

LYONSHALL

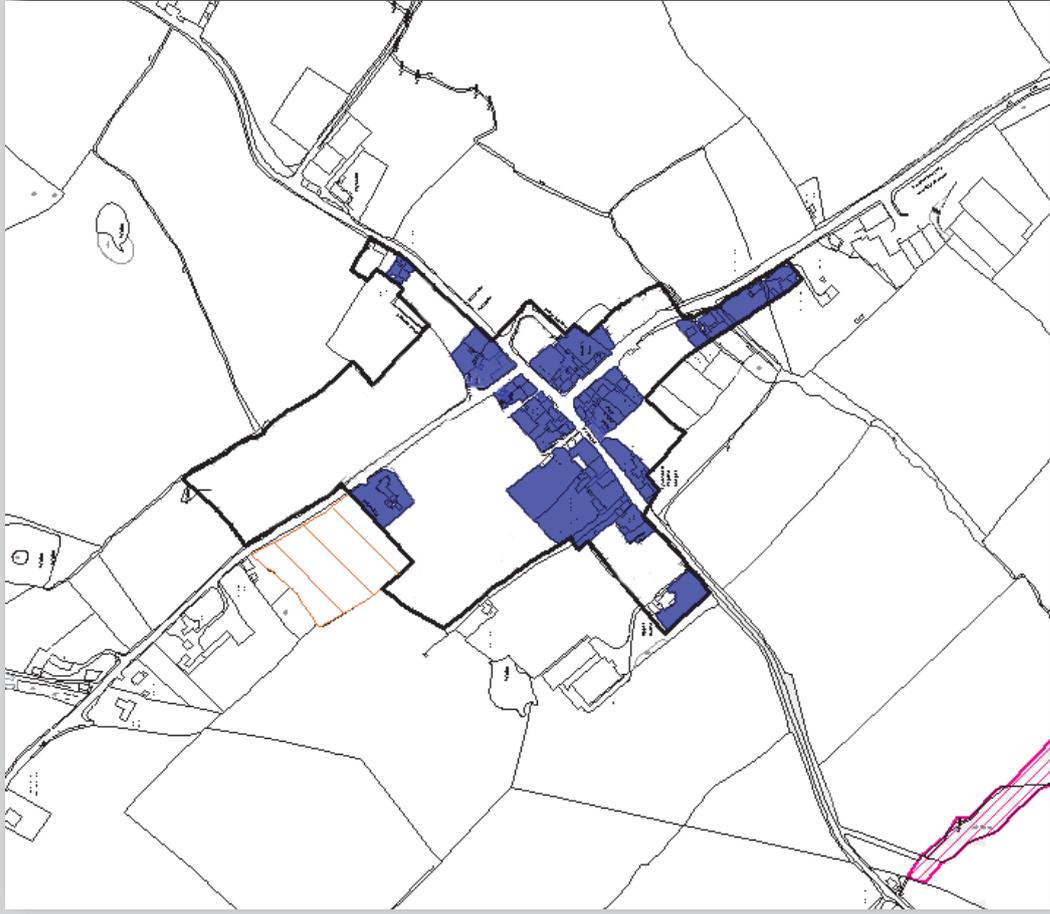
Help Plan YOUR Neighbourhood Area



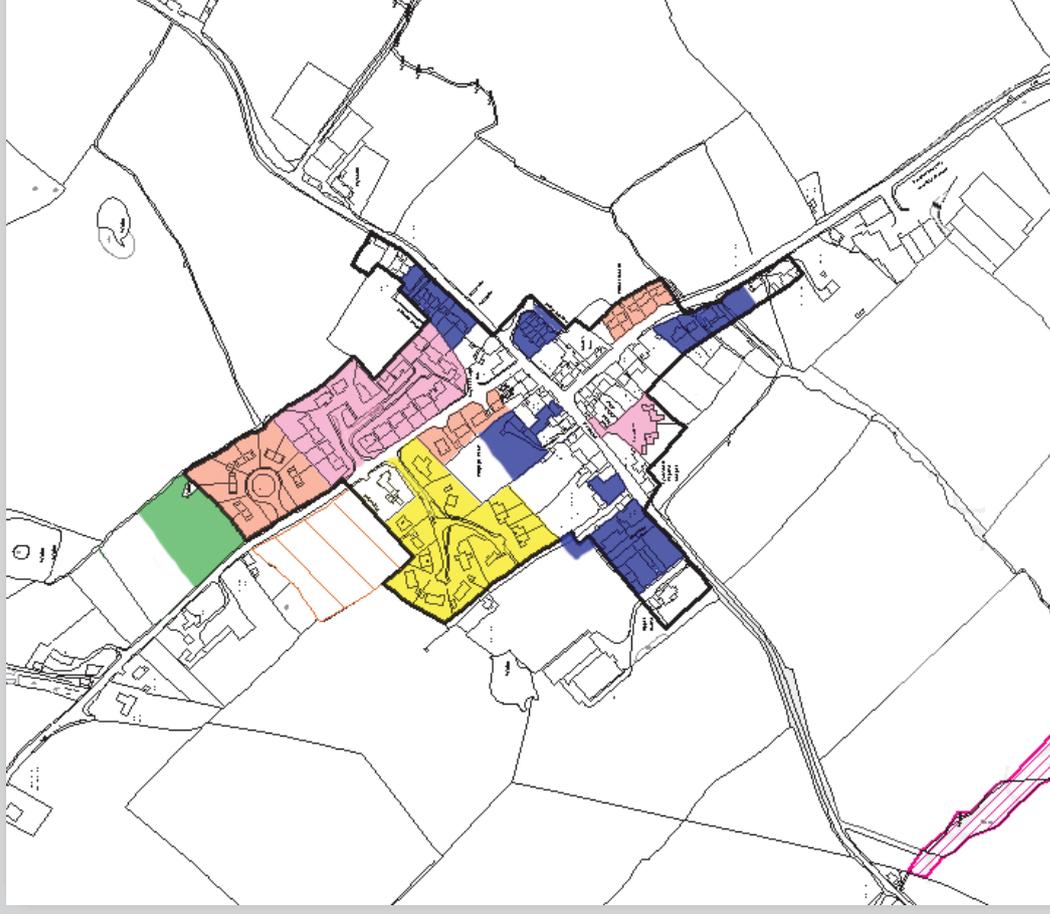
A public meeting will be held at 7.45pm in the
Memorial Hall on Thursday 27th September 2012
to discuss the process and YOUR involvement in
YOUR Neighbourhood Development Plan

Current Village Centre Development Boundary

Village Centre around 1950



Village Centre 2012



Approx Date

1950

2000

2012

1985

1970

Approx 60 new properties since 1950 to be built

NOTE: These diagrams are illustrative, prepared without survey, for guidance only

As advised in the OPEN LETTER on 31st May 2012, Lyonshall Parish Council has set up a Steering Group to draft a Neighbourhood Plan under the Localism Act in order to ensure that future development of the Civil Parish over the next 20 years or so is in accord with the wishes of the majority of Parish Residents.

The Steering Group is aiming to complete the draft Plan by the end of 2012 ready for approval by the Parish Council prior to it being submitted to the Planning Examiner as early as possible in 2013. After approval, the draft Plan will be submitted to a Referendum of all those on the Lyonshall Electoral Roll and, if approved, it will become Law.

This first meeting over a glass of wine is the first Public consultation in the consultative process. Shortly after this meeting a Questionnaire will be issued to every household in the Parish. Returned Questionnaires will be analysed and Focus Groups will be established to examine specific issues arising therefrom in preparation for a more focussed second questionnaire. When this has been analysed the draft Neighbourhood Plan will be prepared.

It is always tempting to say “we like things as they are and do not see any reason for change” but if you look at **the diagrams opposite** you will see how small the village centre would be, if development of about 60 properties had not taken place within the Development boundary at various intervals since 1950 (on average 1 house built per annum). During this period of development the Parish lost 2 shops, the Post Office, the Primary School, a pub, Methodist and Baptist Chapels, cubs, brownies, guides, scouts, youth club and even the George is now at risk.

The current population of the Parish is approximately 700 of whom about 350 are in the village centre. There are approximately 295 households. Since 1950 the number of households has increased by about 20% although the population has only risen by about 10%.

