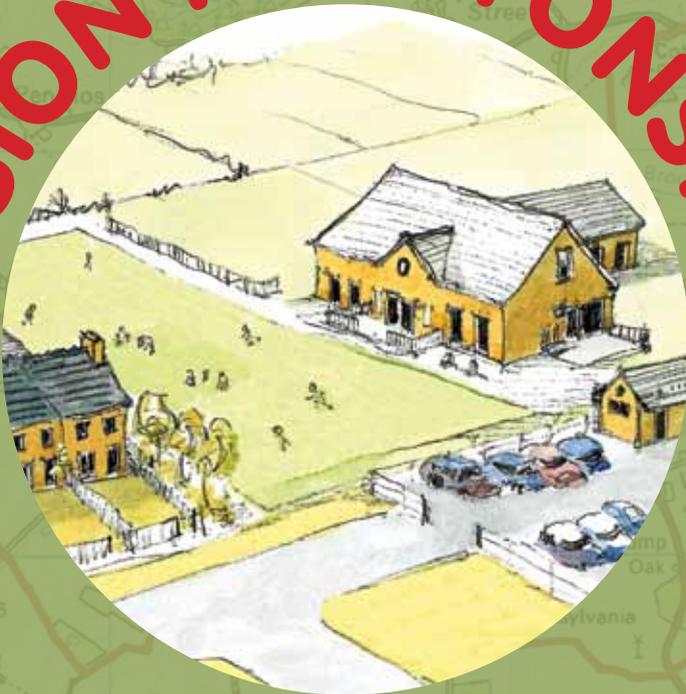


# LYONS HALL

**THE FUTURE**

**A VISION FOR LYONS HALL**



**PLEASE RETAIN THIS BOOKLET FOR INTEREST OR REFERENCE AS  
THE PRODUCTION OF THE NEIGHBOURHOOD DEVELOPMENT  
PLAN PROGRESSES**

# LYONSHALL - THE FUTURE

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## INTRODUCTION

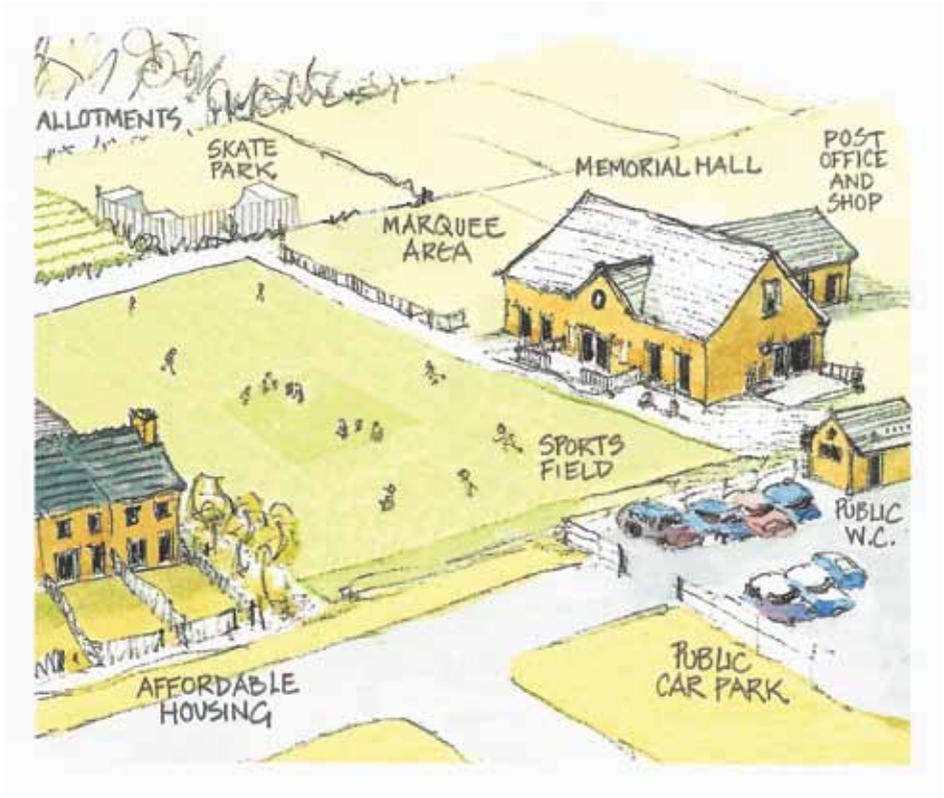
The information which follows was derived from the Analysis of the First Questionnaire and the work of the Focus Groups. It shows in a brief form what the Neighbourhood Development Plan (NDP) is likely to contain unless the information derived from the Second Questionnaire indicates otherwise. We hope you will find it of considerable interest.

