



First Public Consultation Summary

The First Public Consultation survey ran from late June 2021 until the end of July. 175 people filled in the survey and ~90 people attended over the two day event in the Memorial Hall. Unfortunately, only 10% of respondents were under 40 years old and < 2% were non-resident workers despite best efforts by the volunteer group.

The results of the survey are summarised below :

OVERALL ASSESSMENT OF PEASMARSH

We were asked to assess five aspects of the parish and to suggest how they might be improved. The assessments have been converted to an average percentage :

Safety : 72% adequate



144 people suggested ways to improve safety in the parish :

traffic calming measures :	66
improved police presence :	44
street lights :	32
improved pavements :	12

The Parish Council [PPC] recently purchased a sophisticated traffic monitor; the data from that will be used in discussions with the county highways department and with the police.

Health Services : 61% adequate



94 people suggested ways to improve health services in the parish :

local surgery / medical centre :	54
more visiting surgeries :	18
transport to/from surgeries :	32
local dentist :	3
better ambulance service :	3

Discussions with the local doctors' practices are required but it is unlikely that the NHS will accept the creation of a surgery in the parish.

Bus Services : 39% adequate



117 people suggested ways to improve public transport in the parish :

more frequent buses :	107
coordinated transport system :	9
additional routes :	17

An email reporting all of the above has been sent to the county in response to its recent bus service survey; this will be followed up to keep pressure on it.

Utility Services : 61% adequate



72 people suggested ways to improve utility services in the parish :

better drains :	41
better electricity supply :	20
better water supply :	10
better broadband service :	24
better cell phone service :	9

Early discussions are needed with Southern Water and UK Power Networks. It will be less simple to approach the communication issues.



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Education

Not enough thought went into the question on the schooling when it was prepared : it didn't differentiate between primary and secondary schooling on the hardcopy form. The results are therefore not particularly useful but we can learn from the comments made.

53 people suggested ways to improve education in the parish :

larger primary school :	35
better secondary education :	21
improve School Lane issues :	9

Liaison with the primary school is already set up; secondary education is a bigger challenge.

In addition, respondents were given free rein to express their general thoughts on the parish and how to improve it.

80% of us see Peasmarsh as a dormitory village rather than an economic centre and, on average, don't think it has improved or deteriorated over the last five years. *What is not clear is whether we want the parish to be a dormitory village or an economic centre.*

Many of the suggested improvements repeated other answers in the survey [e.g. traffic calming and better transport services] but there were some new thoughts too. These included better social opportunities, better shopping [local competition and Sunday opening] and improved cleanliness.

PARISH ENVIRONMENT

We were first asked to rate the importance of the parish environment; all aspects scored above 90% :

Open Spaces :	94%
Paths / Public Rights of Way :	91%
Wildlife and Habitats :	94%
The Views :	93%
Tranquillity :	93%

On being asked what parts of the parish need special protection most respondents repeated one of more of the above but some of us did select either up around the church or the recreation ground.

Some of us also nominated the AONB or the green belt for special protection, sometimes using one or other as a reason to stop all development. *Note that all of Peasmarsh is in the AONB – including all of our gardens – so there is some protection already in place but AONB's are not immune from development. Read more on the PNDP website, selecting the 'Our Environment' page.*

Finally, we were asked what renewable energy systems we had. Only a few of us have any :

Electric Solar Panels :	11
Water Solar Panels :	4
Heat Pumps :	2
EV Charge Point :	7

DEVELOPMENT IN PEASMARSH TO 2039

The first questions in this section asked us **how much** development and **where**, making it clear that, under current legislation, stopping further development is not an option.

Less than half [48,8%] of us think that the parish is able to support more than 25 additional dwellings and only 12.9% think that it can support more than 50 additional.

Approaching half of us [45.4%] also expressed a strong preference for infill development – say 1, 2 or 3 dwellings per location – and only a small minority were prepared to accept anything more than small scale developments – say 10 dwellings per location. *There are two issues with these preferences : infill developments are excluded from the planning allocation count and small scale developments are more expensive per dwelling than larger scale ones : we may have to compromise.*



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The questions trying to identify where developments should be were less conclusive and need some interpretation due to the missing tick box on the hard copy survey form. The possibilities were also not limited by any consideration of availability [will the owners be prepared to sell] or other constraints [e.g. priority habitats].