Whilst Herefordshire covers a large area, 842 sq miles, its population in 2010 was only 182,000 and by 2031 the population is only expected to grow to 205,700 a growth of only 0.5% per annum. The County is forecasting a total of 16,500 new homes will be required/built by 2031, 5300 of which will be in rural areas. There are no current plans for the County road network to be significantly improved other than the Hereford north south link road.

The Neighbourhood Development Plan (NDP) is YOUR Plan to ensure that Lyonshall remains a viable Civil Parish for the next 20 years and beyond.

A major feature of the NDP is that with the granting of planning consent for developments thereunder the applicant will a) be under a legal obligation via a Section 106 agreement to provide the Parish (not the

County) with a local amenity or a cash contribution thereto and b) need to pay a predetermined levy to the County Council as a contribution to County infrastructure plans.

The following matters and other relevant matters subsequently identified will be researched prior to preparation of the NDP:-

Housing:- Where should new housing be located a) in the Village centre or Holme Marsh or Nextend or elsewhere b) how many and what mix c) what size, type and character? This will clearly be the subject of a major debate so careful thought needs to be given so as to create or maintain a Parish population which is viable as a community with a realistic range of amenities.

Agriculture:- Can our farmers help further with local employment and amenities? If so, do they need encouragement to invest in diversification schemes, holiday homes and workers accommodation attached to the farm etc?

Tourism:- What opportunities exist to grow tourism in the Parish?

Design Parameters:- The charm and character of Lyonshall and surrounding villages was established before stringent planning controls. Whilst maintaining modern standards should we revert to the best of the ‘old ways’ i.e. no more red boxes and straight lines?

Business and Jobs:- Is it realistic to believe that new jobs can be brought to the Parish? If so how and where would the development be?

Footpaths, Bridleways and Cycleways:- We have a good network of footpaths and bridleways. Should we implement and fund a policy of pro-active maintenance and can these in any way be adapted for cycles?

Community Facilities (outdoors and indoors) for Adults, Youths and Children:- A playing field is often talked about but, if we could have one where would it be, who would run it, how would it be paid for and maintained and most importantly will there be a large enough throughput of people in the right age groups to take advantage of such a facility?

Development boundaries:- A village development boundary exists at present as shown opposite. Is this still appropriate?

Renewable Energy:- Should we take advantage of modern technology to provide our own source of power for the village or parish from wind, sun or bio-mass with residual income being returned to the Parish Council to enhance a local amenity fund?

Before you receive your questionnaire please give thought to the development areas set out above.

THIS IS A UNIQUE OPPORTUNITY FOR YOU TO INFLUENCE THE FUTURE DEVELOPMENT OF LYONSHALL OVER THE NEXT 20 YEARS – PLEASE TAKE IT.

Lyonshall Neighbourhood Plan Steering Group.

Peter Broadbent, *Chairman*, (01544 340215)

Parish Council Members:

Cllr John Parker (01544 340394), Cllr Dee Wetherill (01544 340545),

Volunteer Members:

Richard Oliver (01544 340758),
Kinsey Hern (01544 340221), Ron Addis (01544 340261)

Secretary and Parish Clerk Kate Lomax (01544 340092)

The Steering Group has so far consisted of volunteers who have been formulating the process, assessing the cost implications and preparing the main documentation which will be needed to produce the Neighbourhood Development Plan. This work has now largely been completed and the Parish Meeting will mark the start of the next phase. *Before they continue, the Steering Group will wish to ensure, by a show of hands by the majority of those present, that they have your democratic support for the work they will be doing and will be prepared to stand down if required, to be replaced by other volunteers.*

The next phase will be to obtain the views of all those on the Electoral Roll of Lyonshall Parish on what they want the Neighbourhood Development Plan to achieve for the area in which we all live and the Steering Group must ensure that these views are accurately represented in the Plan.

*The Steering Group, consisting of a maximum of about 8 people, will undertake the policy and management aspects of the remaining work required to produce the Neighbourhood Development Plan. **We cannot do all this on our own and volunteers will be sought at the meeting and later, to head up and participate in Focus Groups, deliver documents and a whole range of other backroom jobs. We need YOU to help in this very important process.***