

Hallaton Neighbourhood Plan



14 October 2017
Consultation Summary

Introduction

Hallaton Parish Council through the Neighbourhood Plan Advisory Committee organised a drop-in event on Neighbourhood Planning on 14 October 2017. The event took place between 10:00 am and 1:00 pm at the Stenning Hall.

The aim of this event was to help engage the community in the development of the Neighbourhood Plan and to seek comments on the emerging topics – including Local Green Space and environment; community facilities and amenities; housing and design; transport and employment.

The drop-in event was promoted in a variety of ways:

- ✓ **Press** - Advertised in the community newsletter 'HarePie'
- ✓ **Posters** – placed on parish and community noticeboards, leaflets delivered to each household.
- ✓ **Social Media** –Parish Council website.
- ✓ **A sandwich board** was in place outside the venue on the day.

A total of 59 people attended the event.



Format of Event

Members of the Advisory Committee welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. The arrangements for the day were explained.

The first displays introduced neighbourhood planning and described the process that is being followed by the Advisory Committee on behalf of the Hallaton Parish Council. Copies of explanatory booklets were available on the display stands.

Copies of finalised Neighbourhood Plans were available for people to read as they walked around the displays and enjoyed the refreshments that were available.

Consultation on key issues

A series of display boards were spread across the room, each of which focused on a different topic related to planning and development, including:

- ✓ Vision for the Plan lifetime – to 2031
- ✓ Housing – mix, design, location and heritage
- ✓ Environment – existing designations and Local Green Space criteria
- ✓ Transport, Employment and Community Facilities Display

People were invited to read the displays and the information available and to make comment on 'post-it' notes.

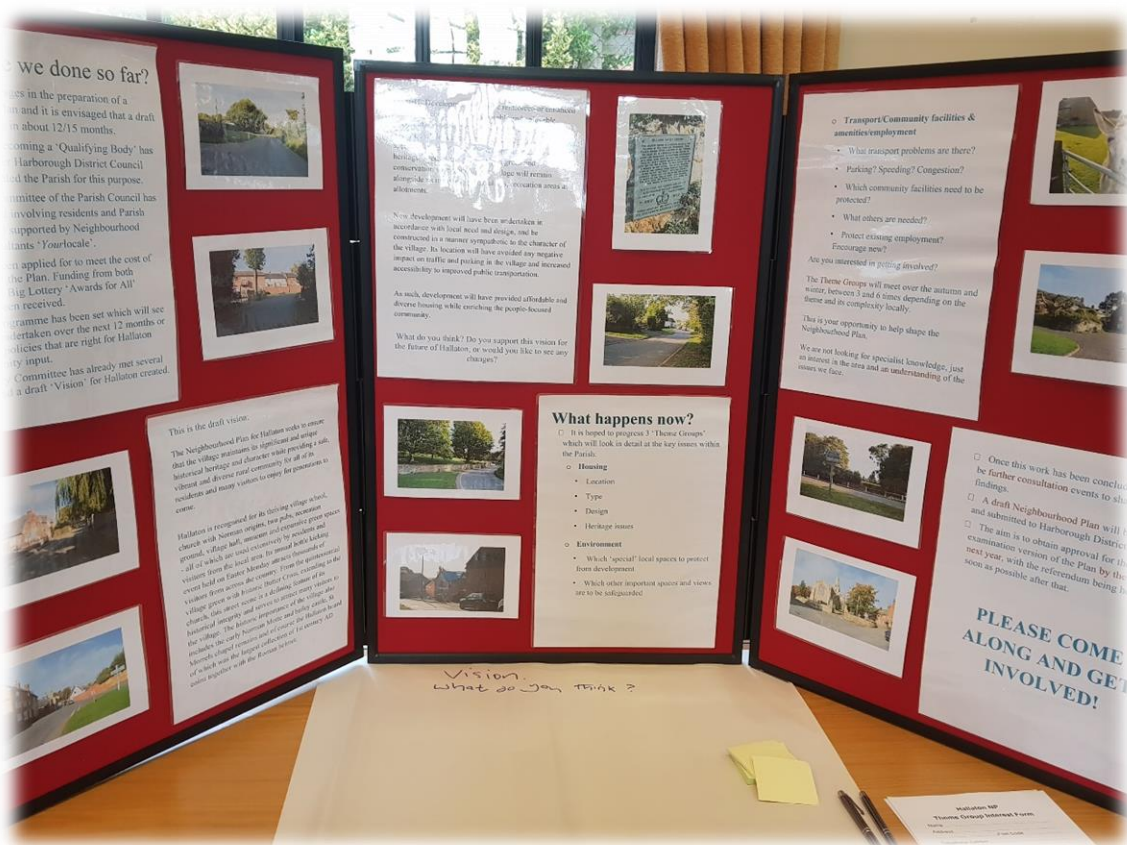
In addition, people were invited to identify open spaces which are important to them by placing up to 3 green stickers on a map of the parish which they value for views; and up to 3 blue stickers on areas good for recreation.

