

2 November 2014

# **Extract from the Bishops Frome Neighbourhood Plan**

**November 2014**

**Section One**

**Questionnaire and Village Statement**

**First Draft**



## Synopsis of the results from the Bishops Frome Neighbourhood Plan questionnaire

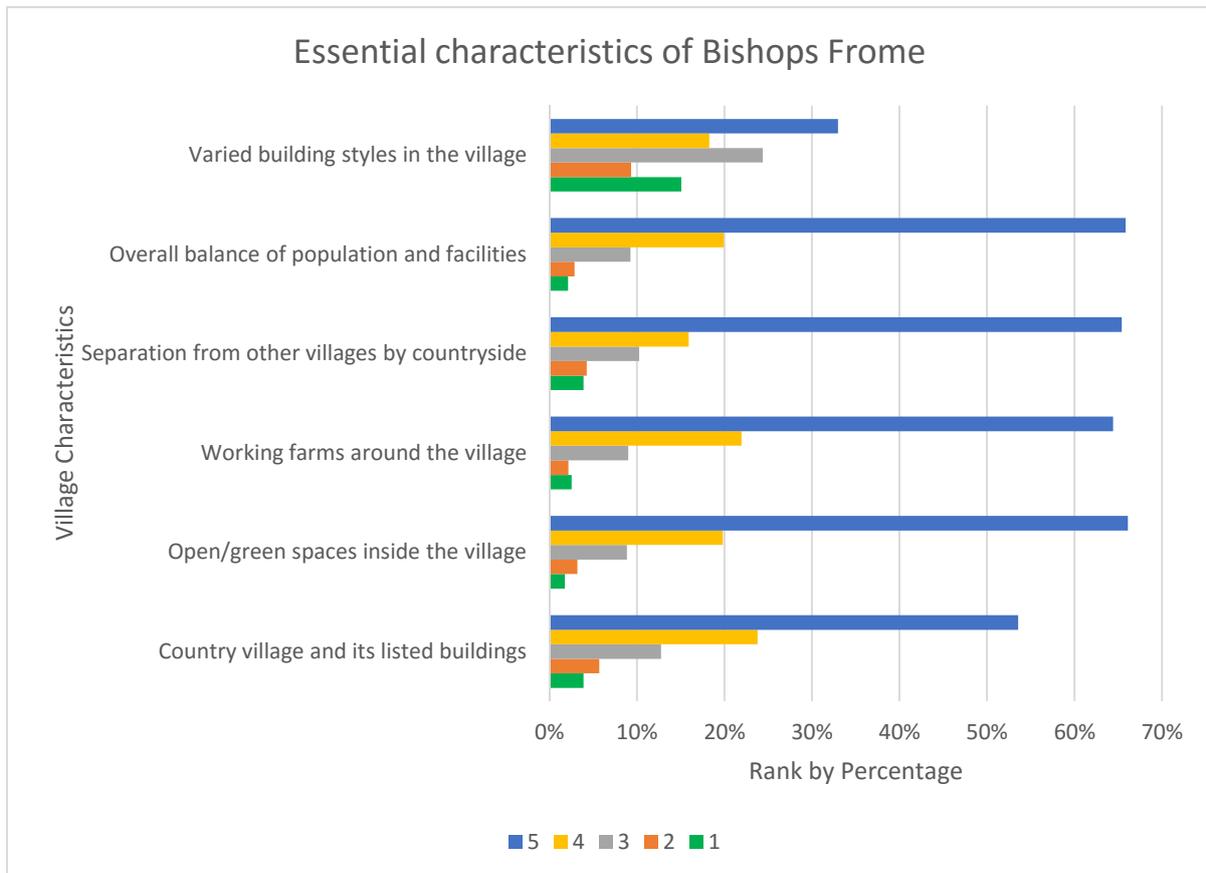
### Statistics:

- In July 2014, 465 questionnaires were delivered by hand to the residents of the Parish of Bishops Frome. There are 157 houses in the Parish and 120 houses considered to be in the village itself.
- 299 questionnaires (a 64% hit rate) were completed and handed back to the organising committee.

### Key comments and results from the 13 questions asked:

- Essential characteristics of the village - 54% rated 'a *Country village and its listed buildings*' as a 'Very important' characteristic. 66% thought that '*Open/green spaces inside the village*' and '*Overall balance of population and facilities*' were also very important.
- Residents enjoy - a '*Rural atmosphere*' and '*Easy access to the countryside*' are of critical importance to the residents
- How many new houses should be allowed - a clear majority rejected a development of more than 10 houses in total. Comments include *Target has been met, so no more houses / No more building please.*
- 94% of respondents rejected the development of '*One large estate*'
- 68% were in favour of '*A number of smaller developments*'
- A very clear majority were in favour of both single (80%) and two-storey (94%) houses. Equally clearly, 85% were against any three-storey properties and 80% against '*Flats/apartments*'
- Where should land for housing be allocated? - most respondents were clearly not in favour of building on farms or greenfield sites
- As for the type of future houses, the most popular selection for the type of house was firstly family homes, second houses for local people and third starter homes.
- One thing that was made clear by 69% of voters was that excessive speed of vehicles is a major concern.
- 56% of people thought parking was a major hazard in the village.
- 56% believed a good bus service deserved high priority
- Conservation of historic and/or listed buildings attracted 42% votes
- 71% categorised green spaces in the village as a high priority
- Protection of the natural environment attracted 82% of the vote in category 4 or 5.
- Protection of views and vista gained 84% of the vote categorising it as the two highest options.
- The most common comments were to '*keep the village rural in feel*', '*maintain green spaces and the natural environment*'.
- A minority of the population has experienced some flooding in the last 10 years. Comments centre mainly on improving the maintenance and upgrading of systems which fail to cope with the existing roads, housing and population.
- The most popular general comments across all questions mainly centre on maintenance of a rural village atmosphere with little or no further building beyond that currently with planning permission.

