



## **Bledlow-cum-Saunderton Parish Council**

### **Neighbourhood Plan Survey**

### **Results**

**February 2016**



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**And Finally**

- xix. Do you have a business which is based in the Parish?
- xx. If "Yes" which of the following best describes your business?
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## 1. Introduction

The survey covered by this report was produced by Bledlow-cum-Saunderton Parish Council, through its Neighbourhood Plan Working Group, in conjunction with Engage Planning.

The local community is a critical source of information and data, and a key contributor to the process of developing realistic and deliverable plans and policies. The survey, which covers a wide range of planning issues, is therefore one of the most important tools available to the Working Group to ensure that the Neighbourhood Plan is representative of the views of the community.

The survey was sent to all registered households in the Parish during the week of 11<sup>th</sup> January 2016 with an official closing date of 25<sup>th</sup> January 2016. However, responses received before 31<sup>st</sup> January 2016 were accepted and have been included in the analysis.

Residents were given the choice of responding to the survey either online or by completing the hardcopy questionnaire. Out of 921 households, a total of 360 residents responded to the survey, 245 as hardcopy and 115 online. This represents a return rate of 39%.

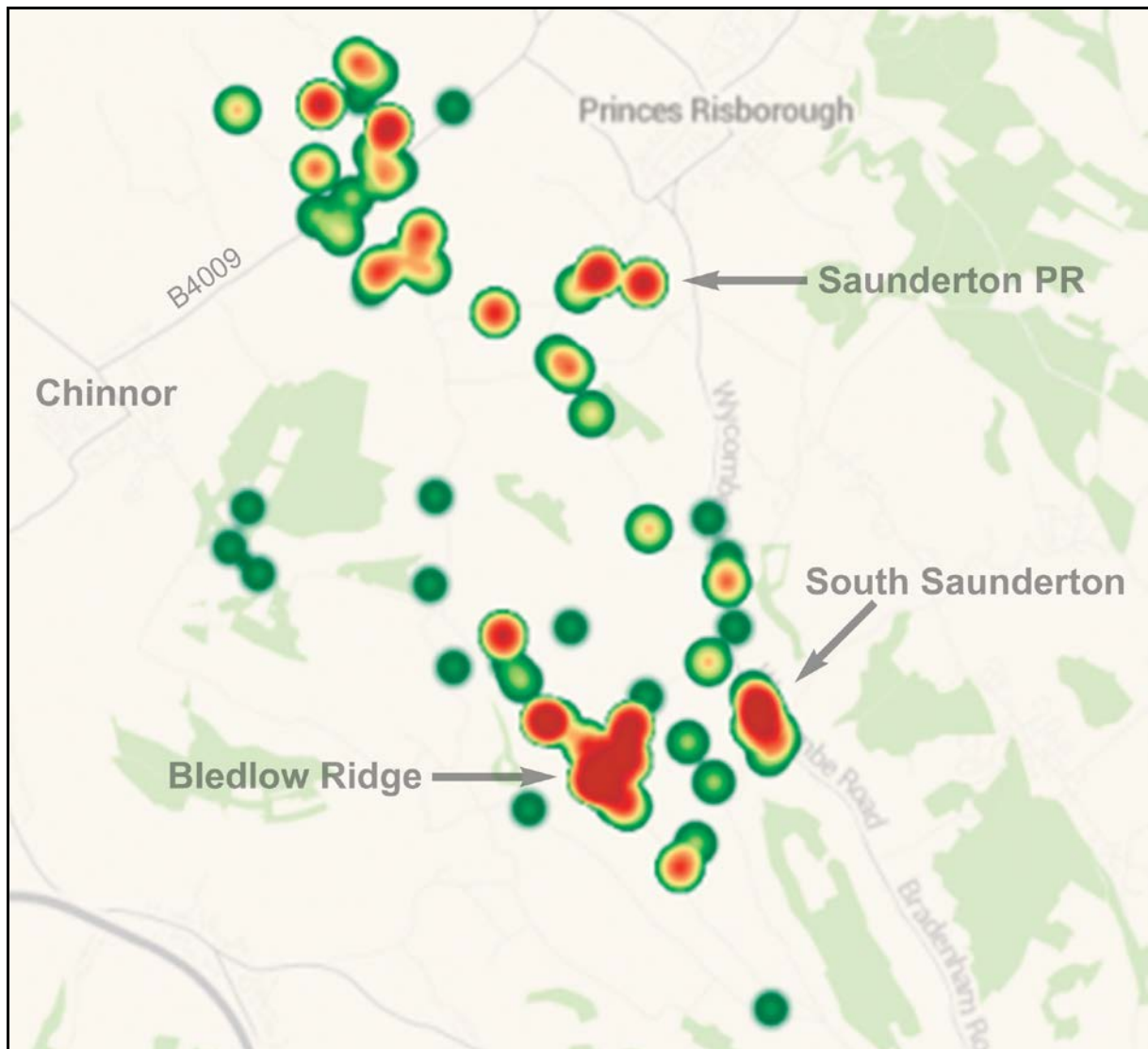
All respondents remained anonymous, but postcodes were collected to give the Working Group an idea of what response rates were like across the Parish. A summary of the responses by post code is included as a “heat map”.

The Working Group wishes to thank all those residents who took the time to respond to the survey and share their views on the future of the Parish. All responses will be carefully considered and the outcomes of the survey will influence the Neighbourhood Plan policies which, in turn, will shape planning in the Parish over the next 17 years.

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### 3. Feedback

**Question 1.** This asked for respondent's postcodes, please refer to the heat map below which shows where the responses came from.



This represents a good spread of responses with a larger concentration around Bledlow Ridge and South Saunderton.

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## Question 2. What do you like most about living in the Parish?

Almost all the community who responded most value the open space, wildlife and countryside within and around the Parish. In particular, the rural and open character of the Parish was noted, with many Parishioners being aware of the importance of the Chilterns Area of Outstanding Natural Beauty. Many residents valued the dark night skies, free from street light pollution and views. Other residents valued the rural farmed landscape. Many liked the semi-rural nature of the villages and lower housing density and felt this contributed to community spirit.