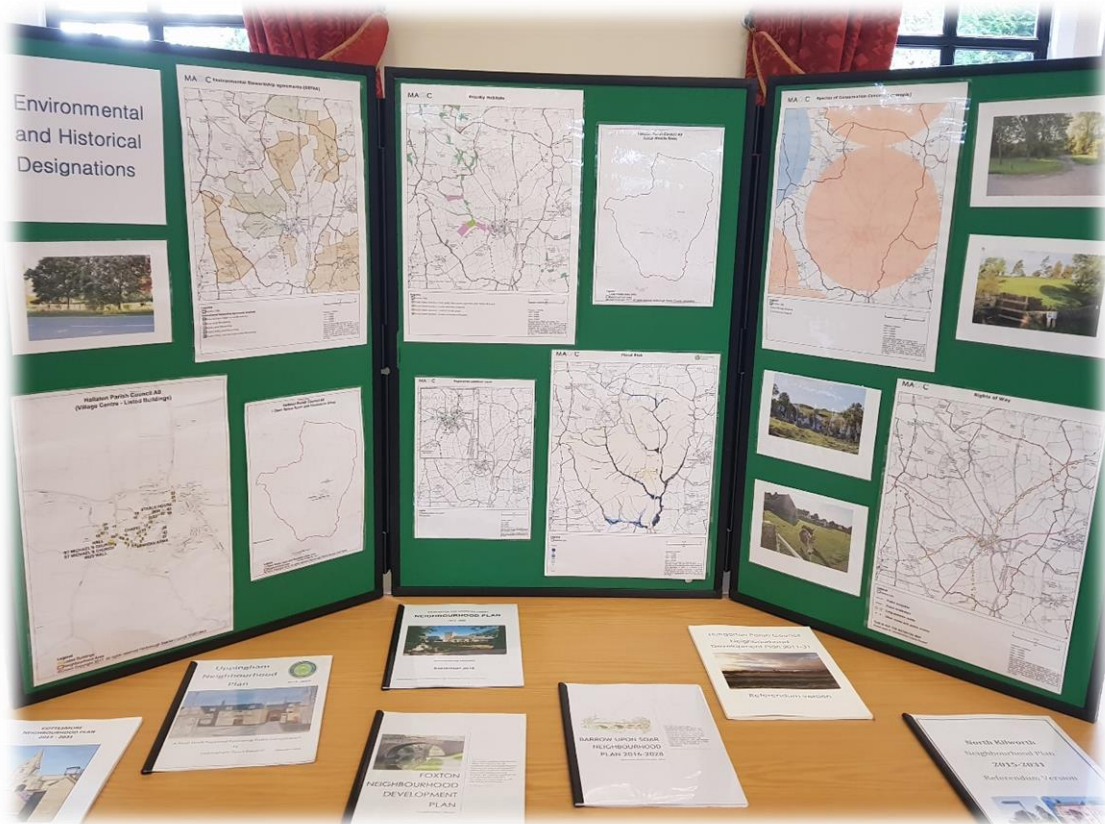
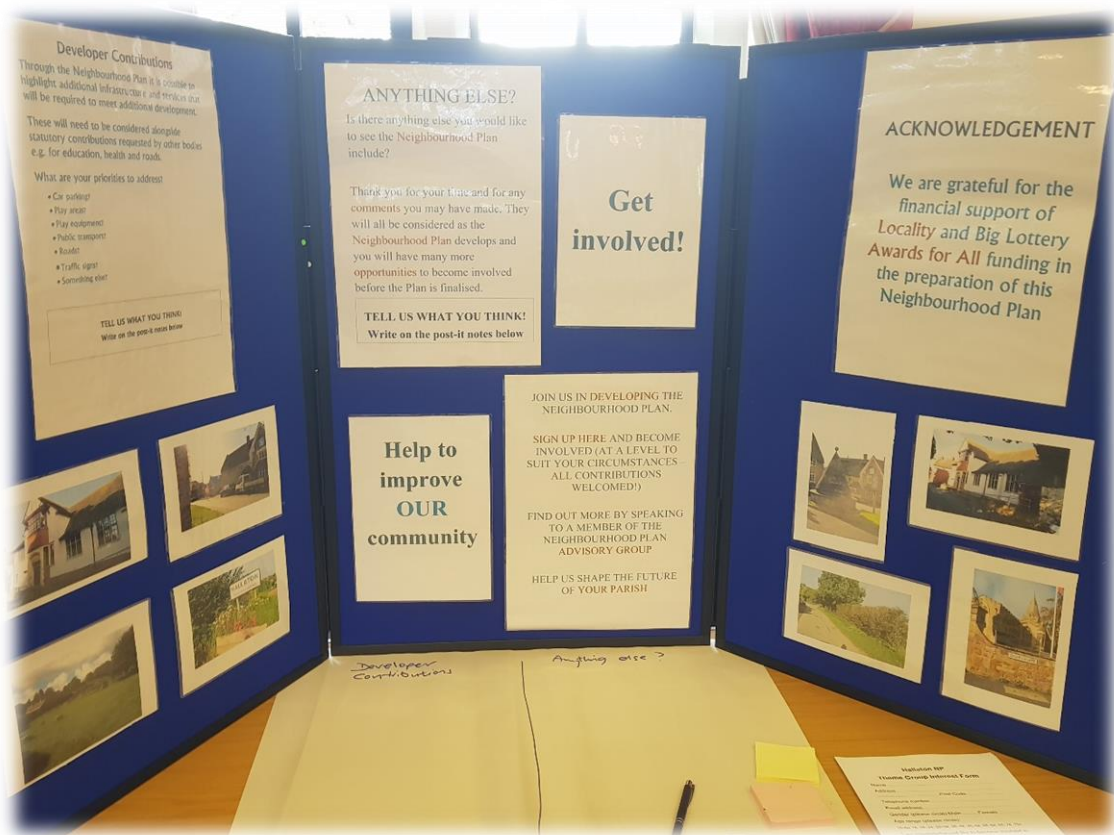
A further map of the parish offered people the chance to identify sites where housing development is not welcomed, and sites where residential development would be acceptable.

