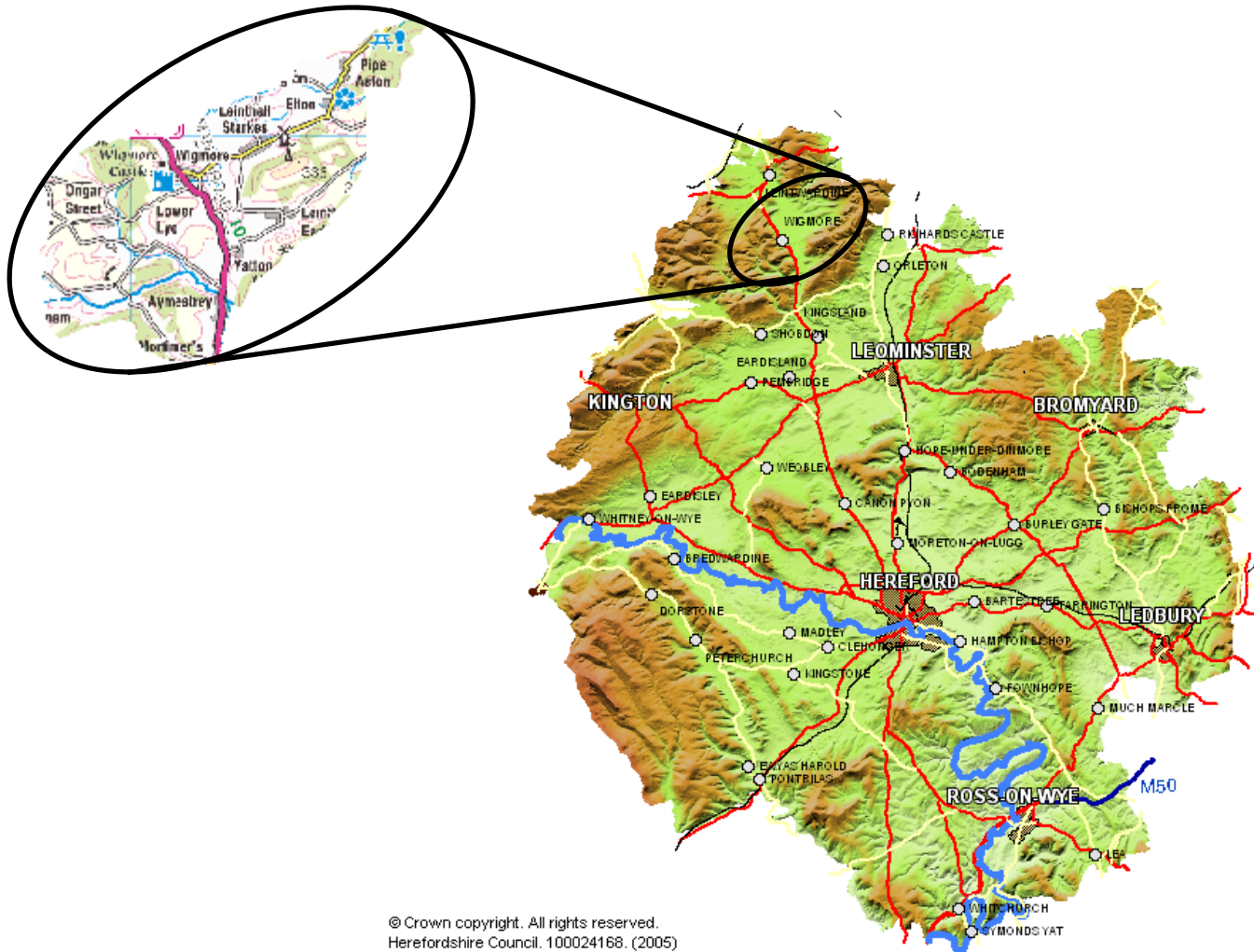
Local Affordable Housing Needs Survey for the Wigmore area

Including the parishes of Wigmore; Leinthall Starkes; Elton; Pipe Aston and Aymestrey

Version 1.0

Herefordshire Council Research Team

November 2009



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If you need help to understand this document, or would like it in another format or language, please call 01432 383069 or e-mail researchteam@herefordshire.gov.uk

Executive Summary

- ❑ The “Wigmore area” covers the parishes of Wigmore; Leinthall Starkes; Elton; Pipe Aston and Aymestrey. These parishes have been grouped together, as they are geographically linked with Wigmore as the most appropriate ‘Main Village’.
- ❑ Questionnaires were mailed out to all households in the “Wigmore area” totalling 553 households, 15 questionnaires were returned from households who wish to move into affordable accommodation in the area within the next three years.
- ❑ Of the 15 responding households **13 were found to need affordable accommodation** within the “Wigmore area” in the next three years.
- ❑ Two households were excluded from the reported total, as they were not considered to be eligible for affordable accommodation.