*“The tranquility and beauty of the Chiltern countryside”*

Respondents also felt there was a good, friendly community spirit and this was very important to them. Some residents had lived in the village all their lives, and had strong historic family connections to the Parish over many generations. Some residents reported feeling “safe” in the Parish, and felt crime was low. Overall there was felt to be an active social network and community pride in the village.

*“Village atmosphere”*

*“The people, the community gatherings, the beautiful countryside”*

*“Feeling of space”*

Residents also like the convenience of the location situated between the two towns of Risborough and High Wycombe, the excellent train link and being close to M40. The village is considered to be well located for vital services (doctors/hospitals).

Many respondents enjoyed the good network of footpaths around the Parish and enjoyment of some of the quieter lanes – the Phoenix Trail was highlighted. Cycling and horse riding were also cited a number of times.

A few respondents noted good local facilities, including shops, the pub, cricket and tennis club and other village clubs, the playground, doctor’s surgery (outside the Parish), livery facilities and postboxes. It was also felt there were good schools in the area.

A small number of residents noted the local heritage and beauty of some of the architecture in the Parish, particularly the churches.

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### **Question 3. Are there things which you dislike about living in the Parish?**

A number of people reported that there was “Nothing” they disliked about living in the Parish, or left this blank not highlighting any concerns.

*“No, I think it’s great!”*

Those who did go on to say what they ‘disliked’, commonly did so after highlighting what they liked; the most common issues raised were traffic and highways issues, the lack of public transport and the poor broadband speed in the village. For example; *“The community spirit, scenery” as the like and then “The terrible road surface, buses (lack of)” as the dislike.*

#### **Public transport**

The lack of regular public transport, particularly buses within the Parish, was commonly raised, with some residents noting the lack of a community bus service.

#### **Highways & Footpaths**

A number of residents had some concerns about the poor upkeep, misuse and lack of maintenance of public footpaths in the Parish. Some noted misuse by cyclists, which caused rutting. Lack of footpaths along Chinnor Road (Bledlow Ridge) and Haw Lane were mentioned several times.

A key issue raised by a majority of respondents was the volume and speed of traffic on the Risborough Road (A4010), Haw Lane and ‘rat-running’ on certain quieter lanes (Perry Lane & Haw Lane both frequently mentioned). Additionally, many residents felt that the traffic levels were increasing and were worried about the effect of this. Some noted that speeding was left ‘unchecked’ by local police and speed limits not enforced. No traffic calming measures were in place (Perry Lane children’s home and Haw Lane specifically mentioned).

*“Ever growing traffic, quantity, speeding and noise”*

Many residents noted poor highway maintenance in the Parish as a concern – with issues including drainage, repairs of ditches/road surfaces/pot-holes commonly cited. The flooding under the bridges on Haw Lane was a key issue raised by a number of people.

Inadequate and inconsiderate parking, particularly in relation to Chinnor Road in Bledlow Ridge. Parking on grass verges was felt to be damaging the environment. Many residents highlighted concerns regarding parking along Chinnor Road and Church Lane during the school run or when the church or pub is in use, causing traffic problems/safety issues. The restrictive high cost of parking at the station was felt to contribute to on-road/verge parking.

Many respondents highlighted the destruction of country lanes by larger vehicles (HGVs, farm vehicles) and increasing volumes of traffic. For example, the Phoenix Trail cycle way crosses a rural lane which is National Speed Limit, making it potentially very unsafe for walkers/cyclists due to speeding traffic. Some felt the Bledlow Waste Recycling Centre generated increased traffic and increased numbers of larger vehicles through the village and quiet rural lanes. Constant ambulance



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traffic through the village since A&E closed in High Wycombe was also mentioned by several people as a concern.

Other issues infrequently raised included poor access to motorway (M40), and the failure of the Council to adopt unmade roads following development.

### **Planning and Development Control**

Some respondents highlighted concerns regarding inappropriate 'in-filling' developments within the village, and noted a lack of appropriate, individually designed new developments opposed to the 'estate' style properties. Residents disliked 'sub-urbanisation' of the villages as dormitory towns of High Wycombe and Princes Risborough. Some residents felt the combination of individual properties to make larger dwellings, or the extension of some properties has exacerbated the housing problem and created an imbalance, through creating large, expensive properties and removing smaller affordable ones.

The high cost of housing and lack of affordable housing for young and lower income families was raised by many Parishioners - *"high price of housing for the next generation"*.

Some residents were concerned about the restrictive attitude of WDC and the Parish Council to development within the village, and time taken for building works to commence/complete once a decision has been made (planning inertia). Some felt that smaller scale development which was *'ergonomic, natural and progressive'* within the villages should be allowed, but WDC prevented this type of growth.

Some residents highlighted concern that a bypass for Princes Risborough would destroy what they valued in Question 2. A few raised concern about the *"risk of large scale development"* in the Parish.

In terms of the character of the village, some residents disliked the fact there was *"no proper heart or centre – the villages are very spread out"*.

### **Local Services**

A large number of residents in the village cited poor broadband speeds as an issue – *"the internet speed is terrible"*. Poor mobile phone reception was also mentioned less frequently.

Isolation - a common theme was the lack of facilities in relation to older residents and young people/teenagers, for example, in certain areas a lack of a community hub or place to meet (such as a village hall), poor or no village shop and the lack of public transport at weekends isolating some residents.

The lack of street lighting was raised as a concern by a few residents, but greatly outweighed by those who valued dark skies in question 2.

Other service related issues raised included the lack of quality village pubs or restaurants, no local shop in walking distance/poor opening hours, no mains gas or sewerage, a poor taxi service, no dog waste bins, and refuse collection/recycling services being unsuited to remote countryside properties. One resident was concerned that school places were being taken by children from out of the Parish.



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### **Social & community issues**

Conversely, some residents felt there was a lack of community spirit due to the degradation of village facilities. Others felt the 'vocational diversity' of the villagers was being replaced by high earning incomers, as the housing costs are so high. The village is felt to be full of older people, missing the 25-45 year bracket. There is a fear of growth which concerns some members of the community, particularly in relation to losing local character and the community spirit/connection.

A lack of social activities was highlighted by a small number of residents.

A number of more general environmental issues were highlighted in the questionnaire including air traffic and noise, noise from railway/trains, overhead power cables, litter in hedgerows – *“need a community litter pick now and again!”* and the rise of wood-burners and nuisance from bonfire smoke.

