

Marden Parish Council Neighbourhood Development Plan

Questionnaire Analysis

Questionnaires were sent to 625 properties within the Parish, as an article within News & Views. 47 individual forms were received. Therefore there was a presumed response rate of only 7.5% of properties surveyed. It is not possible to identify if more than 1 completed questionnaire applied to a specific property, as forms were returned to a box in the village shop.

There were 57 responses, as some questionnaires gave details of more than 1 adult on a form. No respondent identified as 'Aged 18-25' or 'Not currently employed'. Not all questionnaires had complete demographic data and some individuals did not answer every question. Therefore the analysis uses the responses given for each question.

1. The preferred option of the Steering Group is to extend the Settlement Boundary to include the land for Paradise Meadows phase 2 and the proposed development between the school and New House Farm, to achieve the 18% target of about 90 houses.

Do you agree with this option?

31.5% of respondents (18) strongly agreed – of these 66.6% (12) live 'Within the current Settlement Boundary', 11.1% (2) live 'Close to the Settlement Boundary', 22.3% (4) live 'Within the rural parish'
7 identified as males, 11 as females
11 aged 26-65 strongly agreed, 7 aged 65+
8 employed/self employed strongly agreed, 10 retired

50.8% of respondents (29) agreed – of these 58.6% (17) live 'Within the current Settlement Boundary', 6.8% (2) live 'Close to the Settlement Boundary', 34.4% (10) live 'Within the rural parish'
14 males, 14 females
13 aged 26-65 agreed, 12 aged 65+
7 employed/self employed agreed, 19 retired

1.7% of respondents (1) disagreed – who lives 'Within the current Settlement Boundary', female, aged 26-65, employed/self employed

15.7% of respondents (9) strongly disagreed – of these 88.8% (8) live 'Within the current Settlement Boundary', 11.2% (1) lives 'Close to the Settlement Boundary'
6 males, 3 females
5 aged 26-65 strongly disagreed, 3 aged 65+,
5 employed/self employed, 4 retired

Overall 82.4% respondents strongly agreed/agreed

2. Do you think the Settlement Boundary could be altered in a different way to achieve the same amount of growth and new houses?

14% (8) of respondents stated 'Yes' – of these 62.5% (5) live 'Within the current Settlement Boundary', 12.5% (1) live 'Close to the Settlement Boundary', 25% (2) live 'Within the rural parish'

Comments:

- Find a field on the outskirts of Marden not in the middle of the village! We live opposite the field and moved from Hereford to be in the countryside. If these houses go up then we will be moving as we will not look at them
- Expand the phase 2 Paradise Farm, as the services are already installed in this area
- Not use green field sites
- This is proposed development in open countryside. See Hereford Core Strategy – 90 houses is disproportionate – 'for individual villages of each HMA this is translated as a % of the total number of

dwellings in the village core' i.e. maybe half of 90. Allowing for brownfield development conversions (e.g. demolish house and replace with 4 flats) the proposed number gets smaller. The areas outlined for extension of the settlement boundary are far too big. New House Farm proposed extension to settlement boundary could absorb the 16 houses planned for Paradise Farm 2 and allowing for say, another 20, the area could be much smaller, retaining more open countryside outside the limit of the present boundary

- 90 seems to be a very large number of properties. I only agree if the mix of properties favours the lower end of the housing market allowing young work people to purchase (not only affordable housing)
 - The Council has already decided to approve phase 2 at Paradise Meadows so the boundary is to all intents and purposes redundant. Additionally if the boundary is expanded then it will be 'acceptable' to add housing beyond the perimeter because it is only just outside but is adjacent
 - I wouldn't have a problem with the proposed development at Brook Farm but believe New House to be a better option
 - Small developments outside village
 - Paradise Meadows is already over developed. Target can be achieved by only developing area by school
 - Use the land behind Rudge Grove and Springfields. Space reserved for possible expansion of school
 - It would be a good idea for the provision of a new village community hall to be built on the New House Farm site, as the one at the school is too small
3. 45.6% (26) males; 54.4% (31) females
 52.6% (30) aged 26-65; 38.5% (22) aged 65+
 36.8% (21) employed/self employed; 59.6% (34) retired