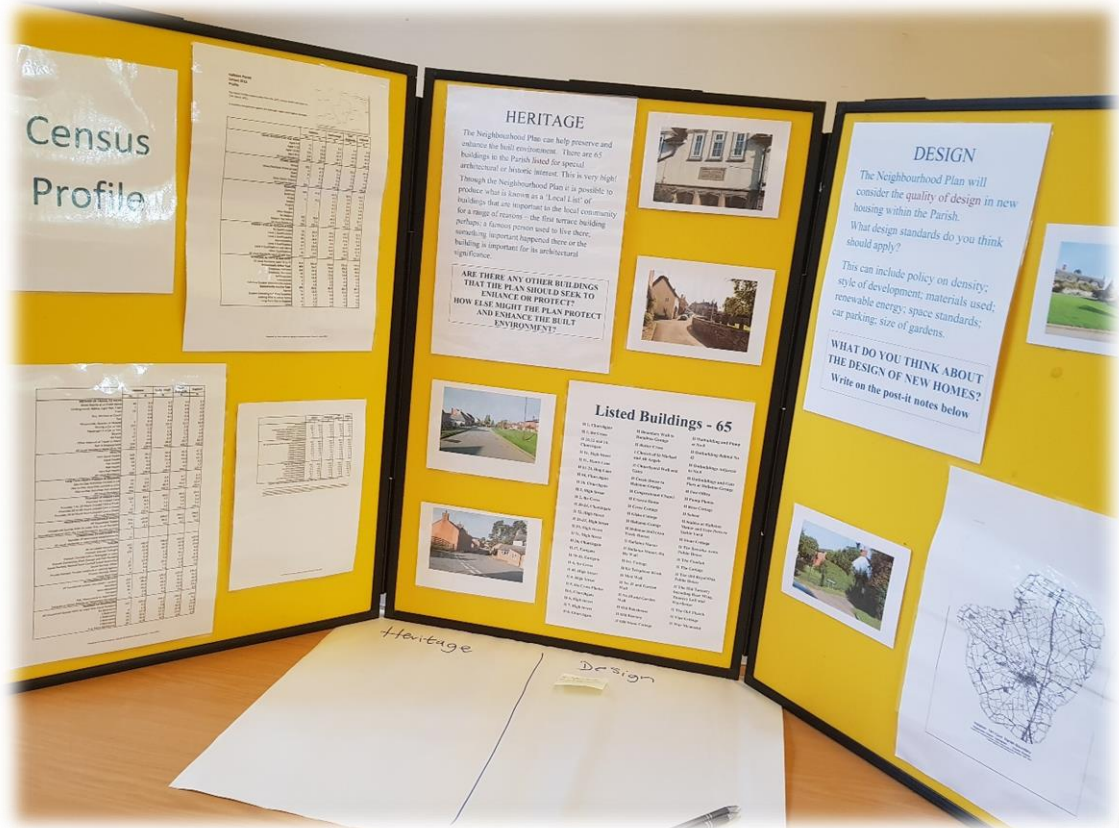
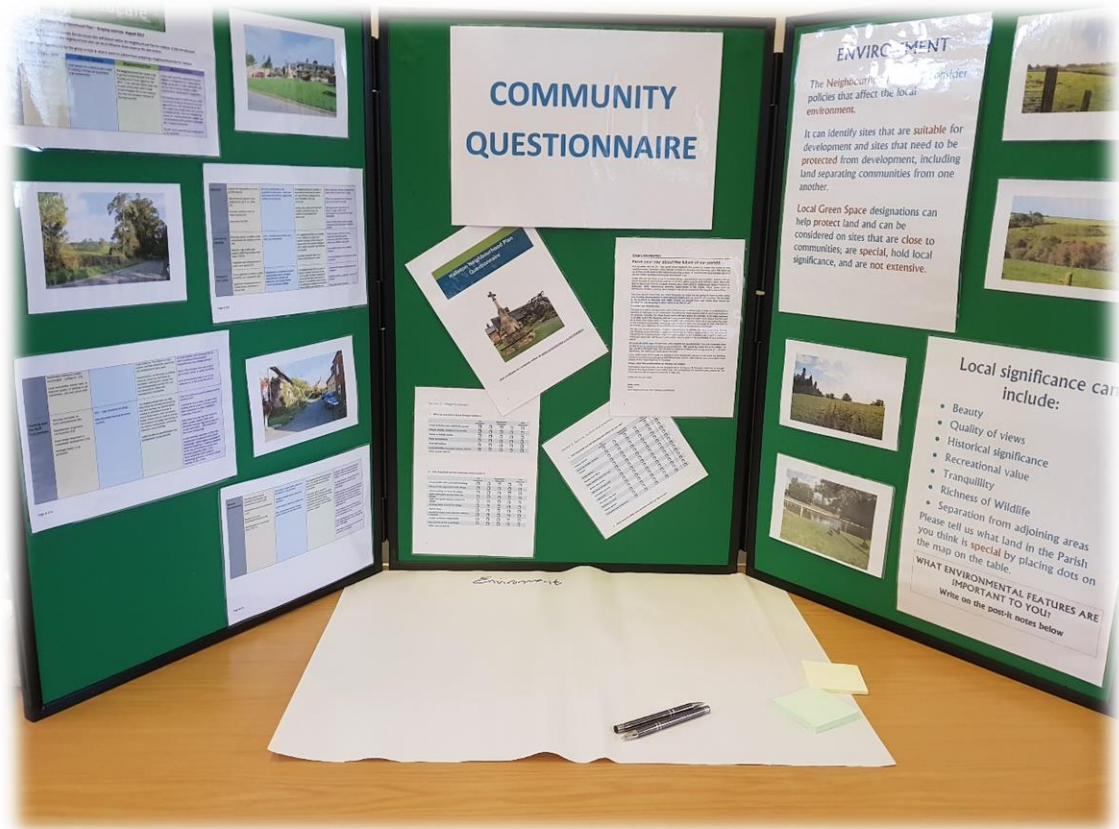
Information about the community questionnaire was available to participants and people were given the opportunity to sign up to a series of Theme Groups to develop the Neighbourhood plan further.