The focus of the village has, undoubtedly, moved west over the last twenty years so we were asked to consider four very large areas where development sites might be created without being limited to them : anywhere in the parish was possible. Below, the data is presented twice : the first column is the total data and the second column is for online responses only [where there was a tick-box for Area C]. It was a multiple choice question so the totals are > 100% :

	All	Online
Infill within existing boundary :	23.8%	28.1%
Area A [near Flackley Ash] :	26.8%	26.3%
Area B [west of Jempson's] :	20.1%	17.5%
Area C [south of Jempson's] :	15.9%	29.8%
Area D [south of School Ln.] :	14.6%	17.5%
Elsewhere on map :	25.6%	19.3%

The problem with infill has already been discussed. In terms of the four areas, it seems that we have a preference for A or C [some of us created our own tick box on the hardcopy form] rather than B or D but none were clearly excluded.

We were asked about other locations in several ways, including the map question. Unfortunately, many people selected 'elsewhere' without saying where or, equally unfortunately, took the opportunity to object to any development, suggesting that development should be away from the parish. We were more or less split evenly on whether development should be close to the core village or away from it; only 1% suggested down Mackerel Hill and the same number supported the field behind the Horse & Cart and somewhere near the church.

This is only the first public consultation. It is clear that we now need professional help to identify where development should be : this is currently being sought.

The next group of questions asked us **what type** of development(s) were required. The results show that there is little appetite for blocks of flats or executive homes :

Bungalows :	83
Flats :	18
2 bedroom :	112
3 bedroom :	98
Executive homes :	17

Comments received show that accommodation needs to be affordable and that some 4 bedroom dwellings are needed for larger families, just not 'executive' homes. Professional help has already been secured from the government to accurately define the housing needs of the parish.

Another aspect of type is the ownership / administration of new developments. The results show that private or housing association ownership is preferred, that there is already enough supported housing in the parish and that housing for those with local connections is strongly preferred :

Private Ownership :	97
[Private] Rented :	35
Supported :	24
Housing Association :	40
Shared Ownership :	46
Only for locals :	91

Part of the Plan is expected to be about the formation of a Peasmarsh Community Land Trust, a type of housing association which will provide affordable homes for local people.

Finally in this section we were asked about the more subjective aspects of future development. The keywords from the responses were **sympathetic**, **sustainable** and **energy efficient**.



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CONCLUSIONS

The results were presented to stakeholders twice : Friday evening, September 24 and Saturday afternoon, September 25. The conclusions presented were :

- the parish reluctantly accepts that more development will be required through to 2039;
- future development should be smaller scale in both senses : houses per group and total houses added to existing stock;
- future development should deliver affordable houses to match local demand;
- the parish needs to create a 'Peasmarsh Community Land Trust';
- future development must be sympathetic to the existing village environment;
- future development will have to be outside the current development boundary – almost certainly to the west of the current one;
- existing services are already inadequate and must be improved to match existing demand then expanded to match future demand;
- we need professional help to progress;

WHAT HAPPENS NEXT

The next steps in the short to medium term are as follows :

- As has already been indicated earlier, we now need to **reach out to landowners** to see what land is currently possibly available for sale. *That will take place immediately.*
- A professionally conducted survey is required to be certain what **local housing demand** really is. The government has already approved technical support from a national consultancy. *That work will start towards the end of October.*
- Professional help with **location assessment** is also available from the government but that technical support will only be available once we complete our site call. *In the meantime we are seeking support to help clarify where future development should ideally be.*
- In the meantime, discussions are required with the Parish Council about the formation of a **Peasmarsh Community Land Trust**. *These are imminent.*
- Discussions are required with all of the relevant **service providers** to understand how they will improve existing services and cope with future development. *These will start in the near future with the support of Huw Merriman.*

In addition, the business survey will be progressed so that it can be finished by the end of the year. Beyond that, this is a reminder of the likely overall timeline :

Easter 2022 :	Second Public Consultation
Summer 2022 :	Draft Plan Issued to Us for Comment
Autumn 2022 :	NDP Submitted to RDC and Independent Examiner
Early 2023 :	Public Referendum on Plan

If you have any questions, please contact the volunteer group at contact@PeasmarshNDP.uk.