The Analysis indicated that many people had misunderstood the purpose of our Neighbourhood Development Plan by thinking that it would somehow attract development to our Civil Parish. In fact, its purpose is rather different. What it does mean, is that if the people of Lyonshall find there is a need for more houses or other development in the Civil Parish, we will, by law, be able to control all aspects of that development which are covered in our Neighbourhood Development Plan. Please bear this in mind when answering the questions which follow.

### ***Breakdown of Respondents to the First Questionnaire***

- Female 53% Male 47%
- Main age group of responders was between 46 and 90
- Most have lived within the Civil Parish for between 10 and 30 years
- 93% of respondents have also lived elsewhere
- 49% of respondents were retired or semi-retired and of the others, between 21% and 28% were in work

*“A picture is worth a thousand words”*



This is one idea of what it could look like  
- now we need your's.

## **INFORMATION FOR COMPLETION OF THE SECOND QUESTIONNAIRE**

### **1. The Village Centre concept.**

The Steering Group is convinced that with a well supported and approved NDP it would be possible to provide an architect designed, fully equipped Village Centre, close to the Royal George, within the 25 to 30 year timescale of the Plan. Initially the work would be divided in phases of up to 5 years, each containing achievable targets.

The new Village Centre would consist of:

- A large grass recreation area for village functions, team sports, and youth activities such as skate-boarding and ball games.
- A purpose built Village Centre building which would ideally contain a new, larger Memorial Hall, kitchen, smaller meeting rooms, a keep fit area and toilets. Other rooms with separate access would house a Community Shop/Post Office, Café, craft stalls or a Farm produce stall. A verandah area overlooking the recreation ground, with changing rooms with access to the toilets, would also be desirable.
- A village off-road parking area with public toilets.
- Possibly a few affordable houses on the perimeter if space were available.
- Space for allotments near, but not necessarily adjacent to site.

The work in each phase might well be completed in a shorter timescale than originally specified as the momentum of the work schedule develops and enthusiasm for the project increases. The phases would allow time for forming the necessary groupings to raise the considerable funds needed for the project; to build up money from the Community Development Levy; to identify the site, design and details of the Village Centre buildings and to plan the layout and construction of the recreational and other facilities needed. The phases would also allow time for the Royal George to develop into a really successful public house and for committees to form with the eventual aim of running a Community Village Shop and/or Post Office and other proposed stalls. The eventual diversion of the heavy traffic on the A480 away from the corner at the Royal George would also be investigated with the aim of achieving this by the end of the 30 years if the traffic situation makes this necessary.

*Please now answer Question 1.*

### **2. The Lyonshall Community.**

The population is rather elderly and would benefit from a gradual increase in numbers and from a younger social mix. This might make the village work better as a community and increase support for some of the desired facilities such as a Village Shop/Post Office and eventually making them financially viable.

*Please answer Question 2.*

### **3. Housing General.**

People were content with the average of two houses expected to be built in the Civil Parish annually. More could be built if needed for people with connections with Lyonshall. New houses to be built in the area of the current village would be ad hoc in-fill or on the A480 either going south or north from the village centre. If building needs to be in the hamlets then Holmes Marsh was favoured. Affordable homes, for the young and for the elderly, should only be for people with direct connections with Lyonshall. Restoring, updating and converting existing stock both in the village and on farms was favoured. A small number of other sustainable houses could also be built on suitable land on farms and on other suitable sites in the Civil Parish if allowed by the NDP.

*Please answer Question 3.*

### **4. Barn conversions.**

The NDP is likely to support the conversion of barns which would be permitted to have appropriately sized window openings, in keeping with the building, to allow sufficient light and ventilation in the property?

*Please answer Question 4.*

### **5. Village Development Boundary.**

At present the Village Development Boundary restricts most development to a small, strictly defined area centred on Lyonshall village. The analysis of the First Questionnaire showed that, in order to prevent Lyonshall village itself eventually becoming too large and to meet other desirable housing and other needs, there are valid reasons for building a limited number of sustainable dwellings in the hamlets and the wider Civil Parish. This would mean doing away with the Village Development Boundary. Instead, the NDP would define a Settlement Area around Lyonshall village which would be regularly reviewed and, if necessary, re-defined or modified by the Parish Council in order to ensure that the overall requirements for the whole of the Lyonshall Civil Parish, set out in the NDP, could be met on time and in the most effective and appropriate way. What are your views on doing away with the Village Development Boundary as outlined above?

*Please answer Question 5.*

### **6. Housing design.**

The main preference for the next 30 years is for private detached, semi-detached or terraced houses with different sizes, plots, styles and building materials similar mainly to the older houses already existing in the village. The aim is to keep the village looking basically the same. New developments, however small, of identical houses will not be allowed. All new houses in the village will have off road parking and other additional parking areas are needed in the village. There is some support for energy saving houses.

*Please answer Question 6.*

## **7. Extensions to existing buildings.**

The planning regulations covering extensions to existing buildings to protect neighbours' privacy etc, should be adapted specifically for Lyonshall and included as an Annexe to the Neighbourhood Plan.