Display Boards

The following pages give a flavour of the boards that were on display at the event:







Having read the displays, attendees were asked to comment on each topic using post-it notes and to place them on flip-chart paper alongside each display.

A large map of the Parish was available and people were invited to place up to 3 blue dots on areas of recreation and up to 3 green dots in places enjoying good views. A further map was available for people to indicate where they would prefer housing development to be located.

The following is a summary of the comments made:

Vision – what do you think?

- We have 8 houses of various sizes/prices on the market at the moment, some of which have been on the market for 6-12 months! Is this indicating that we don't need any more housing or are they just too expensive and would any more houses built be any different?
- A defined village boundary with a mix of attractive and interesting properties. Housing stock for young families and more accessible residences for less mobile villagers. Local amenities – commercial (farms/businesses/pubs) + community (sports/events/support groups). Much of this is present already + any plan should foster and develop this.
- In the 'draft vision' mention rights of way. There are 5 major roads leading out of the village which bring lots of tourists/visitors to village – supporting both the pubs and tea room. Hallaton is famous for being an old market village with no main roads passing through but lots of attractive rights of way! Pevsner – I think?
- The nature of some of Hallaton's roads is an important feature of the village and not mentioned in the vision. Horn Lane, Hog Lane, Hunts Lane and Churchgate need to be preserved.
- Public transport is extremely poor.
- Develop a plan that promotes a diversity of people as well as building the village community with excellent housing and services that preserves our rural character.
- Ensure that new houses have suitable parking for their cars.
- Keep the rural character and not a copy of suburbia. Decent parking also needed.
- Maintain the mix of different house styles. Do not build a long group of identical houses.
- The design of any new houses should be sympathetic to the character and heritage of this historic village.
- Keep traffic through the village to 30mph or 20mph to ensure safety of children and animals.
- Please no more 'social housing' as that may have a huge impact on crime from people not from Hallaton.
- Maintain character. Increased 'safe' parking.
- Protect the school grounds, including the sports field, from development. Housing to appeal to family buyers – support the school community – rather than non-family houses.
- Please do not have a sprawl of bungalows extending into the countryside. What about neat courtyard developments (with parking and shared green areas).
- No development in built up areas due to desperate lack of parking facilities.