### **Employment**

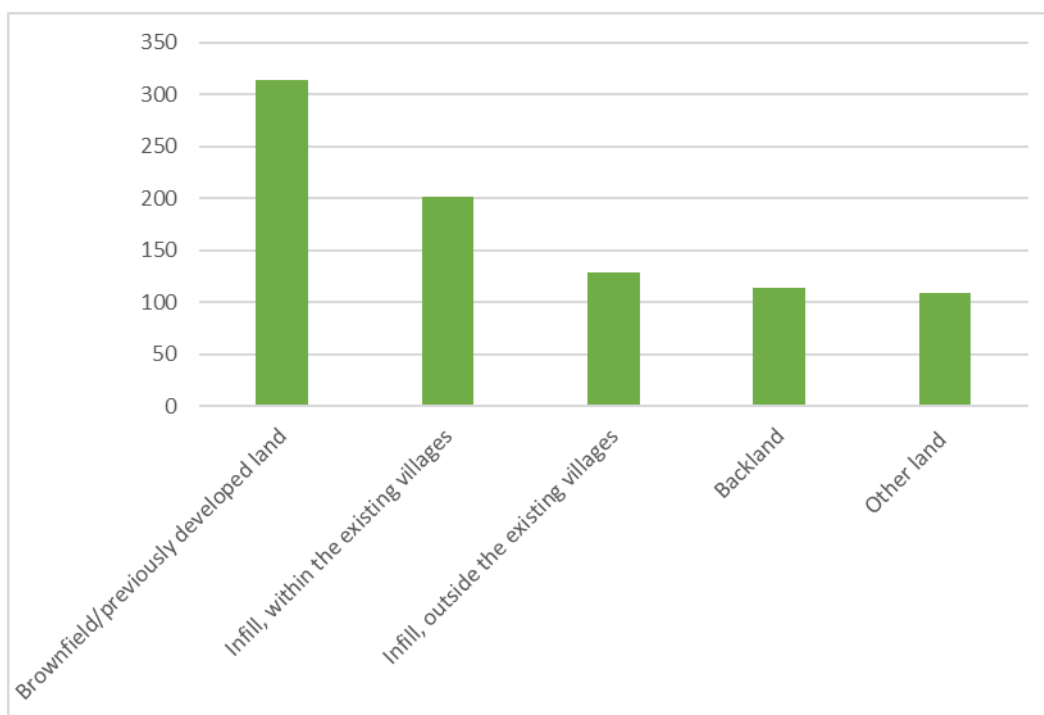
The community is worried by the loss of and lack of local/rural businesses and employment opportunities within the villages. Some mentioned include the garage, post office and Molins. Demise of agriculture and restrictive views of Parishioners on farm diversification/farm business adaption was also a concern.

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**Question 4. What type of land do you think should be used for the development of new housing?**

*(Tick all that apply)*

	Number of Responses	Percentage
<b>Brownfield/previously developed land</b>	314	87%
<b>Infill, within the existing villages, hamlets and identifiable ribbons of development, where surrounded by buildings</b>	202	56%
<b>Infill, outside the existing villages, hamlets and identifiable ribbons of development, where surrounded by buildings</b>	128	35%
<b>Backland (typically gardens and other plots which could be sub-divided)</b>	114	32%
<b>Other land outside the Green Belt or Chilterns Area of Outstanding Natural Beauty</b>	109	30%



Other suggestions included; building in existing towns i.e. High Wycombe and Chinnor, barn/farm conversions, larger developments, a care home, allowing children to build homes on land belonging to their parents.

**Question 5. For suitable sites, which of the following types of development would you prioritise?**  
**(Put a number in each box: 1 = High priority; 2 = Medium priority; 3 = Low priority)**

Please note, not everyone answered this question correctly, for example by ticking boxes and leaving others blank. In these cases, a tick was treated as high priority and no tick low priority.

**Affordable housing for letting or shared ownership only by those with a local connection**

High	Medium	Low
154 = 43%	68 = 19%	138 = 38%

***Properties designed for the elderly***

High	Medium	Low
133 = 37%	94 = 26%	133 = 37%

***3 bedroom medium-sized family homes***

High	Medium	Low
129 = 36%	129 = 36%	102 = 28%

***2 bedroom smaller family homes***

High	Medium	Low
124 = 34%	126 = 35%	110 = 31%

**Sheltered accommodation for the elderly/care homes**

High	Medium	Low
100 = 28%	98 = 27%	162 = 45%

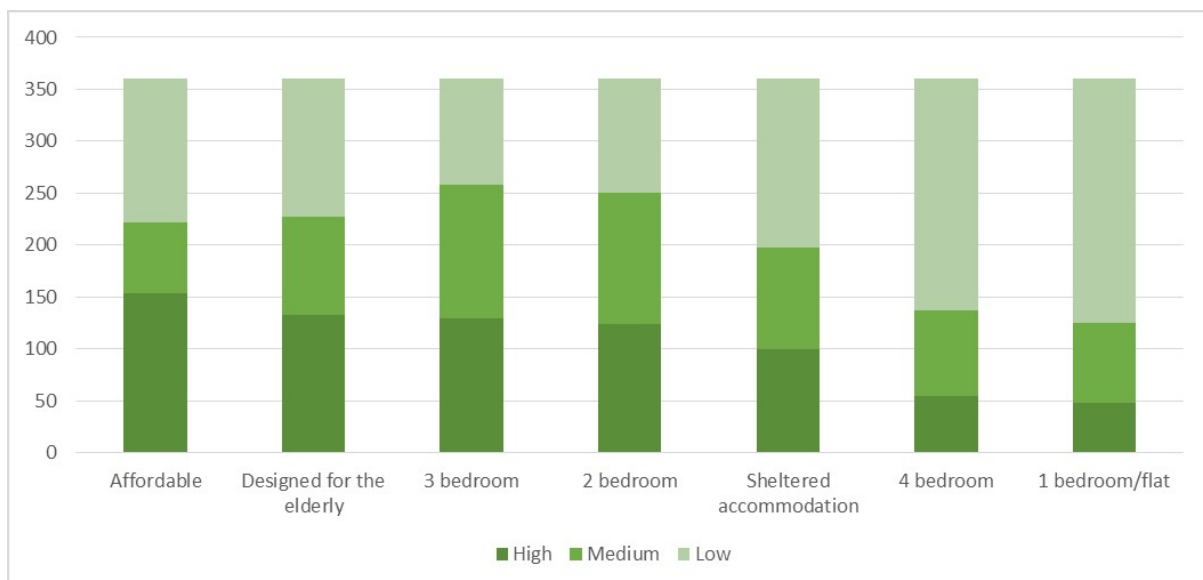
#### 4 bedroom plus larger family homes

High	Medium	Low
55 = 15%	82 = 23%	223 = 62%

#### 1 bedroom homes and apartments

High	Medium	Low
48 = 13%	77 = 21%	235 = 65%

Other suggestions included; Homes for Heroes and bungalows. Please note that there were no responses from the Cherry Tree Nursing Home residents.