Introduction

- ❑ In Jul/Aug 2009, Herefordshire Council's Strategic Housing Service commissioned a housing needs survey for the “Wigmore area”. The survey is designed to assess the need for affordable housing over the next three years, forming part of the rolling programme of surveys across the county, as a statutory duty to assess housing needs under the Housing Act 1985. The survey area includes the parishes of Wigmore; Leinthall Starkes; Elton; Pipe Aston and Aymestrey.
- ❑ In accordance with local and national planning policy, any residential housing development in rural areas is restricted to villages that have been identified as being “main villages”. “Main villages” are identified in the Herefordshire Unitary Development Plan (2007) as having “both the potential of providing a relatively good level of public transport, linking to Hereford and the market towns as the main locations for employment and other services, and are also settlements with a significant level of community facilities.” Outside of these “main villages” development is more controlled in order to protect the landscape and the wider environment.
- ❑ As the “main village”, Wigmore would serve as the most sustainable delivery point for housing (open market and affordable) to meet the overall housing need. Therefore, development in Wigmore generally would meet the need not just of the immediate village, but could also meet need arising in the surrounding settlements of Leinthall Starkes; Elton; Pipe Aston and Aymestrey.
- ❑ The village of Wigmore is situated approximately ten miles North-West of Leominster market town and 12 miles South-West of Ludlow by road and is served by a limited bus services to Hereford, Ludlow and Leominster.
- ❑ Facilities in the village of Wigmore include primary and secondary schools, a limited mobile post office service, a pub with a restaurant and a village hall.
- ❑ Census figures show that in 2001 the overall level of dwellings that were vacant in the parish of Wigmore was 2.6% - at that time there were no dwellings that were recorded as second homes or holiday accommodation. There were no dwellings that were vacant or used as second homes or holiday accommodation in the parishes of Elton and Leinthall Starkes. The level of household spaces that were vacant or used as a second home or holiday accommodation in Aymestrey parish was 7.2% - 4 dwellings that were second homes or holiday accommodation, and 7 dwellings that were vacant.

Methodology

- ❑ A self-completion questionnaire was posted to every household in the parishes of Wigmore; Leinthall Starkes; Elton; Pipe Aston and Aymestrey, together with a reply-paid envelope for responses. Only residents who are likely to have a need for affordable housing in the “Wigmore area” within the next three years were prompted to respond. A copy of the questionnaire can be found at the end of this report. Residents were given 4 weeks in total to respond.
- ❑ Respondents were asked whether they were happy to provide contact details, so that they may be contacted at a later date in order to assess their housing needs in more detail.
- ❑ In furtherance of the Council’s Empty Property Strategy, each household was sent a slip of paper with the main questionnaire, asking if they know of any properties that appear to have been empty for a long period.

Need for affordable housing as found from the survey

- ❑ Figure 2 on page 6 shows the resulting analysis of the housing needs. Existing households are those that intend to move together. The newly forming households are usually formed by an adult child leaving the parental home to become independent.
- ❑ Questionnaires were mailed out to a total of 553 households. **The survey found 13 households with an affordable need** in the “Wigmore area” within the next 3 years, 11 of which were existing households. Of the 11 existing households, two were already in affordable accommodation (renting from a Housing Association) and have specified a wish to move to an “affordable purchase” property as one of their preferred tenure options, one of which has also expressed an interest in moving to another rented Housing Association property.
- ❑ Respondents were asked whether there is a family member who wishes to return to the parish – if so, they were given the opportunity of completing a separate “Needs form”. There were no requests for this type of “Returners” form.
- ❑ Two households were excluded from the reported total as they were not considered to be eligible for affordable accommodation one of which was considered to be able to afford a property on the open market and one was not considered to have a valid reason for moving.