- Hunts lane is a very historic area and should be preserved not developed.

Housing need:

- Affordable housing
- Affordable, accessible, fits with environment > green space.
- Fewer executive style houses. More 'in between' housing.
- The emphasis should be on affordable homes. Not large, detached properties.
- Houses for young families (size and affordability). Accessible housing. One or two large houses.
- Bungalows.
- Downsizing with parking area. Not necessarily bungalows – maisonettes with a small yard – facing south!
- Family houses for 4/5 members and garden needed. Off street parking essential.
- Affordable for all.
- Housing to bridge the gap between the high rental and more expensive owner-occupied properties, A mix of medium rental and first-time buyer properties.
- Affordable family housing with gardens and off-road parking. Not larger houses we have plenty.
- A cross section ranging from affordable starter houses to young family houses (again affordable).

Housing sites:

- Keep it within village boundary.
- Near to primary roads, maybe extending the development area a little.
- Not on North End as it is the most beautiful lane in the village – hunts lane will become like the M25! Land south of Horninghold Road a better site for traffic.
- Not North End – enough traffic along this road anyway. Keep the sense of picturesque, green village there please.
- Not south of North End – need the paddocks and open view across the church.
- Land to south of Horninghold Road. (in essence the identified sites are reasonable)
- Maintain the paddocks and fields in the centre of the village as this is what gives Hallaton its character.
- Land south of North End, corner of North End and Hunts Lane, land north of North End.
- Not south of North End, which has historic open land, marked in yellow.
- Horninghold Road.
- Site to rear of 31 High Street would be the least suitable of those marked. Access and parking problematic.

Heritage:

- Keep central green spaces.
- Preserve the history of the village – a real plus point of living here.
- Avoid if at all possible in filling in more open areas within the village.
- All development should preserve and enhance historical setting of site e.g. preservation of pumps/boundary walls etc.
- Preservation of ridge and furrow.

Design:

- All new houses should be built with traditional materials and must encompass renewable energy sources.
- Well designed and built houses with off road parking a must.
- Characterful, in keeping, environmental, for the future.
- Mixed, evolutionary, organic. Not sterile houses for maximising profit for development.
- Houses of quality and of individuality. Not estate housing. Must have parking and be sympathetic to surrounding buildings.
- New houses should be designed with the character and heritage of this historic village in mind.
- Houses must be in keeping and not red brick modern.
- New houses must not be all the same. Maintain the diversity of the housing stock.
- Predominately stone faced and slate roof. Timber/sash windows. Space for parking.
- Quality build, not shoddy. In keeping with area.
- New homes must be in keeping with local built environment.

Employment:

- Small business hub with conference room to assist small businesses.
- It would be nice to offer creative industries some small units to encourage local crafts people.
- Village workshop would allow villagers and self-employed to rent space short term.
- Small businesses e.g. what used to be village green products run by the Acton's in the old garage at no. 7 High Street. Quiet, at employed 4-6 or more part-time.
- Provide light, industrial office, buildings to provide employment for residents. Without this, Hallaton is just a dormitory for commuters.
- Rural crafts and internet based support.
- Artisanal focus – workshops (coffee shop?). Artists trail. Historic trail.

Community Facilities:

- Difficulty of getting to/appointment for doctor.

- Shop?
- School – will it be large enough to support more children?
- Fitness/yoga. Keep school, pubs, museum, church. Cricket facilities and encourage youth groups and support generally. History/art groups.
- Affordable space for craft activity and hobby groups. Pricing of Stenning?
- School to be supported to ensure its continuity.
- Important to keep public houses, café both for local use and everyone in the area.
- The future of the school site needs to be secured.
- Area round the school congested 2 a day already. More pupils = more cars.
- Keep the school. Keep and support both pubs. Support the museum. Support the church.
- Future school with 21st century buildings and facilities.
- We need an ‘open all hours’ shop.
- School needs to secure permanent space for 100+ pupils.

Access:

- Speeding is an issue. Traffic calming.
- Access is better to the Horninghold side of the village than the church side.
- Lack of suitable parking already makes access up High Street difficult. Planning needs to take traffic into consideration.
- Parking on High Street is an issue. Speed of vehicles approaching rec and Medbourne road needs addressing.
- Better public transport required.
- Access via rights of way on foot, bicycle and horseback leading from village very important. These are included in the plan.
- Make Hog Lane one way. High Street > Hunts Lane.
- Parking and cycle ways as well as traffic calming for through roads.
- Parking outside Stenning! Particularly this morning.
- Speeding and cars parked on roads – cause negative detraction and hazards for youngsters.
- Must get usable bus transport to the village again.