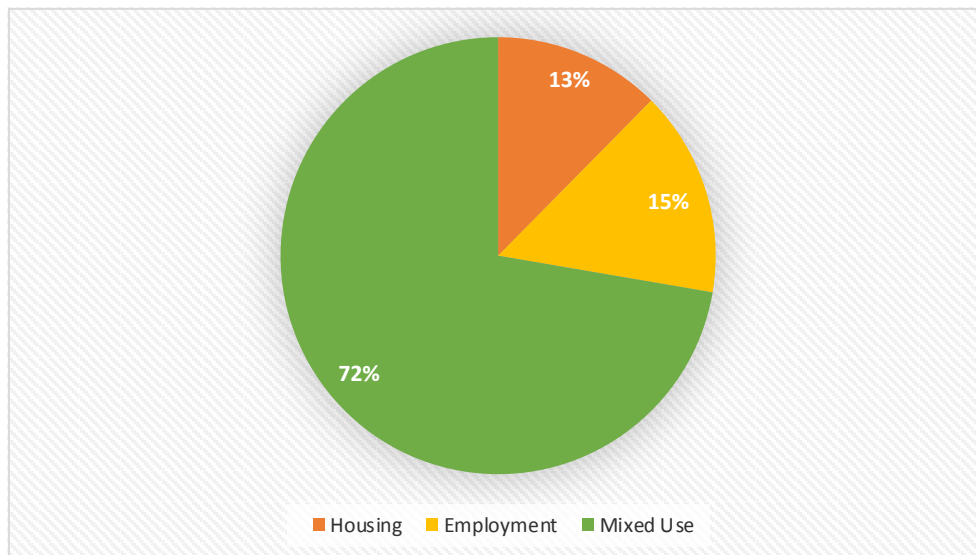


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**6. What sort of development would you like to see at the former Molins site near Saunderton Vale?**

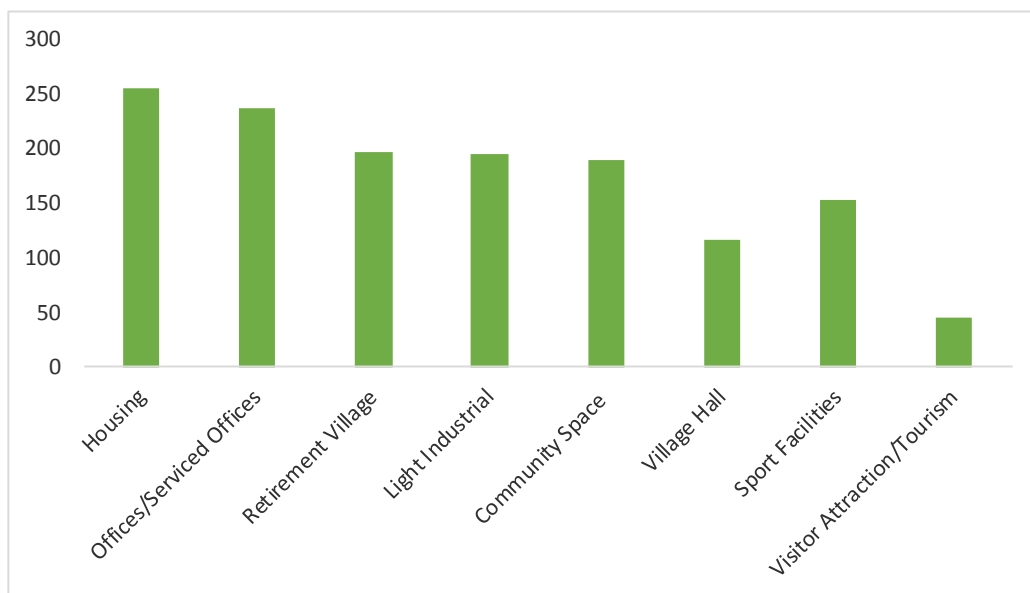
*(Tick one)*

	Number of Responses	Percentage
Housing	44	13%
Employment	54	15%
Mixed Use	256	72%
No Answer	6	Less than 1%



**7. If you answered “Employment” or “Mixed use”, which of the following would you like to see?  
(Tick all that apply)**

	Number of Responses	Percentage
Housing	256	71%
Offices/Service Offices	238	66%
Retirement Village	197	55%
Light Industrial	195	54%
Community Space (eg playground)	190	53%
Village Hall	117	33%
Sport Facilities	153	43%
Visitor Attraction/Tourism	46	13%