*Please answer Question 7.*

## **8. Business.**

If small commercial units are needed, it should be possible to approve sites within the Village Development Zone or on suitable farms.

Craft Based units could be nearer the village centre or on farms.

*Please answer Question 8.*

## **9. Tourism.**

We need to attract more tourists to Lyonshall and to encourage more B & B and small hotel or inn accommodation by better marketing of village assets.

Local walks, Offa's Dyke, Lyonshall Castle, and the Railway should be advertised and a fishing lake could be provided.

The lack of off road parking and other facilities in Lyonshall compared with those available in other villages will also be addressed.

*Please answer Question 9.*

## **10. Amenities.**

Discussion by the Housing and Development Focus Group of the amenities and facilities available in Lyonshall concluded that there was a strong need for a new area, designated as the Village Centre as described in The Vision (Paragraph 2). It was decided that, as far as possible, all the other facilities and amenities that are lacking in the village should be included on or near this site.

*Please answer Question 10.*

## **11. Facilities.**

The need for all the amenities and facilities will steadily increase as the village population grows, as will the needs for much more off-road parking, public toilets and better facilities for the younger and older members of the village and tourists.

*Please answer Question 11.*

## **12. Community shop.**

A non-profit making community shop manned by volunteers from the village could well become viable at some stage during the life of the NDP. Provision for this should be included in the NDP.

*Please answer Question 12.*

### **13. The Royal George.**

There was very strong support for keeping and improving the facilities offered by the Royal George which, was considered to be most important to the community. Any change of use application for the Royal George should be refused unless another public house is provided in the village.

*Please answer Question 13.*

### **14. Farming General.**

The First Questionnaire asked whether people's lives were affected by farming. The answers were generally very supportive of farming and farmers. They showed that mud, noise, smell, low traffic and a number of other inconveniences are all accepted and even enjoyed as part of living in the countryside.

Mud on the roads is a problem. The Focus Group revealed that the causes were due to Herefordshire Council piling earth from ditches onto the verges, the lack of suitable passing places and from the use of minor roads by heavy lorries. The problem would be reduced if Herefordshire County Council provided more passing places on minor roads in the Parish.

The possibility of the occasional opening of a farm to the public and the production of a 'Lyonshall Good Farming Practice Code or Guide' which could be included as an Annex to the NDP will also be investigated.

*Please answer Question 14.*

### **15. Farming Policies.**

Parish policies on chicken sheds and wind turbines already exist and may need minor modification before being incorporated as part of the NDP. Similar policies may also be needed to cover plastic tunnels, which are used for certain crops such as cherries and for solar energy arrays for electricity production near the village, for the benefit of the village. The NDP will allow for the production of future policies on farming developments or constructions, as necessary, in order to prevent development to the detriment of others and for the general well-being of the residents in the Civil Parish.

*Please answer Question 15.*

### **16. Renewables.**

Stand alone solar energy arrays could offer a practical use for small areas of unproductive or unprofitable land. Solar panels on the roofs of chicken sheds, where suitable, are strongly supported as is the use of ground source heat pumps. There is some support for Anaerobic Digesters and Biomass Plants but none for wind turbines.

*Please answer Question 16.*

### **17. Issues with Utilities and Services**

The First Questionnaire revealed strong adverse comments on Internet and Broadband access and phone coverage, both of which are poor. There are problems with sewerage in The Close in the village and with both storm water and sewerage in Holmes Marsh. Any housing development in Holmes Marsh might need to be delayed until this problem has been overcome. Alternative sewage treatment systems within the Civil Parish were supported in order not to overload the existing systems. A central composting facility in the village for green waste for re-sale to residents was supported. These important matters will be covered in the NDP.

*Please answer Question 17.*

### **18. Roads and pavements through the Civil Parish**

The roads through the Civil Parish, particularly the A480, are considered inadequate for the traffic they will have to carry over the next 20 -30 years and are not as safe as they ought to be? More anti-speeding measures are needed together with better enforcement and more pavements. These are all contributory factors to the possible eventual need to find a new route for heavy lorries (but not buses) on the A480 which will keep them clear of Royal George corner.

*Please answer Question 18.*

### **19. How important is being on a bus route?**

Virtually everyone considered that being on a bus route is either very or moderately important. This is particularly so for younger and older people and will need to be taken into account for housing being provided under the NDP.

*Please answer Question 19.*

### **20. Does Lyonshall need a local bicycle route?**

A strong majority said that a local bicycle route was not needed and would be hard to achieve in and around Lyonshall.

*Please answer Question 20.*

### **21. Are footpaths, bridleways and public rights of way adequate and/or sufficiently well maintained?**

The answers received suggested that they were generally not very well maintained.

*Please answer Question 21.*

### **22. First Questionnaire.**

We need the answer to this question so that we can gauge how many new people are becoming interested in the likely contents of the NDP.

*Please answer Question 22.*