



# **Brockhampton Group Neighbourhood Development Plan**

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Household survey

## **Comment listings**

**DJN Planning Limited**

January 2019

For Brockhampton Group Parish Council

## **Introduction**

This document lists the comments made by respondents to the household survey which was undertaken to inform the Brockhampton Group Neighbourhood Development Plan in October 2018.

Three of the survey questions invited free-write comments or suggestions on aspects of land use and development. The resultant responses are set out in the following tables, taking each question in turn. Comments are repeated verbatim and place names are as given. The comments have been analysed to identify the main themes and issues raised, and the findings are set out in the Results Report.

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

January 2019

## Housing

**Question 5: Are there any locations in or adjacent to Bringsty or Linton that you think are suitable for new homes? If so, where, and why? Please tell us below. You can mark any locations on the enclosed map of the Neighbourhood Area – remember to return it with your questionnaire.**

Questionnaires returned with a marked-up map are indicated as: [map returned with location marked]. See the Results Report for further details.

Questionnaire Ref	Comment
2	None.
7	None.
8	Deabley WR6 5RF [map returned with location marked]
11	Adjacent to B4220 Linton. Adjacent to B4203 close to Bromyard.
12	No.
16	Preferably in amongst houses that already exist.
17	Near Linton Industrial Estate.
19	Suggest houses are not built along lanes where narrow lanes v traffic = chaos.
20	None.
21	Next to Linton Trading Estate. I believe it to be a possibility and useful housing land! [map returned with location marked]
22	Close to the A44. Bringsty is a rural community and an SSSI therefore any new homes to be built are subject to special consideration.
27	General infill adjacent to existing properties and/or land bordering the A44 immediately before Petty Bridge (small development). [map returned with location marked]
36	Not aware of any locations.
49	As close to Bromyard as possible. Close to amenities; less impact on the rural environment. The area must not flood, but brownfield sites are the priority, and redundant farm buildings with road access.
51	Marked on map. [map returned with location marked]
52	On the corner field adjacent to Malvern Road and A44 with access from off the A44.
53	Linton – outskirts of Bromyard, near infrastructure, away from Downs. [map returned with locations marked]
54	Pannier's Lane next to Hope Centre – currently underused, unattractive industrial access with excellent access to main roads and school.
58	Not within our expertise.
61	(Areas applicable to Bringsty and Linton are not separately identifiable on the map so this is difficult to answer).
62	On the B4220 between the Herefordshire House pub and Stanford Bishop village hall. [map returned with location marked]
64	Norton: slipping in houses I agree because historically the Parish grew out from Bromyard up the hill (the Downs) using Church land which was released and sold in smallish pieces. This would have LESS impact on the country/rurality of Brockhampton – where townspeople find their 'OPEN SPACE'. Please avoid any

Questionnaire Ref	Comment
	new housing, and opening onto the A44 between Bromyard town and industrial site at Linton.
65	Mains sewage, mains water, gas on roadside, electricity – all these are ready on site, at Malvern Road Council House, Linton. [map returned with location marked]
66	Adjacent to the B4203 where there is plenty of space and easy access to Bromyard.
67	Don't know.
68	None known.
69	No.
73	[map returned with location marked]
75`	Big field next to the old hospital.
79	1. Edge of Bringsty Common south of A44 where there is already a clustering of residential and commercial premises fronting onto A44 2. between Malvern Road and old hospital site fronting onto A44. 3. Clater Farm extension given new access road. [map returned with location marked]
80	Malvern Road by ex-Council homes.
84	Sites where historically houses have been but have fallen into disuse or decay. It would feel a tribute to the generations before!
81	Malvern Road, Linton near to the existing cluster of houses.
85	There is room for 1 or 2 houses off the existing lane at the top of Oak Cottage land. This would be infill. [map returned with location marked]
87	Malvern Road – by the current houses between Bromyard Town and tip.
90	As a retired town planner I consider that the only suitable sites for limited housing development only are at Buckenhill (in Norton parish) and at Linley Green (partly in Linton parish). The housing plots would need to be of sufficient size to accommodate septic tank drainage (i.e. not less than 0.20 of an acre).
91	Nothing specific but it would be nice if the National Trust could be persuaded to adapt more of their unused barns and derelict buildings to provide more local housing for rent.
93	See map, 1. Linton – from farm to Malvern Road. 2. Linley Green (although road width is not good here). [map returned with location marked]
94	Land that is near A44 or B roads.
97	I would prefer new homes to be spread across different sites with affordable housing included which is not possible according to the criteria. Therefore smaller cheaper homes would be my preferred option. I am not sure what is meant by facilities for cyclists (a new track?). I don't think walking, dog-walking, horse-riding (also wildlife observation) is compatible with cycling. Cyclists are able to use designated bridle paths already.
101	Space at rear of Council recycling facility on south side of A44.
102	The area to the right of the entrance to the Linton business estate and re-cycling centre appears unused and would suit a "low-cost housing" development with easy access to Town and school. Are there areas/plots around the "isolation hospital" development and to the rear of the re-cycling centre that lend