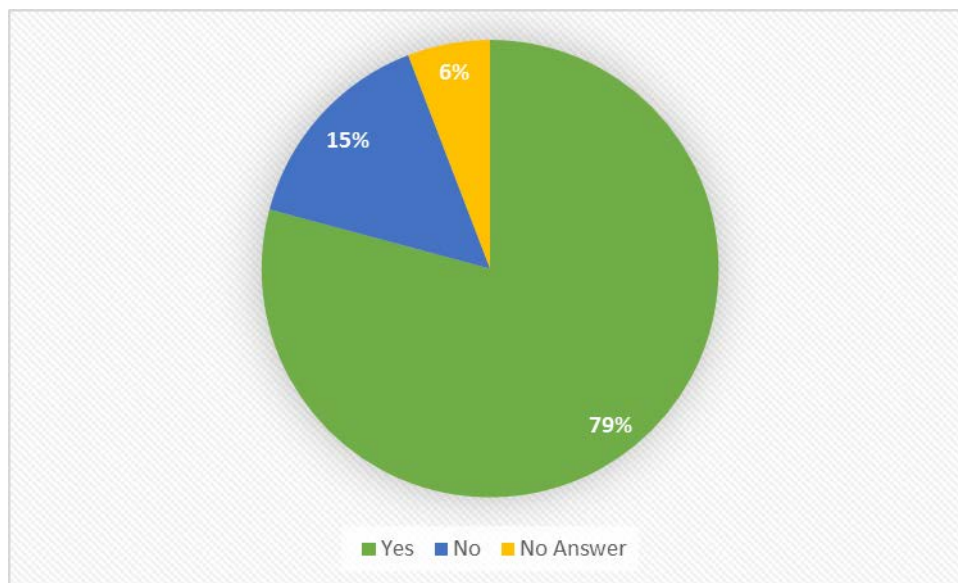


Other suggestions included; village shops, schools, doctors/medical centre, care home, film location, café/coffee shop, solar farm, post office, handicraft centre, theatre, hotel, skate-park, supermarket, library, car parking for Saunderton station, park or walking area. One asked if there was news of the Total Carbide move from Princes Risborough.

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**Question 8. Do you think the former Molins site should have a direct pedestrian link with Saunderton Station?**

	Number of Responses	Percentage
Yes	285	79%
No	54	15%
No Answer	21	6%



*(Please explain your answer, and any other views you have on the future of the former Molins site):*

**Yes – please give your reasons:**

*“There has to be a pedestrian link as there is no pavement at the moment or public transport serving this land/area.”*

**Promoting sustainable transport/Reducing traffic**

The majority of people who felt a link should be created believed it would promote the use of public transport rather than car based travel, reducing congestion. It would support the existing train services/infrastructure and encourage rail users to walk, rather than drive to the station so lessening traffic, congestion (particularly at the A4010 junction) and parking problems experienced at the station.



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## Connecting the village/community

Several respondents felt it would connect each end of Saunderton: *"The site needs to be joined to the local community, otherwise it will be an island"* and a pedestrian link to the station would potentially benefit everyone from Bledlow Ridge and enable the community to walk to the station.

*"It would make sense whatever is built there."*

A large proportion of respondents highlighted safety and maintenance of any new footpath, with many suggesting it would have to be lit. The creation of a pedestrian link would depend on the use of the Molins site, for example if it is a large housing development it would create a need.

## A link along Haws Lane narrowing the railway bridge

With regard to having a pedestrian link along Haw Lane by creating a footway and single file traffic, there was significant concern about this proposal from the majority of respondents. Safety issues regarding a pedestrian crossing under the railway bridge were commonly raised. Residents as a whole felt that any crossing under the bridge would be unsafe and create more congestion/traffic problems on the A4010. Overall, a dedicated footpath/cycle track directly to the station within the railway path route was preferred - *"A dedicated footpath would avoid people walking on the potentially dangerous Haw Lane and A4010."*

## Other comments:

A significant number of respondents suggested the link should not just be a footpath, but suitable for cyclists also.

*"It's always good planning to make new housing connect to the railway."*

## No – Please give your reasons:

Whilst the majority of responses felt that a pedestrian link would be useful, there were a number of 'No's'. One of the key reasons highlighted was whether people would actually use such a link. It was questioned whether there was any evidence to support the use of a footpath.

*"How many people would actually use it?"*

Several responses highlighted uncertainty regarding the future of Saunderton Station, infrequent train services and already overcrowded trains with a low probability of improvement, and therefore whether the creation of such a link is a viable, cost effective option.

Others suggested the link would not be suitable to encourage modal shift from car to walking as it would be too far through open countryside, potentially wouldn't be lit (so unusable in winter

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evenings) and people culturally would just use their cars, creating more traffic congestion and parking problems at the station.

One respondent suggested it might be better to consider a bus service to-from Risborough similar to the current Chinnor Rail Link service as an alternative.

#### **Concerns for security in homes in HP14.**

Residents adjoining the proposed pedestrian link across farmland were opposed to the link for personal security reasons to their properties. Additionally, several responses noted the proposed route would be insecure in community safety terms if left dark, and may be susceptible to crime/anti-social behaviour.

#### **AONB Policy/Dark Skies**

Several residents against a pedestrian link felt a footpath would be very dark, therefore likely to be lit, which would counter the dark sky policy of the Chilterns AONB. It would potentially need to be surfaced, also contrary to AONB policies. Other respondents argued there should be little/no development in the AONB or Green Belt at all.

One Parishioner mentioned an existing footpath from Haw Lane to Risborough, suggesting it just needed proper maintenance and repair, and possibly upgrading to cycle-way, rather than building a brand new footpath.

Other similar issues were raised by those opposed to a link as those who were in support, in summary:

- Exacerbated parking problems at station.
- Footpath under the bridge on Haw Lane would be too dangerous.
- Development will put a strain on existing infrastructure

Some respondents said neither yes nor no, with one highlighting that it would depend on use of site.

#### **Other thoughts on the Molins site:**

It is worth noting that a greater number of respondents from HP27 postcodes did not respond to this question, compared with those from HP14 postcodes.

Overall, the community recognises the need for this site to be redeveloped, with only few totally against any development, and many recognising it is a brownfield site. *“The Molins site is the natural development area in the Parish. It is a long time industrial site which sits in a perfect position where well planned and sympathetic housing would probably enhance its position in the AONB. It will be a sensible site for incomers and the access to the railway is a must. Local infrastructure would need to be enhanced to maintain the service standards expected by Parishioners, including access to West Wycombe at the roundabout at the head of the A4010.”*

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## Mixed Use development

Many Parishioners highlighted a preference for mixed use development at the former Molins site over sole use as residential. *“Mixed use of light industrial/serviced offices plus housing would be a good solution”*. It was felt industry would support local employment, and help the village thrive. Some residents recognise the redevelopment provides a huge opportunity to add diversity to the village, and would provide a great mixed use site encouraging commercial, retirement and residential housing, providing design is sympathetic to the AONB.

*“Development of Molins site towards station could enable the creation of a new nucleus village centre creating a sense of community rather than a vast area of housing.”*

Some Parishioners did not support a change of use of the Molins site from commercial to residential when the area has already lost many businesses, and felt commercial redevelopment would be incentivised by a pedestrian/cycle link from the site to the station.