Environment:

- Use brownfield where possible for the new build thus leaving the current village as a cohesive space.
- Lanes and related hedgerows.
- Must preserve beauty, wildlife, calmness. It’s a very special place – quintessentially ‘English’.
- Need to consider the natural habitats – not suffering in valuable bio-diverse ‘wasteland’. Hopefully a site for all housing which factors in trees, green ‘untidy’ areas and water. Natural environment is as important if not more, as the built environment.

- Ensuring that service companies (e.g. Seven Trent) do not destroy verges and hedgerows when excavating. Hog Lane still hasn't recovered – nor has the splash.
- Planning guidance would also allow for styles of street furniture/gates/walls etc. to maintain our heritage.
- Preserve the pond. It has a very long history.
- Add to the existing road signs, the original historic names of those village streets.
- The pond should be a big feature of the village.
- Really important to keep green areas in the centre of the village and maintain the pond.
- Maintaining the views out of the village are key to keeping the rural feel.
- Preserve Hunts Lane. No more traffic.
- Preservation of views. Maintenance of old features.
- The pond is a very important feature of the village. Must be kept and maintained well.
- Pond is a key feature of the village which needs protection.
- No development should be allowed outside current village boundary to preserve rural countryside and views to village and natural environment

Developer contributions:

- New school in larger grounds with better parking and access.
- Community shop.
- Supporting the cost of maintaining historical buildings e.g. church, museum, Buttercross. Making the Motte and Butley castle more accessible.
- Traffic calming measures and off-street parking.
- Support for village hall.
- Keeping the historic and communal buildings properly maintained.
- Facilities for children e.g. competitions and village games.
- New school.
- Play areas for children.
- Post office.
- School development into single/modern premises.
- School – larger sports/playground facilities.
- Traffic calming.
- New school to support rising population.
- School/village sports facilities.
- Install a tower for enforcing the mobile phone reception.
- Ensure that houses marketed at families are considered.

Anything else?

- Road signs need replacing.
- Keep Hallaton as an evolving village without injecting unimaginative 'shoe box' housing just for the maximum profit of the developers.

- Continued support for N.H.S weekly visits. Easy exercise sessions for elderly. Coffee and biscuits after.
- Film shows – with food?
- Historical information (plaques on buildings)?
- Road signs should carry the historic names of the street or area. So as to engender pride in the history of the village.
- We need a doctor to be available regularly as well as a nurse.

Summary of findings:

Comments were made by the parishioners of Hallaton which reflected a variety of opinions. A total of 17 responses were made to The Vision – what do you think? section, and these basically reflected the comments made in all of the sections which followed. These can be summarised as: respondents generally favoured new development on a limited scale, with the proviso that the village’s infrastructure increased in line with building levels, and new housing met the needs of both younger and less mobile residents. Respondents felt the infrastructure should include growth in capacity for the delivery of health, education, social, leisure and community services, along with the protection of the natural environment and existing well-used buildings and resources, as well as the alleviation of traffic management and safety issues. The design of any new houses should be sympathetic to the character and heritage of “this historic village”.