Questionnaire Ref	Comment
	themselves to small-scale development? Small scale developments in these types of areas would relieve the need to find plots in more rural locations. [map returned with location marked]
103	Adjacent to the old workhouses (a) fairly level ground and access from Burley Lane. Bus stops close by. [map returned with location marked]
105	Please consider carefully the existing infrastructure to support new homes proposed e.g. single track rural roads.
106	Near Tile works/old workhouse site.
107	At the bottom of the Downs adjacent to A44. Good road access – water/elec/gas close by. Land is unkempt – and not used for anything productive. [map returned with location marked]
108	The field at the bottom of Burying Lane – good road access. Walking distance to Bromyard surrounded by other properties.
109	Do you mean Bringsty Common? If so, only development on common would be related to existing buildings. Can't see other areas on Bringsty being suitable. LINTON – where is Linton? – it's not marked on map and it does not exist as village – lack of information means that I'm unable to comment.
110	No! if we have to have more housing best to keep it on main roads A44 (B4220) than to increase traffic in country lanes.

## Protecting our environment

**Question 21: Do you have any other comments on conserving and improving the local environment? If there are any particular local features, views or habitat areas that you think should be protected, please tell us below.**

Questionnaire Ref	Comment
2	Linton Court (and Enderby Lodge) where I live should stay the same I OPPOSE ANY PLANS THAT MIGHT CHANGE THAT
10	We should recognise that to sustain the area we need to provide new housing in imaginative ways. Home owners need to be less selfish about avoiding change and should welcome new families into new homes in the area. After all if others before us hadn't we would not be able to live in this beautiful place.
11	The views from the Downs are superb as are those from the sides of the Frome valley. We must preserve them.
16	No new builds on green field sites. Stop development of new businesses on green field sites where the developer at a later date says they then need to build a house there to be close to the business. They only started the business to get the house granted at a later date!
19	Lowering speed limit/cattle grids either end of Bringsty Common along main Worcs-Bromyard Road. Make the Common a feature for visitors and locals, preserving/encouraging the environment as well as making the road safer for animals, people.
20	1. lower the speed from Whitbourne to Bromyard. 2. bring back grazing on the Common and Downs having a lower speed on roads will help this. 3. installing a dog poo bin in many areas.
21	<ul style="list-style-type: none"> <li>• Creating a traffic-calming system and parking guidelines at Brockhampton School i.e. drop-off area.</li> <li>• Ring fence the common with cattle grids – better habitats, slower traffic, easier for visitors to stop.</li> </ul>
22	Maintaining rural habitats with sensitive conservation management is important especially with regard to woodland, ponds and waterways, hedging/fencing. Cattle grids on A44 either side of Bringsty Common a good idea.
27	Cohesive campaign to maintain Bromyard's Brockhampton natural assets – the Downs, Bringsty etc.
34	Bromyard Downs, Bringsty Common.
36	Bromyard Downs needs to be highlighted as a unique area. The option of grazing would help protect the Downs from being reduced to bracken. As part of the BDCA 10 year plan this could be achieved, but support from Council, local business would help.
38	Protect woodland. Maintain hedgerows along roads regularly. Protect all native wildlife.
47	Encourage controlled grazing on the commons.
49	The Brockhampton Estate. The disused railway lines – an amazing wildlife corridor.