*“The site should not be used for large scale housing development. Mixed use development including employment would be ideal. Not just housing, otherwise a commuter village.”*

One respondent suggested looking at the example of Cambourne in Cambridgeshire – deemed to be a successful mixed use development - <https://en.wikipedia.org/wiki/Cambourne>.

## Residential Development

A significant number of residents also felt that the site was suitable for use as housing – *“Definitely support use of the site for housing – much needed in the area”*, although many highlighted concerns about proposed density of units proposed on the site: *“Density of proposed residential development (212 homes) too high, sensible housing levels would be the best use”*.

Overall, where housing is to be built, the community would prefer to see low density housing reinforcing the rural character, with development of an appropriate size and non-urban design, to blend into the village and surrounding countryside. Possible tree planting/landscaping was suggested to soften the impact.

Residents also recognised the housing need for young adults and local families – *“well designed, affordable housing alongside employment opportunities”*.

*“Local people need to be realistic. There is room for growth in Saunderton Vale, as long as there is the infrastructure to support it, paid for by the developer – it is a great place to build housing.”*

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## Highways

There are major reservations from the majority of people regarding the impact of any development on the local highways. *“Transport links are going to be a big issue with development of any site in the Parish.”* Access Roads, such as Haw Lane, were frequently mentioned as not suitable for large volume of vehicular movements, with existing congestion and maintenance problems, such as regular flooding. Equally many responses highlighted the potential impact a large housing development would have on traffic on the A4010, and outlined the need for improvements to this junction, including a suggestion for a roundabout. It was felt by several respondents that increased traffic would make Haw Lane dangerous for pedestrians and horses.

## Parking

Parking at Saunderton Station is felt to be generally inadequate with access to and from the proposed development difficult. A number of residents suggested parking space be planned into the Molins redevelopment site for use alongside a pedestrian link to alleviate parking problems and congestion.

## Infrastructure Improvements

A large number of Parishioners identified the need for infrastructure improvements to come with ANY development of the site. Many raised concern about the impact on other services, including schools, doctors and local market towns as a result of any large scale housing development. *“Any development must consider other infrastructure needs – increase in school capacity, doctors’ surgery – and not be a burden on existing services.”*

*“Regarding the site as a whole, if a significant number of houses are to be built, there needs to be a commensurate increase in the level of services such as shops, schooling and medical facilities.”*

*“Road and pedestrian infrastructure improvements are essential if any development goes ahead.”*

*“We are happy to see development go ahead on a brownfield site providing it has good features, and improved infrastructure to benefit the wider area.”*

## Social & Community space

Community space was identified as an essential component of a redevelopment at Molins, and must be safe, attractive and highly visible. Some respondents suggested elements of the existing Molins site (canteen, ballroom) could be retained/reused for community use.

It was suggested a retirement village on the site would be a great asset to the community, and would not put pressure on existing schools. There are many elderly local people who would like to downsize, freeing up homes for families, but can’t do so due to a lack of suitable housing.

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## Other comments/issues

Development should be concentrated on the other side of the railway to the Molins site. The Molins site is currently being used as a film location. Light industrial sites such as the Hearing Dogs Trust and Clare Foundation are thriving in Saunderton and providing jobs for locals. Increase car parking at station, and road access links.

### Question 9. Do you have any further comments on Housing and Residential Development?

## Design & Style

There was a feeling that dull and cheap development, maximising developers' profits, and lacking required infrastructure improvements, should not go ahead in the Parish. Parishioners wished to see sympathetic development, with thought given to the style of new development: *"all development for housing should have an indigenous style of building and architecture – not soul-less red brick boxes or characterless executive homes."* Housing should incorporate the brick/flint style and not exceed two-storeys, with mixed 2, 3 and 4 bedroom properties, incorporating rented to allow for a more mixed social demographic.

*"The existing housing in this area is very individual – any new housing should be in keeping with this character"*

Several respondents felt all new homes should be required to incorporate renewable energy features such as solar panels and all new homes should have adequate parking. One comment noted that developers should be required to retain a certain percentage of affordable homes within the village development, and not 'swap' these with different sites.

Some residents felt development should be restricted to Molins site, with appropriate trees/landscaping, perhaps adopting a rural, parkland style. A housing development in Berkhamsted was given as a good example.

## Scale of development

A significant number of respondents felt development should be concentrated on the larger towns of Princes Risborough and High Wycombe, ahead of considering any development in the Parish. There were several thoughts on the scale of development, both in the Risborough area – *"Princes Risborough cannot support 2000 new homes, but a modest number of 500 would be acceptable"*, and in regard to the village itself – where residents felt 212 units was too high and a modest 20 or 50 units would only be acceptable.

Some felt any large scale housing development will make Saunderton too big and it will lose its community character and suffer anti-social behaviour. Some respondents felt that the Molins site was a sensible and suitable place for housing to go: *"Broadly I support the Molins development, if done sympathetically in keeping with the neighbourhood (i.e. not high density, high rise town houses in a soul-less housing estate without any local amenities)"*.

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The community generally supported small pockets of infill development as preferable to large estates, citing farm yards, or existing curtilage (as infrastructure is already in place) as possibilities. The majority felt priority should be given to developing existing/Brownfield sites and that building on greenfield sites be strongly resisted, to avoid devaluing agricultural land and impinging on AONB/Green Belt land.

Conversely, a few felt it was important to preserve the character of the village by not infilling, and that the rural nature of the village did not lend itself to housing growth at all.

### **Housing need/affordable housing/growth**

Some felt that the Parish has to accept there is a growing housing need. The community mostly supported the provision of affordable housing in the village where it prioritised local families, the elderly and young families. A number of replies were received from retired/elderly residents who would consider downsizing but felt there is nowhere to go in the village. Additionally, thought should be given to meeting the needs of disabled people.

Several respondents highlighted the demographic of the village/vale should be considered in the development of the strategy and planning for a Neighbourhood Plan, i.e. using evidence of need from the population to plan the type and quantity of housing. There is a feeling the housing is being planned for those who might come to the area, rather than for those who already live there.