**Q1: Which of the following describe the essential characteristics of Bishops Frome?**

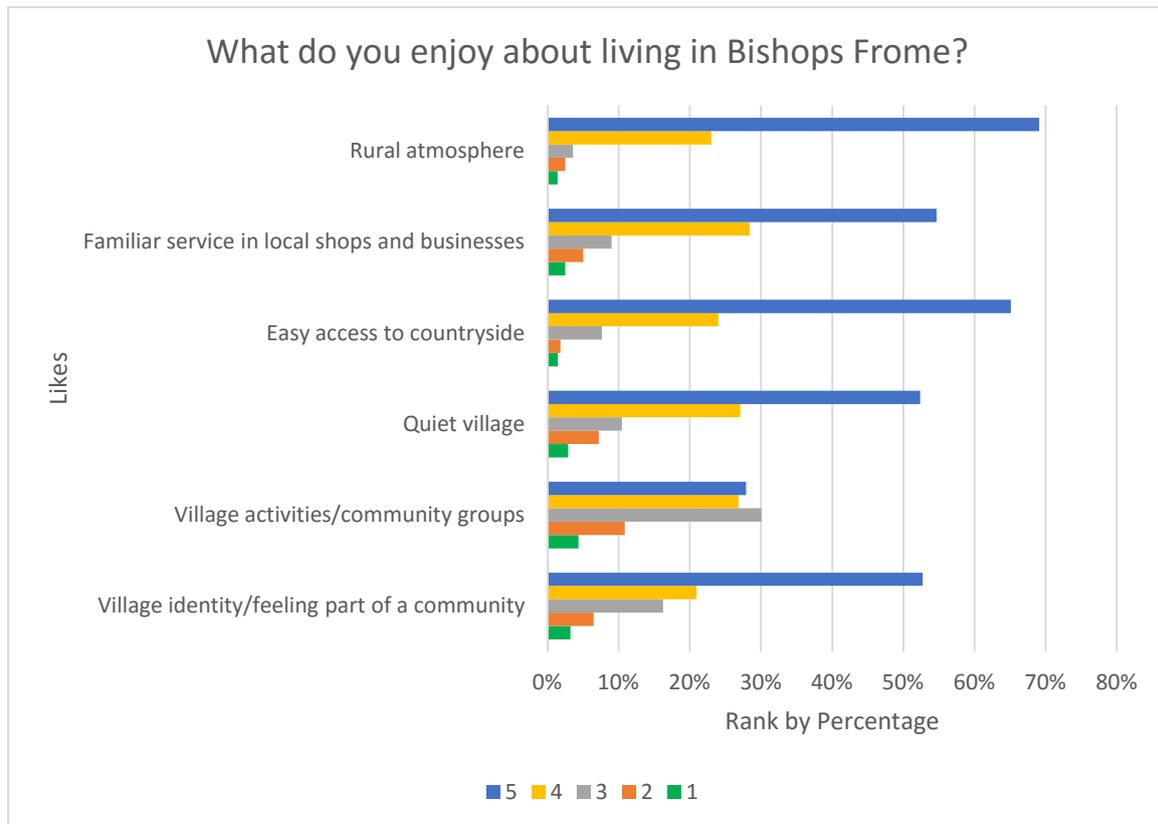


There was a clear consensus on this question with five of the six categories receiving a mark of ‘Very important’ by more than 50% of respondents. On the village itself, 54% rated ‘*Country village and its listed buildings*’ as a ‘Very important’ characteristic of Bishops Frome and 66% thought that ‘*Open/green spaces inside the village*’ and ‘*Overall balance of population and facilities*’ were also very important. On the surrounding area, ‘*Working farms around the village*’ and ‘*Separation from other villages by countryside*’ were seen as very important by over 64%. For all of these categories, only 4% or less thought they were ‘Unimportant’.

On the final point about varied building styles the feedback was more spread with 33% seeing it as very important but 15% seeing it as unimportant.

There were several individual comments, such as ‘*No suburban style estates - avoid cul-de-sacs*’, but three people commented that ‘*Improvement needed in balance of population and facilities / services are poor*’

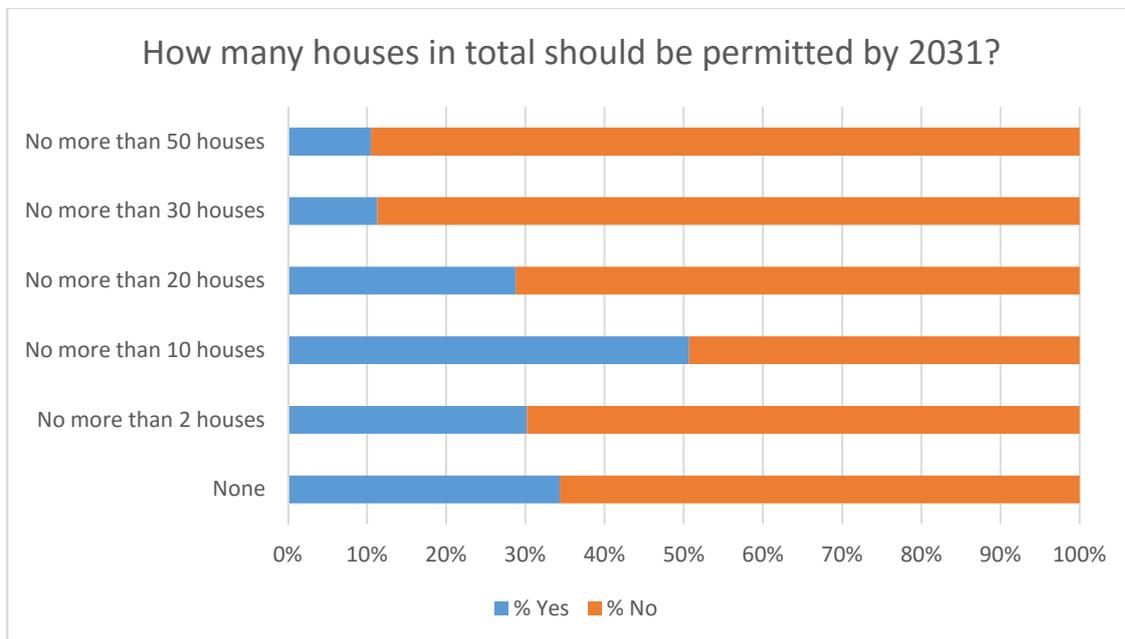
**Q2: What do you enjoy about living in Bishops Frome?**



It is clear from the responses that a 'Rural atmosphere' and 'Easy access to the countryside' are of critical importance to the residents that responded with over 65% placing them in the 'very important category'. Over 50% also placed 'Village identity/feeling part of a community', 'Quiet village' and 'Familiar service in local shops and businesses' as very important. Only the area of 'Village activities/community groups' .....

## Section two - Housing in Bishops Frome

**Q3. If additional new homes (beyond the 23 already approved) are to be built in the village, how many houses in total should be permitted by 2031?**

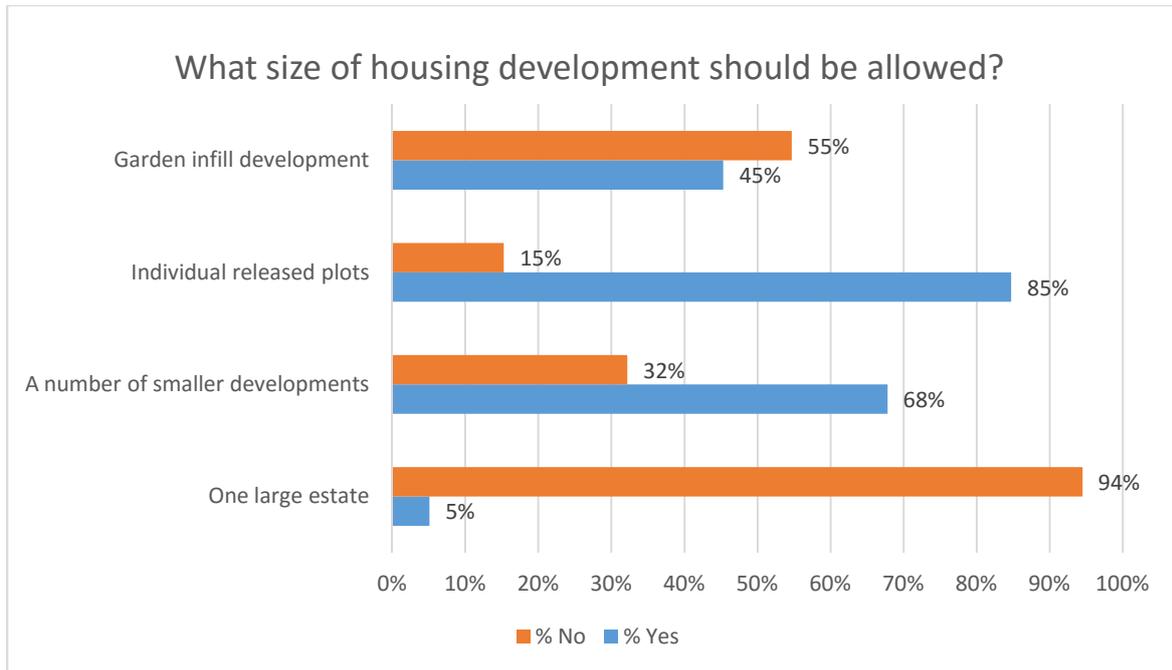


In the community led plan from 2011 the responses clearly identified that major housing development would not be supported and that new housing should be within strict limits. A majority thought there should be some new housing but with strict limits with only 2% saying there should be no limit on new house building.

The questionnaire feedback supports this fully with a clear majority rejecting development of more than 10 houses in total. Indeed, 70% of respondents said 'No' to adding more than two houses and 71% rejecting more than 20 houses in total. That opposition increases to 89% against 30 houses or more.

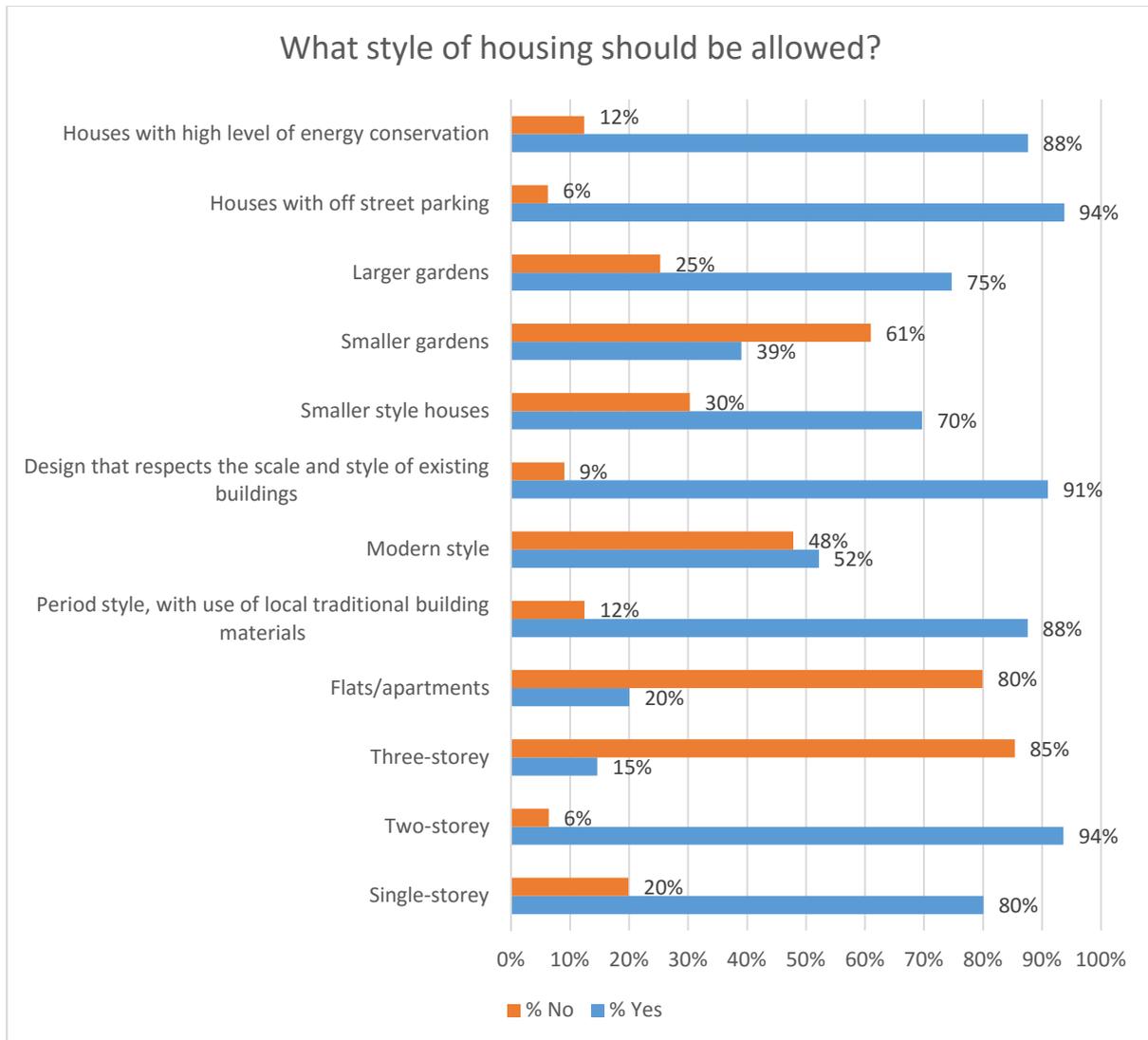
A total of 37 individual comments were made about this question but 7 respondents made the same comment – *'Target has been met, so no more houses / No more building'*

**Q4. When land is allocated for housing, what are your views on the size of each housing development that should be allowed?**



On this question the results were also stark with 94% of respondents rejecting the development of 'One large estate'. In contrast, 68% were in favour of 'A number of smaller developments' and 85% in favour of 'Individual released plots'. This demonstrates a clear preference in Bishops Frome for small scale developments.

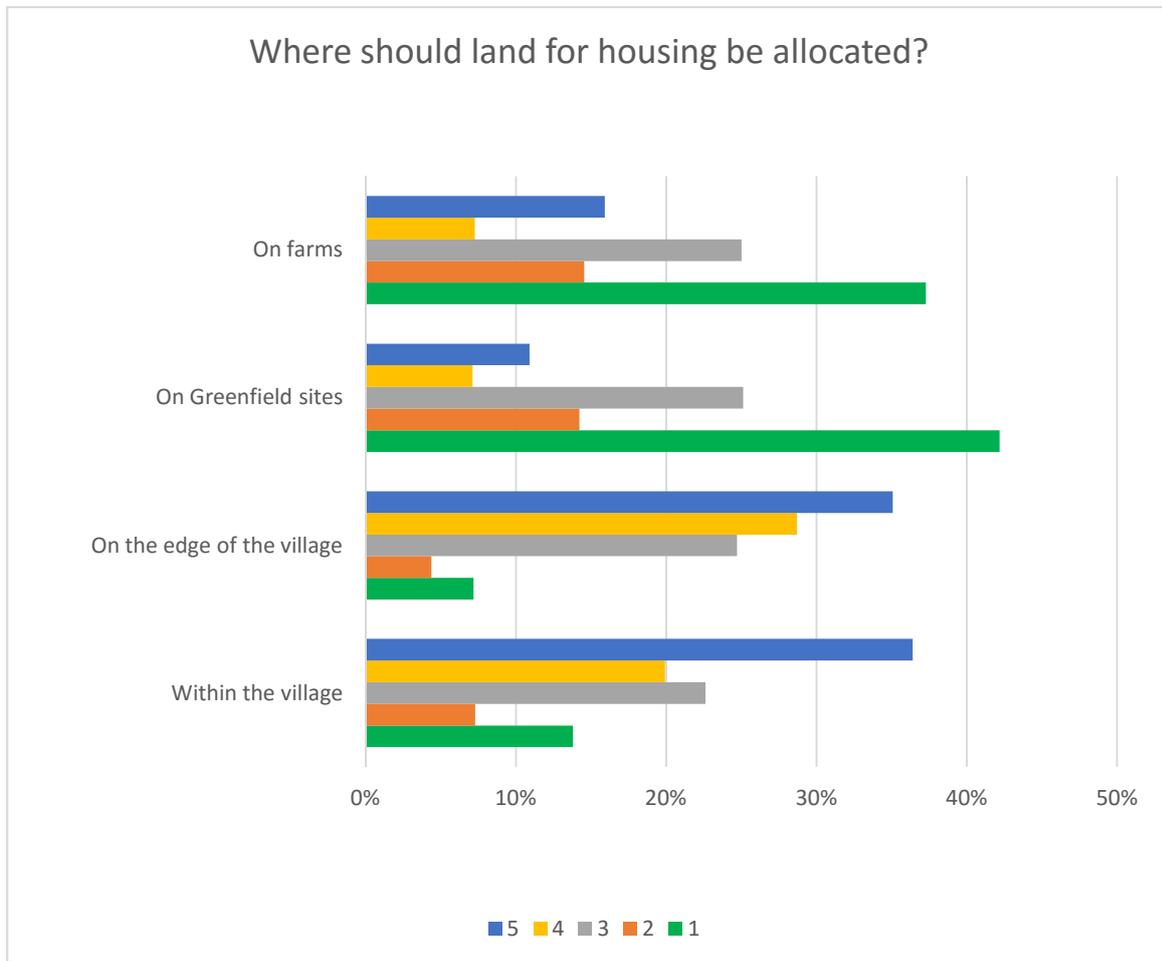
**Q5. When land is allocated for housing, what are your views on the style of housing development that should be allowed?**



A very clear majority were in favour of both single (80%) and two-storey (94%) houses. Equally clearly, 85% were against any three-storey properties and 80% against 'Flats/apartments'. This aligns completely with 91% wanting 'Design that respects the scale and style of existing buildings', 70% saying they prefer 'Smaller style houses' and 88% preferring 'Period style, with use of local traditional building materials'.

It was also clear that people preferred larger gardens 75% over smaller gardens (39%) and

**Q6. When land is allocated for housing, where in the village should it be located?**



The options of 'On the edge of the village' and 'Within the village' were clearly the preferred choices of most respondents for the location of new housing. Similarly, most respondents were clearly not in favour of building on farms or Greenfield sites. Indeed, there were 22 specific comments about this question stating that development should not be on Greenfield sites and eight comments against any developments on farms.

**Q7.** The enclosed **Map 1** has several areas marked with letters where houses could potentially be built. Please consider it carefully and then list the areas in the order you believe they are suitable for development. **You must give a reason for your first and last choices.** You may give a reason for the other choices if you wish.

League table of results

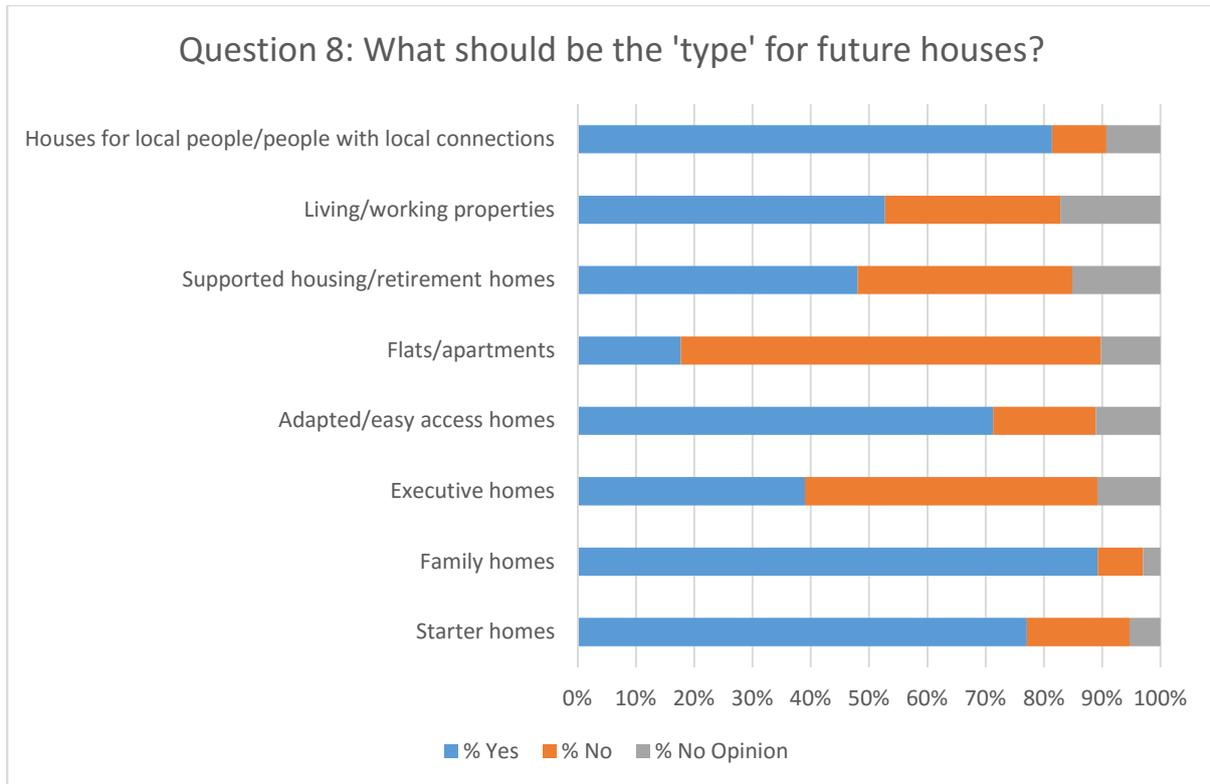
<b>Rank</b>	<b>Area</b>	<b>Potential areas for development</b>
1	B	The transport yard (Trevor's yard) next to the Old Post Office
2	D	Land and farm buildings West of Broadfield Court / Mudwalls
3	A	Next to Summerpool
4	C	Upper House (Eveson trust) land West of Upper House
5	F	Land area South of building plot for 2 houses (near Broadfield Barn)
6	H	Land West of Partridge's garage
7	G	Land (Eveson Trust) South of Broadfield Court
8	E	Land between Wellington Farm Drive and Filly brook
9	I	Land South of Partridge's garage (Christmas tree field)

By weighted score and using points to rank the 9 options offered, the highest number of people considered area B to be most suitable for development; in fact more than twice as many people selected this over the second most popular area. Reasons cited were fairly consistent in that is 'close to village centre' and provides 'infill development' whilst transforming what a large number of people considered be 'less than tidy'. Those objecting to Area B cited mainly traffic and parking as the main concern. Area D was considered second preference with the highest number of comments in favour stating that it was good 'infill' development. Area A was voted third preferred area for development although the votes for this area were highly polarised.

The least favoured areas for development were I (9th), E, and G (7th) with the most common objection being that these areas are particularly Greenfield and rural in character.

25% of those who made comments, made the point that they did not want any further development in the village.

**Q8. When additional houses are to be built, which size or type should they be? (Tick one box in each row.)**



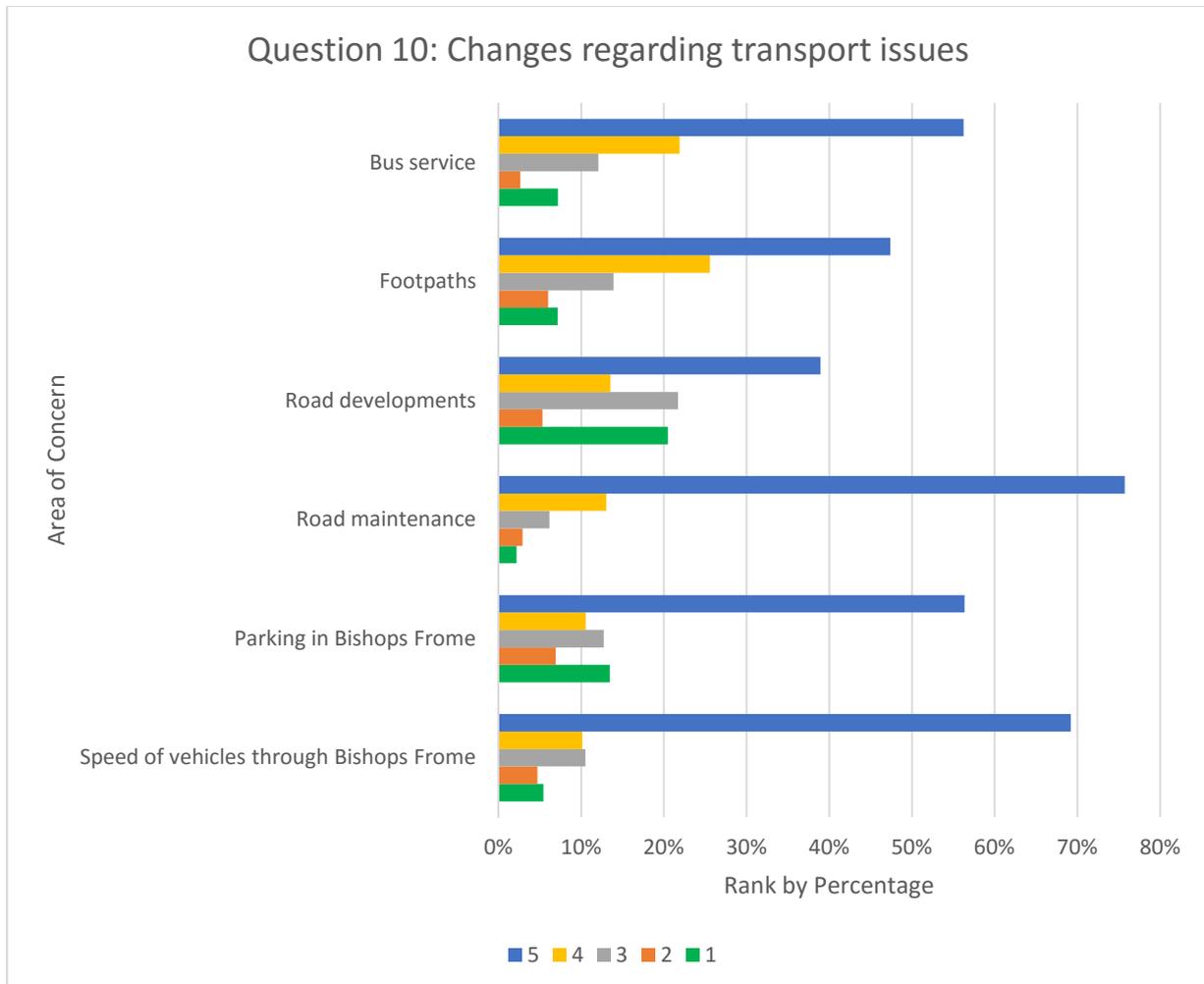
The most popular selection for the type of house was firstly family homes, second houses for local people and thirdly starter homes. The least popular homes would be flats or apartments by a high percentage and the second most unpopular was executive homes.

**Q9. The space below is for any other comments you want to make on housing:**

A number of people expressed comments and everyone was different therefore making it difficult to draw any clear conclusion from this question. However there were some similarities and the following is a selection:

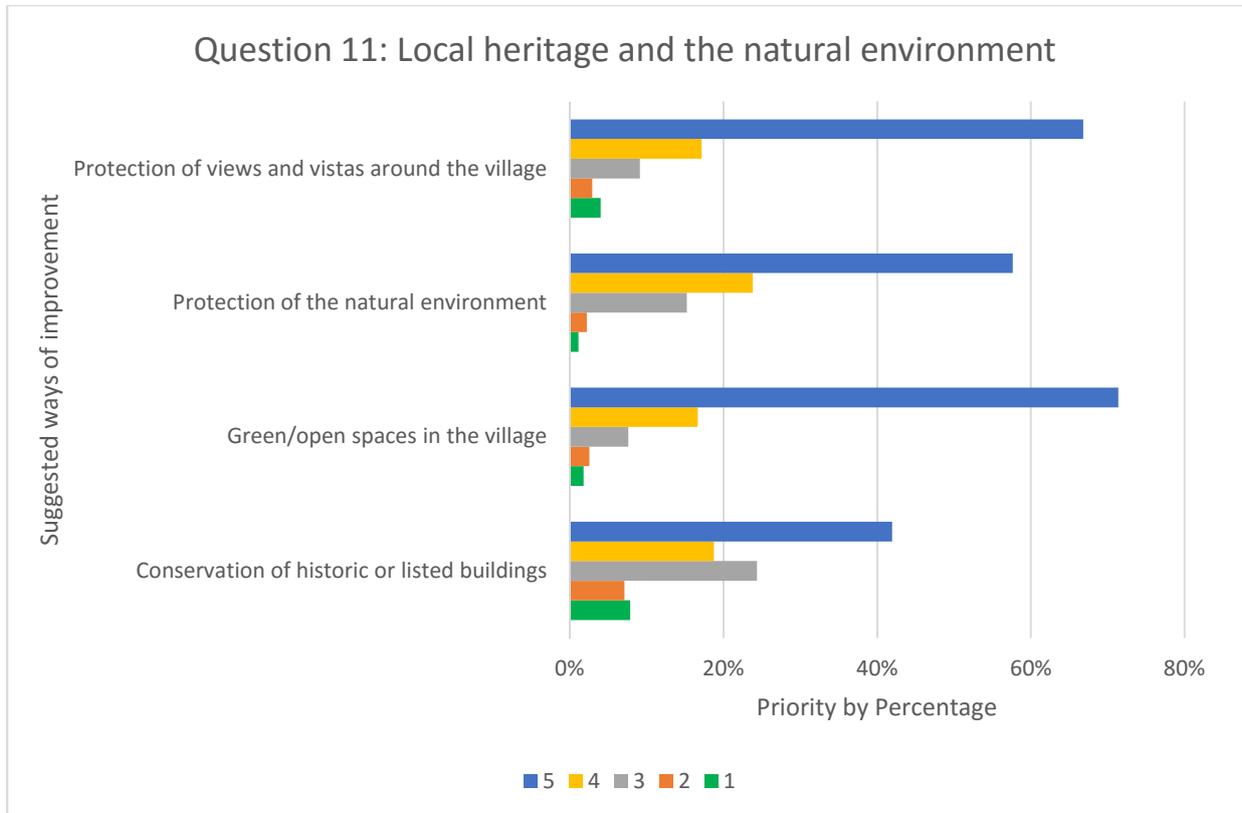
- Not social housing, as sometimes causes a problem
- New development must target young/families to keep village alive
- Development must fit in with village style and feel
- Energy efficiency very important
- No more housing please
- Development must take heed of existing poor services and transport connections
- Additional houses have already been planned and are under construction

**Q10. In your opinion are any changes needed with regard to the following transport issues? (Tick one box in each row.)**



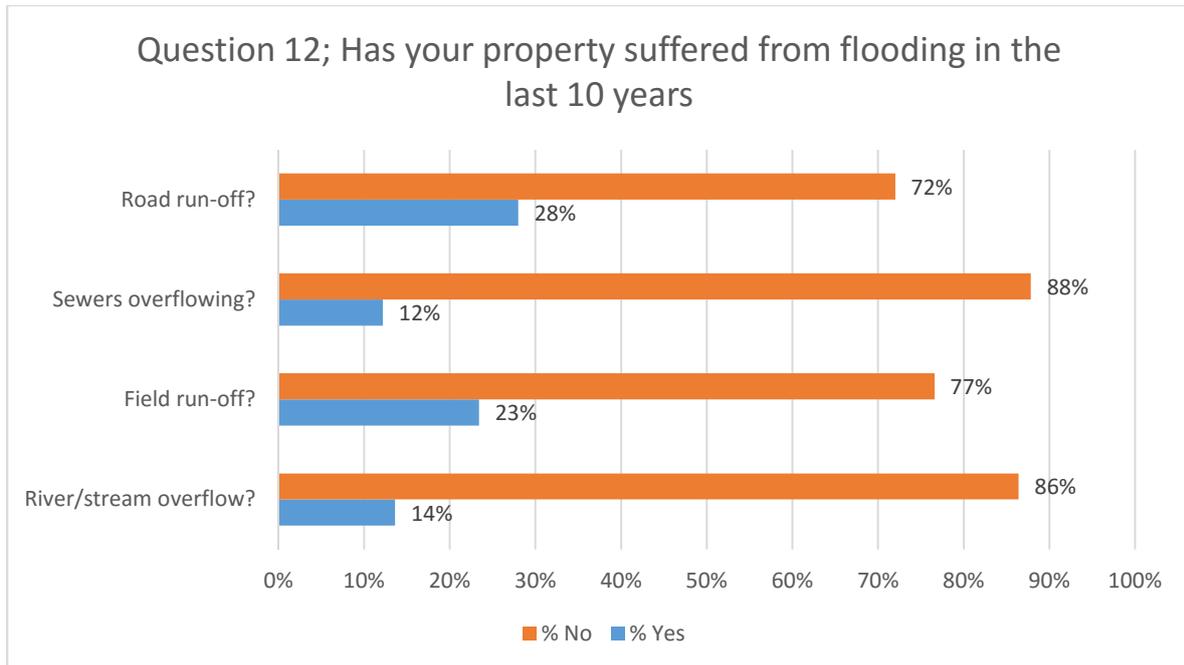
One thing that was made clear by 69% of voters was that excessive speed of vehicles is a major concern. As for parking, 56% of people thought parking was a major hazard in the village and has been raised against other questions as a concern wherever development may take place. Poor road maintenance attracted the highest concern of all; 76% rated this in the highest category. Road development opinion is more evenly spread but the highest score of 39% is in category 5 indicating that a significant proportion of Villagers think that maintenance and repair is most necessary not necessarily new roads. This is supported by a noteworthy number of comments stating that new road as shown on the Map 2 would be unwelcome. Nearly three quarters considered Footpaths to be their first or second highest priority. 56% believed a good bus service deserved high priority. Once again terms of comments are diverse, however concerns about new roads, parking and speed through the village were high on the list of major concerns.

**Q11. Which of the following ways of protecting and enhancing local heritage and the natural environment are important to you? (Tick one box in each row.)**



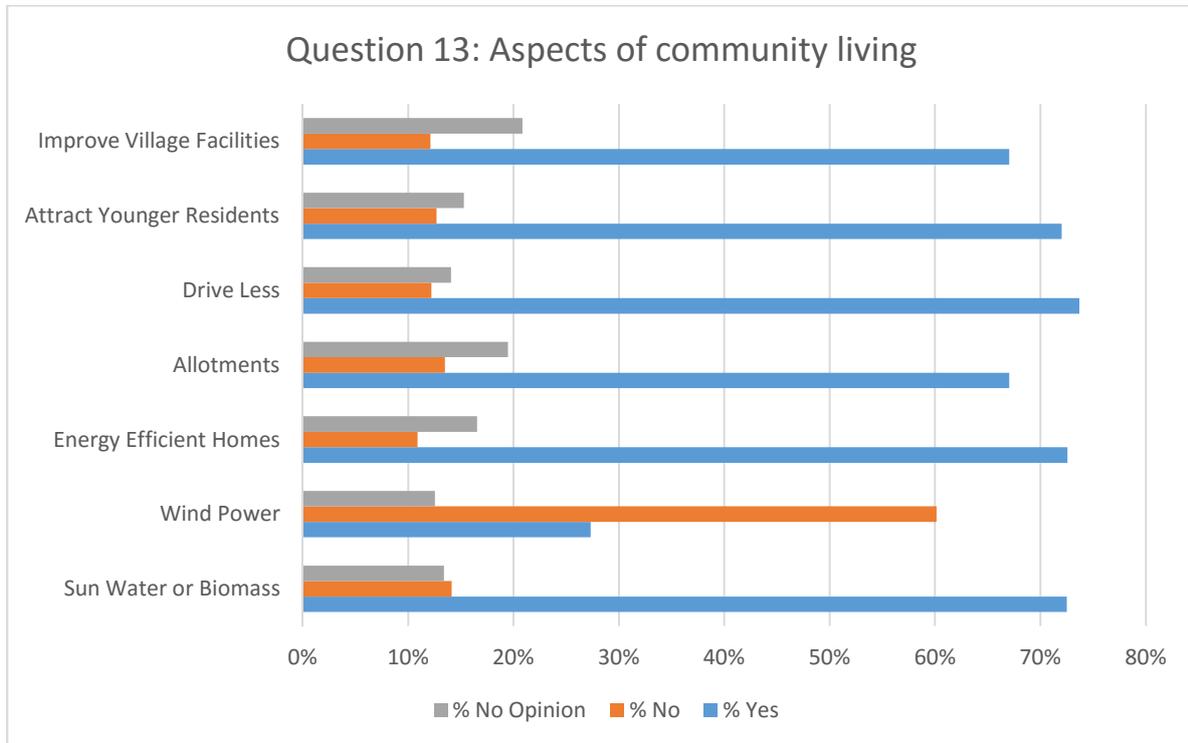
All four of the suggested ways of protecting or improving local heritage or rural environment attracted a high percentage of the votes. Conservation of historic and/or listed buildings attracted 42% votes who believed that improvement was a high priority. In fact 85% voted this between a 3 and a five on the priority scale. As for Green spaces in the village, an overwhelming 71% categorised this as a high priority with 88% scoring this a 4 or a 5. Protection of the natural environment attracted 82% of the vote in category 4 or 5. And protection of views and vista gained 84% of the vote categorising it as the two highest options. The most common comments were to ‘keep the village rural in in feel’, ‘maintain green spaces and the natural environment’.

**Q12. Has your property suffered from flooding in the last 10 years because of: (Tick one box in each row)**



A proportion of the village has suffered from some sort of flooding in the last 10 years. 14% have suffered from river overflow. 23% of those questioned had suffered from Field run-off. 12% have experienced sewers overflowing and 28% had suffered surface water run-off from roads. Comments centre mainly on improved maintenance and upgrading of existing systems which fail to cope with the current roads, housing and population.

**Q13. What aspects of community living do you think we need to address to ensure that our parish thrives as a place in which to live, work and play over the next 20 years and beyond? (Tick one box in each row)**



According to comments the most popular barriers to future development of the parish as a place to thrive include ‘a lack of school’ and ‘poor bus services’, however there were a couple of comments that expansion of the village would lead to better services such as schools and transport. From the options offered the following scores were recorded.

- **Renewable energy by sun, water or biomass** attracted a high 72% of those questioned to vote Yes.
- **Energy from local wind** - Of those polled, 60% voted No to this method of generation locally.
- **Building new homes to exceed current energy standards** attracted a 73% Yes vote.
- **Allocating land to enable residents to grow their own food** attracted a 67% Yes vote. **Walking/cycling/bus travel and driving** was a significant 74% in favour.
- **Attracting younger people to live in our village** was also a resounding win for the yes vote at 72%. 67% of the people favoured
- **Increasing the number and type of community facilities** with a 67% Yes vote.