Figure 1 – Diagram illustrating the process used to classify housing needs in this area needs survey

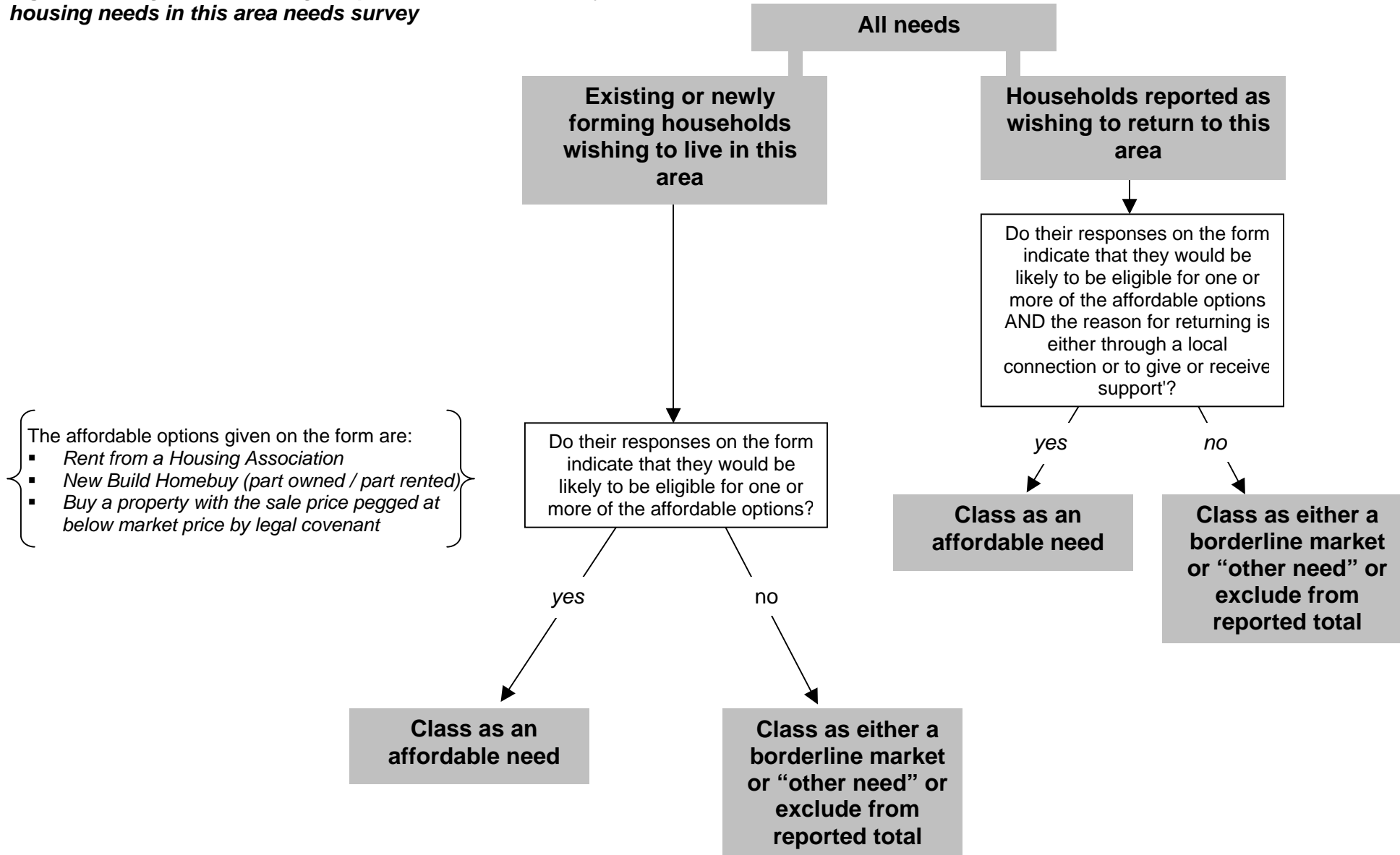
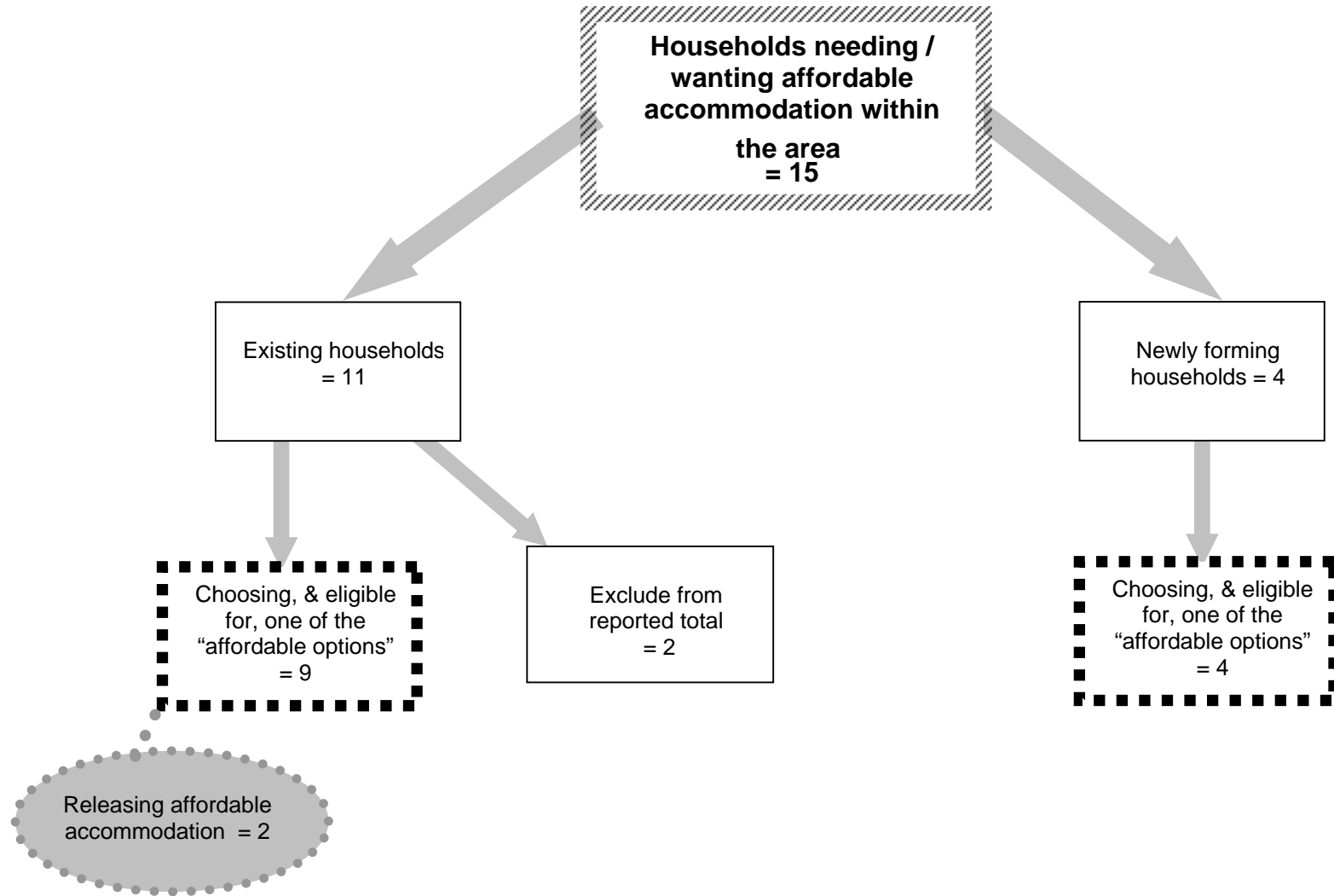