*“Villages must be allowed develop & grow in a well-planned way to enable families to find housing in their local community and help the sustainability of communities, rather than become ‘rich ghettos’ of the middle-aged/older people.”*

*“Communities must be organic and continue to evolve otherwise they will be in danger of stagnating.”*

*“The location alone will make prices too high to be ‘affordable’”.*

One response suggested considering opportunities for self-build projects/homes which enable local people to invest in the Parish. Some highlighted the need for local employment units for business expansion – where the Parish is in *“the heart of Bucks employment.”*

West’s Yard and nearby Saunderton Lodge were also suggested as being a future development site alongside Molins.

### **Infrastructure**

Again the community has great concerns that the infrastructure is struggling to cope with existing demand and worry about the impact of housing on this. Development *“must come hand-in-hand with community facilities”* and have consideration to the impact on transport, health, education, drainage/sewerage etc. It was recognised by some that development could bring improvements to

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local services such as more school places and more GPs and several Parishioners noted any development must come with improvements to highways, particularly the A4010.  
In reference to Molins: *“As long as there is the infrastructure to support it – it is a great place to build housing.”*

**Other comments:**

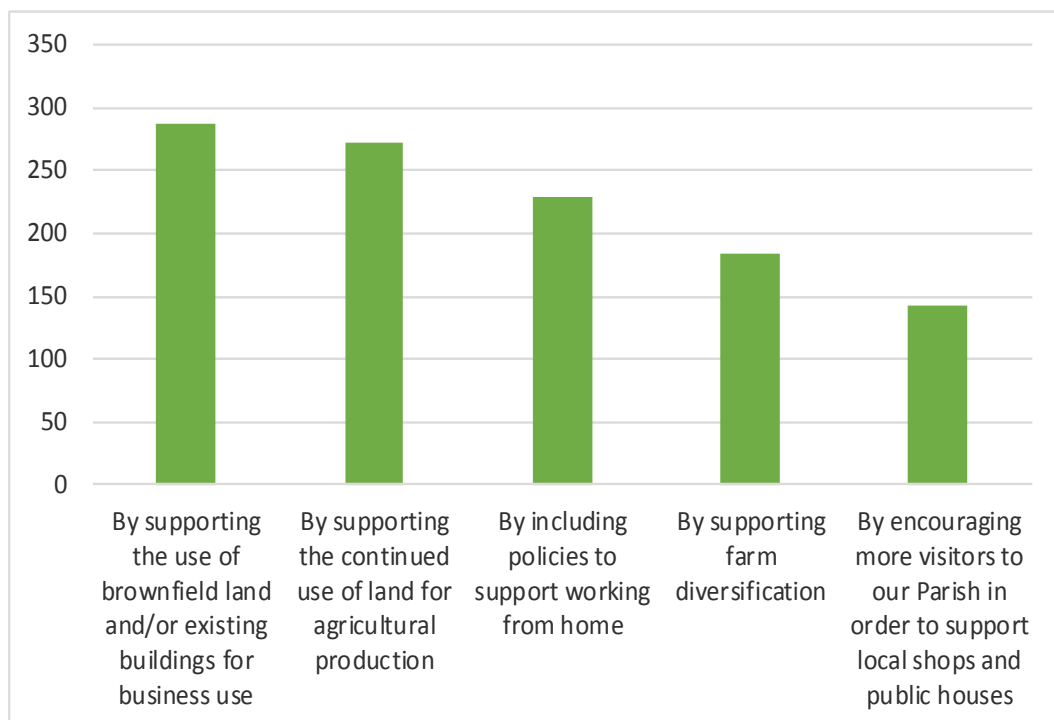
A proportion of the community expressed resistance to any development of any kind in the Parish: *“Housing development of any kind is unsuitable as there is no local employment, and the infrastructure can’t cope”; “Keep it as it is”; “Development will devalue our properties and spoil the peaceful countryside”; “We don’t want affordable housing.”* And many recognise the importance of the Chilterns Area of Outstanding Natural Beauty (AONB) and feel it should *“be treasured and preserved for future generations.”*

*“Address the issue of population growth!”*



**Question 10. How would you like to see the Neighbourhood Plan support economic activity within the Parish? (Tick all that apply)**

	Number of Responses	Percentage
By supporting the use of brownfield land and/or existing buildings for business use	288	80%
By supporting the continued use of land for agricultural production	273	76%
By including policies to support working from home	229	64%
By supporting farm diversification	183	51%
By encouraging more visitors to our Parish in order to support local shops and public houses	143	40%



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**Question 11. Please give any further comments on Local Economy**

The lack of high speed broadband and poor internet connection is a consistent and important issue raised by a large number of respondents. It is felt to stifle the investment of local business in the area, particularly home-based businesses. Many also cite poor mobile phone reception as a barrier.

A further comment which was made frequently was if the Parish wants to support the economy and encourage rural business it must address the improvement of transport infrastructure and public transport, particularly the underused station. In addition, supporting the upkeep of public footpaths and bridleways would encourage walkers and visitors to the Parish, thus supporting the rural/tourism economy.

In terms of rural shops and businesses, it was suggested the Parish could encourage community initiatives – e.g. pop-up enterprises, such as a village shop run by community (Hughenden Valley example). Small business could be assisted by rates relief (water, rent). Additional businesses which were felt to be needed and not already mentioned included a local shop in Bledlow and a village hall at Saunderton, which would be a useful focus for the community. One respondent suggested a policy supporting rural businesses, and helping them get through planning regulations would be welcomed.

A few respondents asked what the case is for making a very rural Parish a thriving economic hub, suggesting larger and better connected employment zones are situated close by, therefore the Parish needs more residential development to support this. A few also said that planning restrictions should be eased on greenfield sites to allow development. A few respondents suggested it was unrealistic to expect new commercial development in the Parish with existing business units sitting unlet and argued there is no current market for new industrial units, so the Neighbourhood Plan must be realistic. They also questioned if a connection was being made to the economy in the neighbouring market towns of Wycombe, Chinnor and Risborough, again being realistic about where people work, go for services and to school.

Where economic development was felt to be desirable, the types of industry which many felt would be most suited to the Parish included high tech industries and artisan local employment to bring professional and diverse employers to the area. These types of businesses should be supported/incentivised, e.g encourage more farm shops/butchers, local garden centres/nurseries, not heavy industrial use.

**Other comments included:**

Use of the cricket club land/car park could be put to use to support economic activity.

There is enough employment already in the Parish.