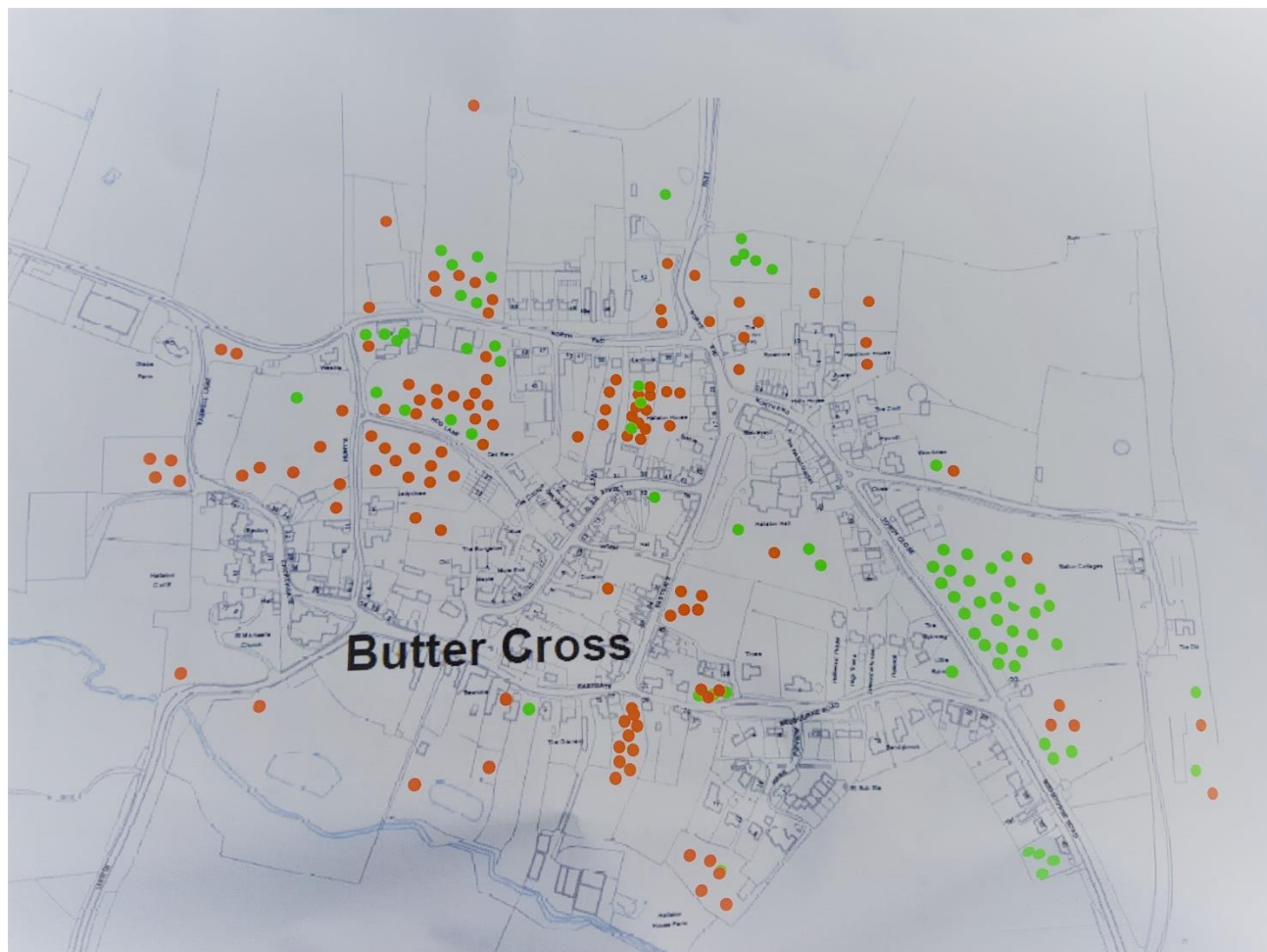
Housing:

Out of a total of 12 comments on housing need in the parish, 7 respondents were specifically in favour of affordable housing in the village, with all supporting a wide range of housing type. 5 comments cited their wish for affordable housing to meet the needs of first time buyers and/or families.

Housing Sites:

3 respondents referred to the preference for any new developments to be within the village boundary, preserving the existing open views across fields and paddocks. 5 out of the total 11 comments in this section specifically stated where they did NOT want building to take place: North End, “the most beautiful lane in the village”. 2 others specified Horninghold Rd as another area where development should be prohibited.

A ‘dot’ exercise at the event invited participants to indicate where they thought was an appropriate location for new housing with the placement of a single green dot, and where they would not wish to see any new residential development (red dot). The result was as follows:



Heritage:

The theme of the 5 responses to this section was that the village’s historical setting and sites, its central green spaces and ridge and furrow should all be preserved.

Design:

Of the total of 11 responses, 5 comments called for any new development to be in keeping with Hallaton’s character and heritage. 3 respondents specifically requested that traditional materials should be used, employing renewable energy sources “for the future”. 3 people stated the need for any new housing to have off-road parking spaces.