Questionnaire Ref	Comment
51	Stop dog fouling!!
53	Dead trees near footpaths should be removed. Squirrel infestation requires control as they are destroying important trees. Owl nests should be encouraged or sponsored/subsidised. Motor cycle noise should be controlled on A44 by some means.
60	Pond area adjacent to Washcroft Farm – needs clearing.
61	Bromyard Downs Common Association is volunteer-based and short of reliable funding – surely a good basis for management of the Downs for conservation and access.
64	<ol style="list-style-type: none"> <li>1. Views <u>from</u> the Downs – yes, secure them BUT</li> <li>2. Don't forget that many more people VIEW the Downs than walk on them!</li> <li>3. At last we have flower meadows of national importance.</li> <li>4. The non-inclusion of Bringsty in the Outstanding Natural Beauty area started at Malvern (the work had to be IN by Monday AM and they chose to close early on the Friday! They then failed to pick it up again!</li> <li>5. The writer is happy that his 30 years of hard work have provided meadow land to shout about!!</li> </ol>
65	Bromyard Downs.
72	<ol style="list-style-type: none"> <li>1. Create cycle routes over land and lanes to join up Bringsty, Brockhampton and the Downs, and maybe Whitbourne. Utilise Brockhampton as somewhere to start and finish a bike ride – i.e. bike stands, pressure washer, designated routes for children and adults, maps encompassing local features and coffee shops ...</li> <li>2. Dog mess – prosecute irresponsible dog owners.</li> </ol>
73	Bringsty in particular is fairly unspoilt. It would be horrific to change this. Housing developments should be discrete and use local materials and colours used should be conducive to make the buildings blend with landscape, and use of trees etc.
75	All development should be as close to Bromyard as possible, except for single dwellings built on land adjacent to other property. Areas such as Bringsty Common and Bromyard Downs should only have single dwellings in keeping with established properties built out of local stone etc.
80	No development on commons or with immediate environs. Don't spoil the assets that the BGPC community currently has e.g. rural, peaceful, beautiful countryside.
88	Protection for Bromyard Downs, Bringsty, old railway line, Brockhampton Estate
81	– much of area of NDP. Also where aspect appropriate, solar panels on all new builds and consider on farm/light industrial buildings – some have large roof areas. Excess energy -> national grid. Protect the views from Bromyard Downs and Bringsty Common.
90	Protecting the common land from any form of building development.
91	The Downs, obviously, but we live in such a beautiful area that any new build is going to present a challenge.
93	Types of tourism/recreation encouraged should be sustainable and compatible with protection of environment. Noisy pursuits – such as speed festival not compatible with wildlife protection/environment protection. It is one of the few

Questionnaire Ref	Comment
	areas left for quiet enjoyment and activities such as winter sledging, kite flying etc. [littering is a problem locally which affects wildlife]. The Downs is unimproved grassland and home to wild orchids, harebells etc and a great range of wildlife. Visitors need interpretation material to tell them what to look out for and how to respect this special environment.
96	Old orchard areas near houses on the common are now very overgrown – it would be great to re-establish them.
103	Maintain and enhance the Downs particularly the top side between the pub and school. Introduction of sheep and cattle to help maintain the area. The same should apply to Bringsty.
105	Views from Bromyard Downs and Bringsty. Bringsty Commons and environs. Protect area around Linton Trading Estate from overdevelopment. Note that it is a “trading” estate not an industrial estate. Wildlife habitat. Trees and hedgerows; wooded areas. Impact on landscape across parishes, not just “special” places.
106	Bromyard Downs management plan to continue and maintain habitats and improve biodiversity of flora and fauna.
108	Large developments that do not contribute to the local area – that put strains on local services – doctors – dentist – health – need to be kept to a minimum.
109	<ol style="list-style-type: none"> <li>1. Bringsty Common as an accessible public open space must be rigorously protected.</li> <li>2. Noise nuisance such as motorcross needs to be dealt with.</li> <li>3. Speed limits need to be enforced (Brockhampton School and Bringsty Common).</li> <li>4. Agricultural buildings need to be architecturally sympathetic.</li> </ol>
110	Bringsty Common protected for wildlife/local amenity value/peace and quiet. Noise pollution kept to a minimum. No motorcross please. General ambience of area as quiet and rural to be maintained please.



**Concluding question: We have tried to cover what we think are the main issues in this questionnaire. If we have missed anything you think should be included, please tell us below. Remember, the NDP will be in place for the period up to 2031, so it is important that everything is covered.**

Questionnaire Ref	Comment
2	Protect Bromyard Common. PS you called it a short questionnaire it isn't. Due to health I could not reply earlier.
3	Assisting the community in adverse weather conditions.
11	If at all possible we should try to restrict development to the periphery of Bromyard town. Possibly making use of brownfield sites close to the town.
16	I think new housing that is developed in the area should only be granted if its occupants are going to be local people or family of local people. Development and reuse of the old disused railway for cycling or transport.
20	<ul style="list-style-type: none"> <li>• Building oast homes for the elderly generation may be an option (NOT a retirement village!)</li> <li>• Improve what we already have!</li> <li>• Maybe have an option for multiple people to fill in the questionnaire.</li> </ul>
27	Linton Court/Enderby House provides a substantial resource for low cost/rental homes. There is scope within the existing boundary to accommodate additional housing without the sacrifice of "new" land.
30	I think you should have included questions about volunteering/voluntary work, important for the elderly, both as givers and receivers. There is an issue, if the population increases due to this development, whether existing services, esp medical and the GP practice will be able to cope when already stretched. Finally, this is a difficult area for cycling, but developing routes with Sustrans would bring economic as well as health benefits.
32	Traffic accessing Bromyard from east – improvement of road/Petty Bridge. Reduction of speed and traffic calming through Bromyard town.
36	Road maintenance and flooding are areas that need to be considered please.
38	Eliminate animal farming for meat.
39	Recently all the public toilets in the town were unavailable. This should not happen. Re-open public toilets opposite the post office as well.
47	Modern architecture and housing design should not be rejected out of hand – change and development is important.
49	I think it is extremely important for our future generations to protect the environment we live in, and sympathetically increase the housing in line with the nature of the countryside that surrounds us. I do not condone building new developments on greenfield sites. The use of redundant buildings is an option, but the transport facilities must improve in and around the area.
53	It is important to understand that rural living is different from town living. Gardens are important, but owners must keep them well. There is little point providing large sites if people don't look after them. Bungalows are great for old people, but they should be near infrastructure which Linton area is suitable.
58	Encouragement of young families. Facilities for young people. Mixed age communities.

Questionnaire Ref	Comment
61	Some roads are not pedestrian-friendly (e.g. Stourport road out of Bromyard).
64	An easy to complete questionnaire! A few comments. 1. OPEN AIR STATUS – must be thought of as clear sky above the person and as clear of elevation around- houses, tall trees etc. 2. As a qualified ecologist I was asked by the owners to write a report on the ‘Port site’ on the Tenbury Road. This lies in Bromyard Town parish. 3. Advice re sections of hedges to be left, oaks to be retained, ash to be felled etc – all ignored!! [name supplied].
69	NDP is not relevant for such a rural area with limited employment and services.
71	Thank you for issuing this questionnaire and local opinion may count.
72	We live in a wonderful area but sadly broadband is still dire. We need to ensure good access to our beautiful commons, Downs and Brockhampton, and create more opportunities to use these areas whilst adequately protecting them.
75	Additional properties should blend into the landscape as unobtrusively as possible.
80	This is a household questionnaire – in some homes within the BGPC there are more than one adult living in the household, therefore the possibility of two different viewpoints on how they see the future development of the area in which they live. Therefore the results/opinions sought in this questionnaire are not a clear or a fair representation. You should have ensured <u>all</u> adults received a copy of the questionnaire.
84	When houses are built they should blend into the current buildings/surroundings. There is sufficient evidence of dates of building etc to make it sensible to allow new builds to be in local materials. Eg a stone house with a brick extension etc is unpleasant to see and obvious if an extension/build were in stone anyway!
85	We do not consider that Brockhampton and Norton should be excluded from any new builds.
90	Nothing to add to the previous questions.
92	We believe it is important to protect this beautiful area, whilst extending the possibilities within. Affordable housing needs to be in the <u>towns</u> , where the amenities are close by. The BROMYARD DOWNS, BROCKHAMPTON ESTATE and BRINGSTY COMMON are separate entities, but could so easily be LINKED to provide much greater facilities and attract more tourism to this beautiful area. What about a FAMILY CYCLE ROUTE covering the whole area? At present, locals have to travel to the Forest of Dean cycle centre ... but we could offer cycle routes right here. It doesn’t have to mean installing concrete paths everywhere ... what about matting which allows the grass to grow through it, but prevents wet and muddy problems? There are plenty of local cyclists who would come up with ideas for routes. If the NT put in a small bike wash facility near to the TOP CAFÉ, they would get many more visitors too.  Or, what about the WARREN FARM? Strips of set-aside could be used as bike trails? I mentioned ‘bike trails’ to someone at the NT a while ago, but they were completely against the idea. But, look at Lanhydrock in Cornwall, which has a great cycle centre?

Questionnaire Ref	Comment
	<p>I know some people would be against the idea of a 'cycle centre', but surely a few family cycle routes is an idea worth exploring?</p> <p>We are members of the NT (National Trust), and are lucky to be able to afford this, but it is very expensive and many people can't. In the current economic climate, surely the NT need to be open to new ideas to bring more people in, as currently, Brockhampton Estate is selling itself short.</p>
93	<p>Page 4 – starter homes are better located in Bromyard town close to services and public transport. [if you're started out or later in life, you need access to services and public transport. Nowadays most young people starting out can't afford a mortgage <u>and</u> a car – its either or.</p> <p>The density of development should reflect what's there. Much of Bringsty/Downs is typified by smallholdings; this is what makes up its character, re-use of redundant rural buildings is best for employment – tourism- new housing in open countryside. Otherwise <u>all new housing should be accessible to surfaced roads and mains drainage</u>; as the Environment Agency will tell you, the level of nitrates has risen significantly in the River Frome because of the run-off from inadequate septic tanks (as well as from the run-off from fields using fertilisers): this is affecting aquatic life too.</p>
98	Crime in the area? Police levels?
100	I think the Malvern Road side of the Downs/common is often left unattended. Would be helpful to have walks kept more open and fire breaks cut back.
101	<p>Surely the high wildlife and biodiversity level of this area are major considerations. Bromyard Downs and Bringsty Common are managed for this. On our own we have dormice, adders, grass snakes, great crested and common newts, bats, hedgehogs, tawny owls, goldcrests, water voles... Please bear in mind that what was The Boyce (now Malvern View), just over the southern border, has applied for a huge increase in mobile homes, presently under review by the Environment Agency. The stream that starts at Linley Green feeds into the SSSI of the River Teme.</p>
102	<p>This household would be strongly against pursuing AONB or any other such status that would restrict people visiting the area, particularly the Downs and Bringsty, with the intention of allowing their dogs to "run free" (albeit under control); it is one of the main reasons people visit the area.</p> <p>One project that would enhance the environment attracting visitors, particularly walkers and cyclists, would be to retrieve the old Worcester to Leominster railway line and convert to a walking/cycleway. It traverses some of the most beautiful countryside in the country and would bring extra tourism to the towns and villages along its route.</p>
105	<p>Whilst "farm diversification" may appeal, great care needs to be taken to prevent mission creep and the resultant industrialisation of the landscape. If it is possible to safeguard the area from noise and light pollution, it would be good to build this into the plan. It is easy to overlook the unintended consequences of well-intended ideas.</p>

Questionnaire Ref	Comment
	Well done for getting started on an NDP! Thank you.
110	I think you should explain what you mean by 'Bringsty and Linton villages' and 'Linton parish'. These are not shown on the map and are not terms used by locals. If you really want people to mark on the map where they would like to see houses built, you should provide a map with the area proposed highlighted – otherwise your respondents are guessing which area (within the red outline) you mean.