Figure 2 – Pattern of housing need in the Wigmore area from survey results

Wigmore area Housing Needs survey 2009
Key ■■■■■■■■■■ Potential affordable need



- Figure 2 shows the housing needs or requirements within the “Wigmore area”, found from residents who were surveyed. Table 1 below defines these requirements in more detail by showing the dwelling sizes and tenures indicated by the respondents.
- Analysis of need is undertaken on a case-by-case basis, if a responding household's requested number of bedrooms is not consistent with the prospective composition of the household, the specified need will be downsized. It should, however, be noted that for long-term sustainability of developments in rural locations, one-bed properties are not usually built, in which case those seeking one-beds may be considered for a two-bed property.

Table 1: Affordable housing needs in the parish – breakdown by size and tenure required

		Number of households
1	shared ownership	1
	property pegged at below market price	2
	rent from a Housing Association or shared ownership	1
	rent from a Housing Association or property pegged at below market price	1
	rent from a Housing Association, shared ownership or property pegged at below market price	2
	not specified	1
		8
2	rent from a Housing Association	1
	property pegged at below market price	1
-		2
3	shared ownership	1
	rent from a Housing Association or shared ownership	1
-		2
4	shared ownership or property pegged at below market price	1
		1

- Two of the existing households wishing to move within the “Wigmore area” are currently residing in affordable accommodation, so they could potentially release two 3-bed units by moving. It should, however, be noted that any released properties would be allocated according to severity of the need and so would not necessarily go to local people (unless a Local Connection restriction applies).
- Of the 13 households listed in table 1, 11 expressed an interest in one or more of the affordable purchase options, including “New Build Homebuy” (formerly “Shared Ownership”) and “property whose sale price is pegged at below market price by legal covenant”. Further information about the requirements of respondents who expressed an interest in one or both of these affordable purchase options is provided in table 2 on page 8, by showing the amount towards the price of a home that households can afford up to and the required dwelling sizes.

Table 2: Affordable housing needs in the "Wigmore area" – breakdown by tenure, size required and the specified amount a household can afford up to

			Number of households
Property pegged at below market price	£120,000	2	1
		1	1
	£50,000	1	2
Total number of households that chose "a property whose sale price is pegged at below market price by legal covenant" as one of their preferred tenure options			4
New Build Homebuy	£70,000	1	1
	£50,000	3	2
	n/s	1	1
Total number of households that chose "New Build Homebuy" as one of their preferred tenure options			4
Property pegged at below market price & New Build Homebuy	£120,000	4	1
	£50,000	1	2
Total number of households that chose both "a property whose sale price is pegged at below market price by legal covenant" & "New Build Homebuy" as two of their preferred tenure options			3
Not specified	£90,000	1	1

Note: n/s denotes households that did not know or did not specify how much they could afford.

- Table 3 below provides information about where households prefer to live and where they are currently residing. Of all 13 households currently residing in the "Wigmore area" classified as having an affordable need, 8 specified Wigmore as one of their preferred parishes to live in.

Table 3: Affordable housing needs in the "Wigmore area" – breakdown by where households currently reside and where they would prefer to live

		Number of households
Wigmore	Wigmore	5
	Wigmore; Aymestrey	1
	Wigmore; Leinthall Starkes; Elton; Pipe Aston; Aymestrey	1
	Leinthall Starkes; Pipe Aston; Aymestrey	1
	not specified	1
		9
Leinthall Starkes	Wigmore	1
		1
Elton	not specified	1
		1
Aymestrey	Aymestrey	1
	not specified	1
		2

- As the main village, Wigmore would serve as the most sustainable delivery point for housing (open market and affordable) to meet the overall housing need. Therefore, development in Wigmore generally would meet the need not just of the immediate village, but could also meet need arising in the surrounding settlements.

Current Housing Association rented stock

- Within the surveyed area there are 35 units of Housing Association stock, of which 34 are rented and 1 is a shared ownership property, all of which are located in the village of Wigmore. The breakdown of the rented stock is given in Table 4 below.
- Since 2002, Herefordshire has been operating a “Choice based lettings” system whereby people who are seeking affordable housing register with an agency called Home Point. They then submit “bids of interest” for properties where they would like to live. At the end of June 2009, the number of applicants on the Home Point database stood at 4,863. Four of the households classified as having an affordable need within the “Wigmore area” were registered with Home Point.
- Between October 2002 and May 2009, 13 Housing Association properties in Wigmore have been advertised for rent. Table 4 shows the numbers of “bids of interest” received for these, with the overall median number of bids across Herefordshire for comparison.

Table 4: Housing Association properties in the “Wigmore area” advertised for rent by Home Point from October 2002 to May 2009

					Median number of bids of interest received
	one-bed bungalow	2	10	0	n/a
Wigmore	two-bed bungalow	4	8	3 (all restricted to those aged 55+)	4
	three-bed house	28	19	10	16

Note: This table only refers to properties that are advertised for rent, it does not include shared ownership properties

Empty properties

- As mentioned under “Methodology”, each household was sent a slip of paper asking for details about any properties that appear to have been empty for a long period of time. Four such empty property slips were returned that yielded information about four separate addresses within the area being surveyed. These have been forwarded to the relevant officer for further investigation.