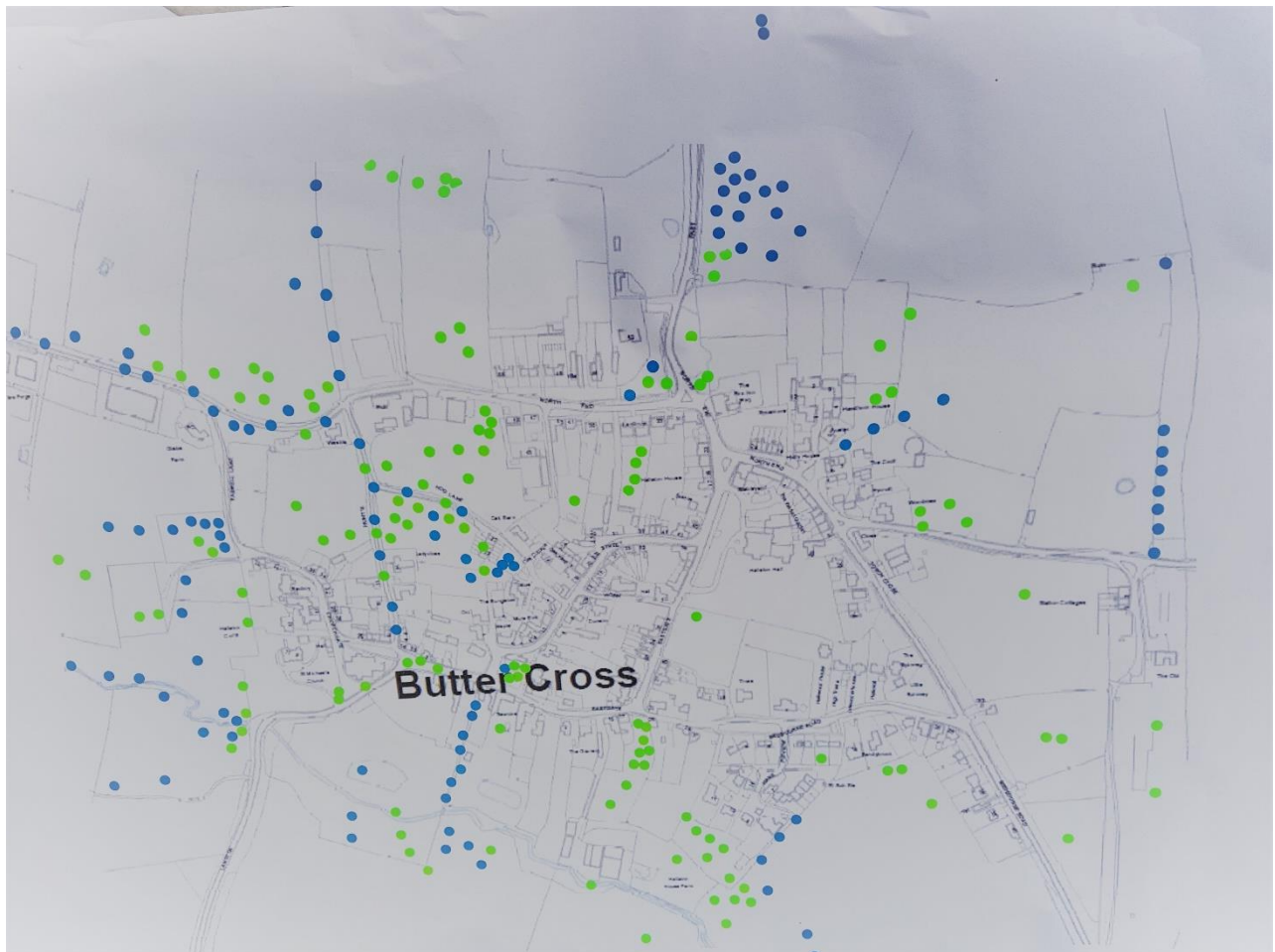
Employment:

The 7 comments reflected a range of suggestions on the theme of assisting village businesses with dedicated rental spaces, such as: business hub and conference room; village/rural craft workshops; light industrial office buildings; internet-based support.

Environment:

With a total of 16 comments, this section had the second highest response rate. 5 responses called for the preservation of the village pond: “It has a very long history”. 3 people called for the protection of the views out of the village, whilst 2 others wanted the parish’s verges and hedgerows to be preserved. One respondent viewed the natural habitats, environment and diversity to be as important as the built environment. Another person stated that “ ...must preserve the beauty, wildlife, calmness. It’s a very special place – quintessentially English”.

Participants were invited to indicate what they considered to be the most important open spaces in the village for recreation by placing up to three blue dots on a map, and the most important views (up to three green dots). The result was as follows:



Community facilities:

The 13 comments generated by this section generally reflected that parishioners wish to see the

protection of the well-used community facilities they already have, such as the school, pubs, cafe, museum and church. Alongside this, some respondents highlighted the need to account for additional pressure on school numbers and perimeter parking congestion as well as GP capacity as the population grows. One person called for an “open all hours” shop.

Access and Highways:

In the event of development, 5 out of the 11 respondents highlighted the need to provide more traffic calming, traffic management and adequate, safe parking areas in an already congested village. A number of specific areas in the village were named in relation to these concerns: High St; Hog Lane, outside the village Hall and Medbourne Rd. 2 others called for improved public bus transport to service the parish in the event of housing development. One other respondent noted that the important issue of securing access via rights of way on foot, horseback and bicycle was already included in the Neighbourhood Plan.

Developer Contributions:

This section drew the highest number of responses jointly with The Vision section – 17. 6 respondents saw provision of a new or improved school as one facility to benefit specifically from developer contributions. 4 comments highlighted a preference for larger or improved sports and playground facilities. 1 person felt that developer contributions should support the maintenance of the village’s historic buildings, another that contributions could provide for a community shop, and a further comment suggested the installation of a tower for improving mobile phone reception.

Anything Else?

The 7 responses reiterated some of the points already raised in the preceding sections- for example on signage in the parish: suggestions of road signs carrying the original historic names and some old signs needing replacement, along with placing plaques on buildings of interest. One respondent called for Hallaton’s new housing to evolve with imagination, and another called for the current NHS/nurse visiting scheme to be enhanced with the availability of a GP as the population grows. Easy exercise sessions for the elderly and film shows with food were 2 other suggestions for additional leisure activities in the village.

Some images from the event are on the following pages:





