



HOPE - UNDER - DINMORE
& NEWTON

NEIGHBOURHOOD PLAN

Residents questionnaire survey

Comment listings

DJN Planning Limited

June 2015

For Hope-under-Dinmore Neighbourhood Plan Group

Introduction

This document lists all the comments made by respondents to the Hope-under-Dinmore residents questionnaire, undertaken to inform work on the Neighbourhood Plan in January 2015.

The questionnaire included a number of questions inviting free-write comments on aspects of development and the environment. These have been analysed and are summarised in the Results Report, and are set out individually here question by question. Comments are repeated verbatim.

Completed questionnaires have been numbered to aid analysis, and these numbers are given here. Questionnaires remain anonymous.

This report has been independently prepared for the Hope-under-Dinmore Neighbourhood Plan Group by Dr. D.J. Nicholson.

June 2015

Q4: Are there any locations you think are suitable for new homes in or around the village of Hope-under-Dinmore? If so, why?

Questionnaire Ref	Comment
1	A small development of road frontage houses between Tavern Meadow and Cherrybrook. Would clean up the eyesore.
4	Large field at junction with A49. Near to transport and waste links. Does not generate extra traffic through village.
5	Newton Lane.
6	Not applicable.
7	1. Between Tavern Meadows and Cherrybrook Close. 2. In the woods opposite Tavern Meadows.
8	No. Only one road in and out of the issue. Flooding is an issue.
10	Limited due to access, high ground, hilly, no amenities such as school, pub, shop.
11	Within gardens/boundaries of existing houses/farms. This to include conversion of workshops, barns etc.
12	Next to the self builds by village hall on the patch of open ground in front of the brook. Infill within village boundary.
13	Any plot of 1 or 2 units with good access.
14	1. Where the school was 2. Between Cherrybrook and Tavern Meadows 3. On the way into the village on the right 4. Up the road at the old phone box before Cherrybrook.
15	1. School site. 2. Between Cherrybrook and Tavern Meadows.
18	By Cadburys roundabout.
19	Between Tavern Meadow and Cherrybrook Close.
20	To retain the rural atmosphere in the village, the field to the rear (railway side) of the village should not be developed (see Q5!). Developments outside the main part of the village should be isolated 1 or 2 dwellings only.
22	Beyond Tavern Meadow 'septic tank?' behind and gap further to Cherrybrook and garage.
25	Hampton Court Estate. Old Vicarage.
27	Infill.
28	Scruffy between 'executive' homes on access road from A49.
30	1. The Brickyard SO5052 2. End Field SO5051
31	The field adjacent to the garage and caravan park at the top end away from any prospective flooding.
33	Between Tavern Meadow and Cherrybrook, and in large flat field between Cherrybrook and the garage. Ideal infill.
34	1. Caravan park adjacent : simple bolt on, unobtrusive, natural, fit "easily affordable", easy access. 2. <u>North</u> side field adjacent to estate: ditto.
37	Land between Cherrybrook estate and self builds (providing the Cherry Brook is completely dredged). Land above Block Cottages. Land either side of wooden Council houses.
38	Between Tavern Meadow and Cherrybrook Close as would not affect any green belt

Questionnaire Ref	Comment
	ground.
39	The area between Cadbury's factory and the A417, opposite the Esso garage and Autoselect. It would be a large area for a new development or clusters of houses, and has good access to main road and shop etc.
40	North of Cherrybrook.
41	The plot of land between Cherrybrook Close and the village hall would be ideal as long as the Brook was properly dealt with eg trees removed, it completely dredging. Also adequate drainage and lighting. Flood defences are a high priority to be sorted.
42	Don't know.
45	The field between the village hall and Cherrybrook Close.
46	Possibly at the very top of the village where houses are less likely to effect flooding.
47	Adjacent to the garage.
48	There are potentially small areas of land in and around the village that would be suitable for planning.
49	Why not build on a location between Newton and Hope-under-Dinmore to join the two areas.
51	Between Cherrybrook and Dinmore filling station.
52	Feel the land behind Tavern Meadow should be kept as green space for the village.
53	No.
54	Build new homes to the north of the village it has good access.
55	Field next to Cherrybrook Close.
56	The area between Cadbury's factory and A417. The junction of the A417 and the A49 could be improved with new road underneath joining Cadbury's roundabout. Only a small part on the east side is capable of flooding on this site.
60	The field at the back of the village!
61	No opinion.
62	On the main road just past the Cherrybrook estate onto the right hand side of the road.
65	The old playing field at Dinmore.
67	No don't know Hope-under-Dinmore that well just moved here from Luston, village too small to cope with a large building of homes.
70	Properties should be contained within the village and not allowed to spread along the roadside joining up with Leominster etc as we <u>do not</u> live in a town.

Q5: Are there any locations in or around the village of Hope-under-Dinmore where houses should not be built? If so, why?

Questionnaire Ref	Comment
1	Large field behind Tavern Meadow. Flood plain.
2	Not on green belt or agricultural land.
4	Field between railway line and Tavern Meadow.
5	Field in the centre of village would encroach on existing houses and increase flood risk.
6	No homes to be built behind Taverners Meadow. This should always be kept as a field for everyone to use.
7	Between the village hall and the railway bridge (by Pound House).
8	Field at back of village hall. Used as green space by villagers. Housing would cause flooding issues for current owners.
10	Central to railway bridge due to flooding and narrow road.
11	No current open space to be built on.
13	No more housing association.
14	In fields adjacent to older parts of the village – not in keeping with existing buildings and spoils outlook for existing dwellings.
18	Around Cherrybrook/between Cherrybrook and Tavern Meadow – its a pinch point for flooding.
19	Anywhere that floods. Ground next to the vets too close to the roundabout.
22	Centre village i.e., village hall to railway bridge.
25	Queenswood.
27	Flood areas.
28	No more near the existing old heart of the village. None by the A49.
29	On any areas liable to flooding.
31	The area behind and adjacent to Tavern Meadow. This area is designated as a flood plain and the existing houses have come very close to being flooded by a pincer movement from the stream and the flood water on the road. The ditch in front of the field adjacent to the sewage plant is crucial to the drainage of the flood water both for Tavern Meadow and Cherrybrook. The area behind Tavern Meadow is the only flat green space and should be cultivated as a village amenity – dog walking, children playing, general social interaction.
32	Not where it floods.
33	On hilly ground – unsuitable for drainage.
34	Not on any existing open fields.
36	1. On any recognised flood plain..exacerbate existing problem 2. On any steep fields – overlooking others.
38	No think all areas could be considered.
39	No more houses to be built around Tavern Meadow area due to flooding risk.
40	Not towards Westhope Common/Buskwood because of narrow lanes, and outstanding places for wildlife and also very hilly ground.
42	As above [Don't know]
46	Houses should not be built in the area of the Broom due to the flooding that takes place.
47	Not in field behind Tavern Meadow had flooding in the past.
51	In field behind Tavern Meadow.

Questionnaire Ref	Comment
52	All areas within the designated flood plain should NOT be built on.
56	No more houses on Tavern Meadow if flooding is possible.
57	Build in keeping with the style of nearby properties.
58	Areas which are flood plains.
61	No opinion.
62	Not in the field beside Cherrybrook Close between stream and railway. Many locals use this site for walks and local children play here as it's the closest field to our estate and offers some freedom to occupiers to see farmland. It would be too noisy and we as a household would feel hemmed in on the estate if buildings were there.
65	Field by Dinmore garage because it floods.
67	AS ABOVE. In my opinion keep certain house building to the near town of Leominster. In certain areas people have no respect in looking after their homes and bring certain areas down. Don't spoil our small villages.
70	Any areas liable to flood or low lying ground and areas that would need new access onto the A49 or are visible from the A49.

Q6: Do you have any other comments on housing? Please tell us below.

Questionnaire Ref	Comment
3	New housing needs to be for young local couples to enable them to stay in their home area.
4	Buildings should be kept 1-2 storeys in height.
5	Keep houses to minimum.
6	Just to make sure they can cope with the flooding in the village.
8	Needs to be in keeping with the older village houses.
10	Parking of vehicles is a constant problem. Any construction in the future needs space for at least 2 cars.
11	Drainage should be improved.
12	Should give local families a priority to purchase – young village people.
13	There is a severe lack of affordable private family housing.
14	Adding more houses needs to have more amenities eg shop, school, pub and <u>FAST</u> broadband.
18	It's all about location – if by Cadbury's then 10+ homes one site, mix of 2,3 and 4 bed homes. If in village, odd 3 or 4 bed house.
19	More housing needed for OAP's and disabled.
20	The village has a high percentage of social housing considering the limited facilities. This proportion should not be increased.
27	Consider 'green' self build eg cob/straw with sufficient land for self sufficiency. Property could start small, suiting needs and extended as family grows. Only infill to avoid 'sprawl'. Barn conversion should not be aimed at large 'upper end' housing (executive) but possibly workshop/homes. Suggest ½ acre orchard <u>infill</u> between Spindle Cottage and Sunny Hillcrest, Fairview and Little Newton. Clay subsoil excellent for cob. One or two properties which could meet above conditions.
29	We need homes for our young working people with rents or mortgages at affordable rates.
36	Within the 'whole' neighbourhood the 'number' should be considered across the whole of the area, not as the plan suggests 'within a boundary recognised as the centre'. That would surely concentrate the required number into one location! Defeating the point I would think and the character of H-u-D.
39	I think that the site mentioned in Q4 would be perfect for development – it could also change the access onto the A49 for the better.
42	No.
45	Build houses as close to existing services as possible – water/electric/sewage services, bus services.
46	The junction with the A49 would need to be improved to take more traffic.
49	What is the point of having any more housing association properties. Unless you are over-crowded or health reasons prioritise you, then you cannot get onto the Homepoint list. 43 years I have resided in this village and I rent privately, I am not allowed to apply for local housing through Homepoint. Until this changes I see no point to having new-builds just to give to outsiders.
52	My preference would be to see single or two/three houses built within areas of existing houses but not necessarily right in centre as a flood plain mostly but

Questionnaire Ref	Comment
	scattered as existing houses are or 10-15 houses on land between Dinmore Caravans and Cherrybrook.
58	Any new housing will require new infrastructure which at moment village does not have.
59	Careful consideration should be given to the flood problem before building anywhere in the village.
61	No.
65	Disabled bungalows for older people away from children playing football etc.
70	The style of new builds should be in keeping with the property already available and <u>great care</u> should be taken so that water, <u>sewerage</u> , power etc do not effect the surrounding countryside especially the wildlife.

Q10: Do you have any other comments on traffic, transport and access? Please tell us below.

Questionnaire Ref	Comment
1	It seems silly that cycle path on other side Dinmore Hill just stops. Need to encourage cyclists.
3	The lanes in the area are very narrow and too much development will make it difficult to use these lanes.
4	Useful to have a bus as far as the village hall. Widen turn-off coming down A49.
10	Village hall is not an overnight car park and needs to be addressed or charges enforced.
11	Repair of lane seems haphazard and of temporary nature. Constant heavy farm traffic forces more regular maintenance.
13	Cycle paths and footpaths full length on A49 Hereford to Leominster. Stop car parking on village and road entry to village is dangerous on left.
14	Maintain the "one" way into the village policy.
19	A417 opposite the garage bad junction. Rumble strips needed on A49 approaching roundabout because of the speed on the approach to Hereford.
20	The A49/A417 junction is a serious accident black spot and needs improving.
25	Important to have continuous pavement between Taven Meadow and Cherrybrook. Better arrangement for left turn from A417 to A49 (ie longer left hand lane)
27	Bus into Hope would be desirable.
33	20 mph through village. Stop roadside parking.
34	20 mph limit needed through village.
39	Developing the land between Cadburys and A417 (opposite Autoselect/Esso etc) could mean for an opportunity to redesign the access at the junction to increase safety and reduce accidents.
40	There is too much traffic using old Dinmore Hill which is just a narrow lane. This is due to expanding shops/businesses okayed by Council/planners in wrong areas.
41	Road from A49 to Hope-under-Dinmore village to be gritted when icy, as the school bus comes to pick up the children and the road can be very slippery and dangerous. Street lighting on the same route would be beneficial and increase public safety at night and winter evenings.
44	The A417 junction that connects to A49 is a very dangerous road section in our village. A black spot every week. This junction should be done away with and the A417 road taken to Cadburys roundabout where it can be safely joined to the A49 main road.
46	An access path is required from the village hall to the bus stops on the A49 and the road needs to be lit it is not safe to walk at night at the moment especially for school children.
52	The odd speed checks by police might help traffic stick to 30 mph in designated areas?
56	If we could put another road from the Lugg Bridge to Cadburys roundabout it would make the joining of the A417 to the A49 much safer.
57	Do not become a village of signs everywhere.
62	Slow traffic down on the hill for approaching turn off to village coming from Hereford. More evening buses needed for youngsters of the village – even if it's to bus station and back.
65	Speed humps on Cherrybrook Close to stop the speeders on the site before a child

Questionnaire Ref	Comment
	gets hurt. Also no tractors to be allowed on the site which the housing officer has also agreed on.
67	Traffic far too fast today, night time not nearly enough overhead lights, CATS EYES NONE EXISTENT MANY ROADS VERY DANGEROUS.
70	Roads – should be properly maintained especially sweep edges near kerbs (paths) and marked where there is no kerb. Traffic - speed limits should be enforced but not with lots of signs which are an eyesore throughout the countryside. Access – should be sensible.

Q13: Are there any locations you think suitable for new employment development? If so, why?

Questionnaire Ref	Comment
4	Field at junction with A49. Access <u>and</u> encourage better public transport.
10	No.
11	Farm outbuildings: Queenswood offices/workshops.
14	No.
25	Hampton Court – development of existing areas.
28	The old National Trust shop and other Queenswood buildings could be better utilised.
36	Only localised barn conversion where applicable anywhere in the whole neighbourhood.
40	East of Church, or north of Esso garage <u>if any</u> .
57	No facility where we live for online use.
62	The field on the left at the bottom of Dinmore Hill where A417 would be a good location for light business uses and new homes – that's if its within the boundaries (opposite the garage).
65	Shop, maybe up by the village hall.
70	Only self-contained small self owned jobs within existing buildings.

Q14: Do you have any other comments on jobs and the local economy? Please tell us below.

Questionnaire Ref	Comment
3	Same issue regarding the narrowness of the lanes [as Q10].
4	We don't want H-u-D made an industrial or business park.
5	Some jobs rely on better public transport.
10	Too many people in this area rely on benefits and only a small minority work. Part-time employment should be encouraged for the younger generation in order to have motivation and ambition.
11	Developments which will substantially increase traffic flow should be discouraged.
14	No.
17	Need faster broadband.
27	Transport at times to get workers to employment.
33	School essential if more housing is to be built.
39	Maybe another shop/cafe/pub in the village, maybe a village store.
51	No.
56	Maybe cafe/shop/pub!
62	Not sure of the boundaries of Hope-under-Dinmore.
65	Hope-under-Dinmore needs a decent shop and a school for nursery children.
70	There are plenty of industrial sites in nearby Leominster for new developments so only agricultural/crafts and local owned jobs should be allowed in the countryside.

Q17: If there are any particular local features, open spaces or views that you think should be protected, please describe them below.

Questionnaire Ref	Comment
1	Queenswood Country Park.
4	Views of church. SSSI areas around Bury Farm. Views across fields at foot thereof. Lanes up to Buskwood and Wynyless. Footpaths. All of Queenswood. Old village hall.
6	Field behind Taverners Meadow.
7	Views from the road to Wynnes Farm.
8	Field behind village hall.
10	Queenswood to keep protected from too much tourism to encourage natural trees and plants to survive.
11	Westhope Common.
13	Queenswood.
14	The woods and wooded areas. Westhope Common. Non-agricultural fields – green open spaces. The field next to 4 Queenswood that used to belong to Mr. Wilks.
15	View over fields from 4 Queenswood.
26	Queenswood must be protected against development of any sort and should be preserved as a haven for wildlife. It will be most unfortunate if access is denied to those who can't afford it – this was not the original intention.
31	The field behind Tavern Meadow for the reasons specified in Q5.
34	Land behind Tavern Meadows. Fields opposite Hampton Homes to Village Farm.
36	All that currently exist should not be affected in the slightest by any planning permitted.
40	The views from the lookout at Queenswood have already been spoilt by plastic poly tunnels so its a bit late on the main feature in the area.
44	Sewers overflow from existing housing estate (Cherrybrook) which overflow into the local brook. Need to be addressed before any more development is passed.
46	All views should be protected.
52	Field behind Tavern Meadow. Views from Queenswood.
57	Queenswood Country Park – keep free car parking to enable people to walk/exercise themselves and their dogs. Exercise reduces obesity!
58	Queenswood.

Q19: Do you have any other comments on the local environment? Please tell us below.

Questionnaire Ref	Comment
3	Individual wind turbines – not groups.
4	New small development could benefit from energy provided by biomass plant. TREES should be given major priority. Floods near A49 could become water features, for wildlife.
6	N/A
8	Currently has a country feel which we wish to retain. Any new builds need to be discreet.
10	More attention to pot holes, ditches, hedge cutting, sign posts, street lighting.
12	Use of the mill stream at Hampton Court to run a hydro electric plant. This would be low maintenance – renewable energy use.
21	No biomass as it takes far too much ground to support it.
27	Newton needs a meeting place however small, even a part of a barn only heated when required.
28	We like it very much.
33	Good as it is.
40	No ugly wind turbines or solar panels and anything else that blots the countryside.
42	No.
57	<u>NEVER WIND TURBINES</u> . Solar power only on roofing not going to stick out like asore thumb.
62	Wind turbines would work well here on the hills as nearly always a good prevailing wind here. Solar power should be looked into to make it more affordable to the householder. With no gas supply here, many householders on this estate complain of high bills for storage heaters even on economy 7.
65	Our biggest problem is the trees up on Dinmore Hill because it causes problems with the tv signal in Cherrybrook Close.
67	All we can do that helps our planet is a must.
70	We already have a sewerage problem in this area which is not being monitored correctly, effecting the health and lives of local people so great care should be taken not to introduce any more energy developments which would add to the polluting of streams, rivers, agriculture land bringing large vehicles to narrow country lanes with rubbish from other areas, spoiling roads etc.

Q22: If you told us in your answers to Q20 or Q21 that facilities, services and amenities are required or need improvement, please tell us how and where this could be achieved. Are there any other community services you would like to see provided, if possible?

Questionnaire Ref	Comment
1	Broadband speed needs to be improved. Children's play area anywhere except Cherrybrook because it restricts other children in the village and less chance of being damaged.
5	Broadband very poor.
6	Football field for the children – not sure where!
7	New mobile phone mast (by the current TV relay mast). Upgrade telephone lines for broadband.
10	Due to the area eg woodland mobile phone reception is always going to be a problem including broadband and sky. Village hall is adequate apart from the car park (pot holes). More local bus services would be appreciated but I suspect Leominster to Hereford route and return (A49) and such are out of our domain. Church good, more volunteers required.
11	Improvements in broadband speeds and mobile coverage is necessary to encourage small businesses in area.
13	Children's play area other than Cherrybrook eg large field at back off Tavern Meadow.
14	Broadband (faster) is single most critical especially for live/work recommendations. A community shop like Wellington's or Tillington would create much more of a community. Use village hall for recreational and leisure pursuits.
15	Broadband needs improving.
19	Post office.
20	Local bus services do not run after 18.00 hours, so teenagers and young people are 'trapped' in the village. Broadband is simply terrible.
21	Extended car park at village hall.
23	Broadband - not [regular] strong signal, needed improvement, not sure how do not have much experience in this area. Children's play area, extend slightly, many kids visiting Queenswood and play area is crowded on some occasions.
25	Social activities for the over 60s.
26	Broadband could be faster.
27	Maybe housing / development permission could depend on meeting need for recreation for villagers. Church land could be developed in areas, with seating perhaps and community owned and planted fruit trees.
31	Awaiting the County wide broadband phone reception improvements due around 2016/17?
33	Play area between railway line and the Cherrybrook, behind Tavern Meadow.
34	More investment in broadband. More input from local communities into new management plan for Queenswood.
36	Mobile/bb – phone co's need to pull their finger out.
37	Twice weekly bus service to and from Leominster using small 'hopper' type, through village as far as railway bridge.
39	New mobile phone masts/more coverage fibre optic broadband to the local area.

Questionnaire Ref	Comment
40	Q21: The north paths need to be maintained better (north of the car park) Q20: Receptions could be better (clearer and quicker) as long as no more masts were built.
41	Broadband – fibre-optic broadband needed. Queenswood – too late for them as now sold, no money for improvements as Council making cuts everywhere. Queenswood is getting run down, such a shame. Children’s play area at Hope-under-Dinmore –a development of a play ground would be great. Barons Cross, Martin’s Way (Ledbury) and recreation grounds in Kington have all had playgrounds built (very good ones). Our families live 4 miles from town or 2 miles to Queenswood to visit a playground. Our children need something to do except just hanging out eg swings, slides, skatepark etc..... There are lots of children in this village.
45	As part of a development on the field between the village hall and Cherrybrook Close.
48	Fibre optic broadband required in the area.
49	Children’s play area would be ideal in the older part of the village. Definitely should not be situated on Cherrybrook Close, because never looked after or appreciated. Give something to the rest of the people in the village too.
52	Land behind Tavern Meadow kept as open space would be ideal for child play area and recreation – pos try to start a fund to buy or long term lease?
56	Better mast coverage for mobile reception. Recycling area?
57	Not being a technical expert cannot solve problem but no mobile signal available apart from 1, behind Dinmore Hill. We do not get landline TV – just basic satellite – but would not want intrusive masts in order to have more tech services available.
58	A shop/pub to encourage a community feel – garage rather impersonal.
61	Facilities for faster broadband to enable more efficient business enterprise. More frequent bus service into village.
65	Decent shop and better play areas for the children of Cherrybrook Close.
66	More regular public transport would be helpful for young families – or more local amenities might mean that people did not need to leave the village so often eg local produce shop, plants, books etc, even abakery!?
67	More litter bins needed everywhere especially at Queenswood dog foul bins definitely needed – you have to look out continuously on the ground and watch where your children tread. They don’t take heed of the danger of dog mess. Some people have no respect for others or the countryside I love all animals.
70	Not everyone has access to vehicles, so local bus services should be maintained, maybe not so close together but allowing people to travel but get home safely.

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

Questionnaire Ref	Comment
7	Upgrade TV relay mast to receive all "Freeview" stations.
10	Neighbours to be generous enough to pick up rubbish especially after bin day. Bins to be taken back to property instead of leaving them for several days in picking up/emptying area. More care in access areas in bad weather conditions such as clearing snow and keeping the road/lane clear.
2	Some of the houses from the railway bridge towards the main road are overshadowed by the woodland on the opposite side of the road and this could do with thinning and trimming back from the road.
21	Before there are any substantial developments in Newtown Lane the road needs vital improvements ie widening in places and passing places in other parts.
33	<u>SCHOOL</u>
38	Lighting through village within 30 mph speed zone.
47	Need to use "the meadow" (behind Tavern Meadow) for recreational purposes.
57	Lack of free salt containers in rural places to help in icy road conditions. Lack of these can prevent emergency vehicles travel hilly lanes. Should not have to continually request these, but do appreciate assistance by individuals when Council refuse to provide.
65	Better policing as we hardly ever see them only when there's a problem down here.
67	My husband and I lived in Luston for 18 yrs. My husband was on the Parish Council Plan for many years and he finally achieved the speed calming flash lights slow progress I'm afraid more could have been done many pass the book to others to sort out.