Conclusions

- Questionnaires were mailed out to all households in the “Wigmore area”, a total of 553, who were requested to return them if they foresaw a need for affordable housing in the next three years. 15 questionnaires were returned from respondents who wish to move into affordable accommodation in the area within the next three years.
- The survey found **13 households** that would need affordable accommodation in the “Wigmore area” in the next three years – 8 one-bed, 2 two-bed, 2 three-bed and 1 four-bed. The tenure choices of these 13 households are shown in Table 1.
- Two households was excluded from the reported total, as they were not considered to be eligible for affordable accommodation.

AFFORDABLE HOUSING NEEDS FOR THE PARISH OF WIGMORE

PART OF THE WIGMORE AREA NEEDS ASSESSMENT

In Herefordshire, **affordable housing** can mean one of the following.

Rented Housing provided by a Registered Social Landlord (RSL) (these are better known as Housing Associations) at a rent lower than market rents. Any vacancies are advertised in the Hereford Admag every Wednesday, and accessed via Home Point 01432 359500, web site www.home-point.info

New Build Homebuy (formerly shared ownership) - an option where the householder is able to finance a 25-75% share in the property. Ownership of the other portion remains with an RSL, who charge rent on their "share". Properties are generally advised through Home Point (as above)

Low Cost Market Housing - the sale price is pegged at below market value by legal covenant. This type of property is generally advertised via Home Point (as above).

For further information on any affordable options, please contact, the Housing Needs and Development Team on 01432 260269 or email enablinggeneral@herefordshire.gov.uk

As a rough guide, a household's annual earnings would need to be between approximately £40,000 and £50,000 to be able to afford a property at the lower end of the housing market in Herefordshire. If you earn less than this you may be eligible for some form of affordable housing.

If your household (or a member of your household) considers they may have a need for affordable housing in the Wigmore area within the next 3 years we would be grateful if you would take the time to complete this form. If in doubt, you are encouraged to fill it in.

Q1 to Q4 collect details about you and your current home.

Q1 How would you describe your home?

- House or cottage
 Bungalow
 Flat / apartment
 Sheltered / retirement housing
 Other, please state

Q2 How many bedrooms does your home have?

Q3 Is this home? (Tick one box only)

- Owner occupied (with or without a mortgage)
 Rented from a private landlord
 Rented from a Housing Association
 Shared ownership (part owned / part rented)
 Provided rent free or at a subsidised rent as part of employment
 Other, please state

Q4 Please enter the details of age and gender of each person in your household.

Person 1

Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 2

Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 3

Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 4

Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 5

Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 6

Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

If there is a second household living at this address that has not been included, please telephone Richard Wilding on 01432 383069 for a separate form

Please look at questions 5a to 5c to see which of the coloured pages you need to fill in.

Q5a If your household wishes to move to another home in the Wigmore area* within the next 3 years, please tick where you would need to live (*you may tick more than one option*) and answer the questions on the GREEN pages

- | | | |
|--|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Wigmore | <input type="checkbox"/> Elton | <input type="checkbox"/> Aymestrey |
| <input type="checkbox"/> Leinthall Starkes | <input type="checkbox"/> Pipe Aston | |

Q5b If anyone in your household will be leaving to form a new household within the next 3 years, and looking for a home in the Wigmore area*, please tick where they would need to move to (*you may tick more than one option*) and answer the questions on the PINK pages

- | | | |
|--|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Wigmore | <input type="checkbox"/> Elton | <input type="checkbox"/> Aymestrey |
| <input type="checkbox"/> Leinthall Starkes | <input type="checkbox"/> Pipe Aston | |

If there will be more than one new household within this parish, please contact us for a second pink sheet (contact details below)

***Please note that any residential housing development is only likely to be permitted in Wigmore. Development in Leinthall Starkes, Elton, Pipe Aston and Aymestrey is less likely.**

Q5c Is there a family member who has previously left your household and moved away but wishes to return to the Wigmore area?

If there is a family member who would like to move back to the Wigmore area but may have difficulties in finding a suitable home locally, please ask them to contact us for a separate survey form so that they can be included in the Needs Assessment

Contact details:

Richard Wilding, Housing Market Researcher, telephone 01432 383069
e-mail: rwilding@herefordshire.gov.uk
Address: Herefordshire Council, PO Box 4, Plough Lane, Hereford HR4 0XH

**Thank you for your time and effort in completing this form
Please return it in the pre-paid envelope provided**

MAIN HOUSEHOLD - ACCOMMODATION NEEDS

Please only complete the green pages if your household wishes to move within the next 3 years while still remaining in the Wigmore area

Q6 Who will form your household?

- All the people in your current household
 Other, please describe

Q7 Why does this household want to move? (Tick all that apply)

- To move to a smaller home
 To move to a cheaper home
 To move to a larger home
 To meet the needs of an elderly / disabled person
 Need to leave a tied house
 Want to move from rented into owner occupied accommodation
 Family / relationship break up
 Other, please state

Q8 What sort of home does this household need?

- House
 Bungalow
 Flat / apartment
 Specially adapted home
 Live / Work unit for the self employed (some work space provided in a residential unit)
 Sheltered accommodation (specialist accommodation for older persons with some level of support/care)
 Other, please state

Q9 How many bedrooms does this household need?

Q10a How would this household be able to pay for its home?

- Rent from a Housing Association
 Buy a property whose sale price is pegged at below open market value by legal covenant
 New Build Homebuy (part owned / part rented)
 Other, please state

Q10b Is this household currently registered with Home Point? Home Point acts as an agency for Housing Association Property and other affordable properties.

- Yes No

For more information about Home Point ring 01432 359500 or visit the web site www.home-point.info

Q11 If you are interested in renting, what weekly rent can this household realistically afford out of income?

- Under £50
 £50 - £59
 £60 - £69
 £70 - £79
 £80 - £89
 £90 - £99
 Over £100
 Don't know

Q12 If interested in purchasing, up to what amount towards the price of a home could this household afford?

- Up to £50,000
 £50,000 - £69,999
 £70,000 - £89,999
 £90,000 - £119,999
 £120,000 - £149,999
 £150,000 - £200,000
 Over £200,000
 Don't know

As you have expressed an interest in affordable housing within the Wigmore area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. *Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.*

Name

Address

Tel. Email

Now please go back to Question 5b and 5c, to see if you need to complete the pink pages or request a separate survey form for people who wish to return to the Wigmore area

NEWLY FORMING HOUSEHOLD - ACCOMMODATION NEEDS

Please complete the pink pages for anyone who lives in your household at the moment and who will be setting up a new household of their own in the next 3 years and who wishes to remain within the Wigmore area

Q13 Who will form this household?

- A working age person who will be living alone
 A couple without children
 One or more adults with children under 16
 Person over retirement age who will be living alone
 Other, please state

Q14 Why does this household want to move? (Tick all that apply)

- To be independent
 Family / relationship break up
 To meet the needs of an elderly / disabled person
 Other, please state

Q15 What sort of home does this household need?

- House
 Bungalow
 Flat / apartment
 Specially adapted home
 Live / Work unit for the self employed (some work space provided in a residential unit)
 Sheltered accommodation (specialist accommodation for older persons with some level of support/care)
 Other, please state

Q16 How many bedrooms does this household need?

Q17a How would this household be able to pay for its home?

- Rent from a Housing Association
 Buy a property whose sale price is pegged at below open market value by legal covenant
 New Build Homebuy (part owned / part rented)
 Other, please state

Q17b Is this household currently registered with Home Point? Home Point acts as an agency for Housing Association and other affordable properties.

- Yes No

For more information about Home Point ring 01432 359500 or visit the web site www.home-point.info

Q18 If they are interested in renting, what weekly rent can this household realistically afford out of income?

- Under £50
 £50 - £59
 £60 - £69
 £70 - £79
 £80 - £89
 £90 - £99
 Over £100
 Don't know

Q19 If interested in purchasing, up to what amount towards the price of a home could this household afford?

- Up to £50,000
 £50,000 - £69,000
 £70,000 - £89,999
 £90,000 - £119,999
 £120,000 - £149,999
 £150,000 - £200,000
 Over £200,000
 Don't know

As you have expressed an interest in affordable housing within the Wigmore area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.

Name

Address

Tel. Email

Now please go back to Question 5c, to see if you need to request a separate survey form for people who wish to return to the Wigmore area

**Thank you for your time and effort in completing this form.
Please return it in the pre-paid envelope provided**