Encourage businesses to reduce their carbon footprint.

Support small business development on the Molins site.

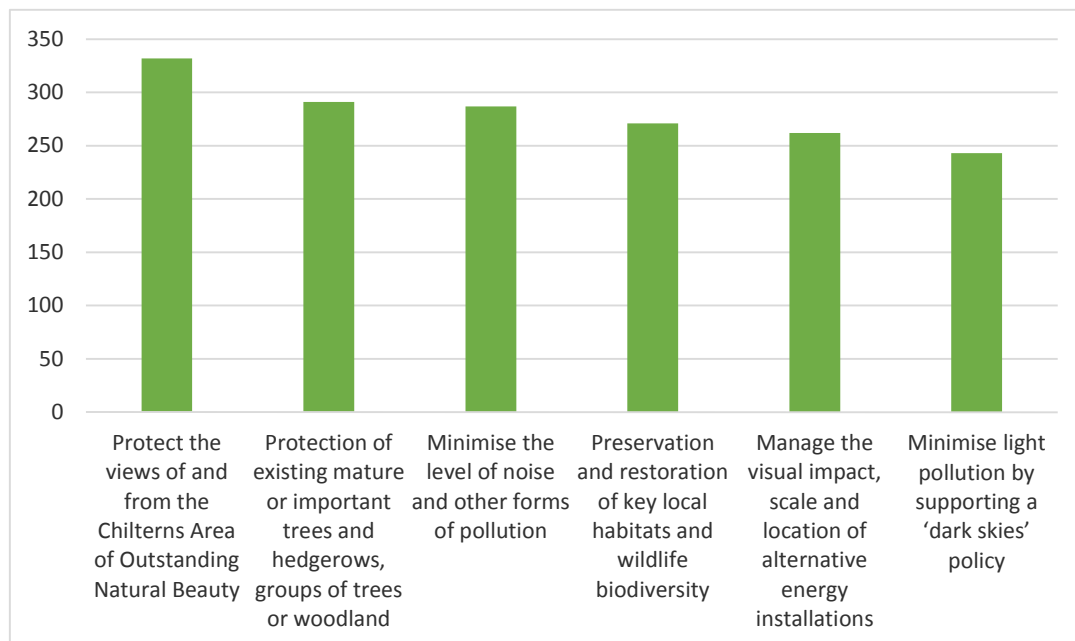
Support farm/pub diversification for tourist accommodation – feeling that the District Council has prevented this. Take care in encouraging agricultural conversions to ensure appropriate uses.

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Encourage the replacement of lost manufacturing jobs at West's Yard, Molins and Saunderton Vale.  
Be aware of encouraging people working from home as may result in parking problems (e.g. childminders, hairdressers)  
Support renewable technologies in the Parish, although one response argued against solar farms, but another for more wind turbines.  
Encourage further charities given the presence of Hearing Dogs for the Deaf and the Clare Foundation.

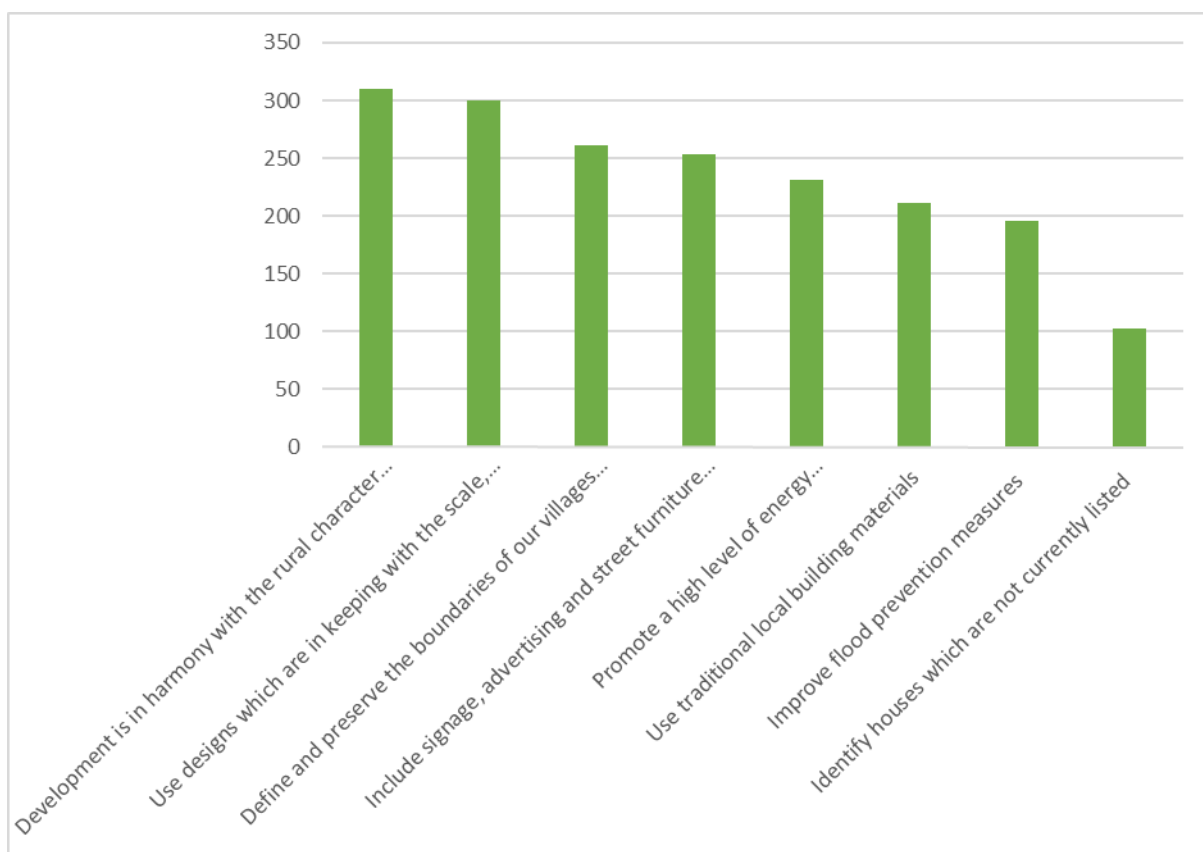
**Question 12. What priorities should the Neighbourhood Plan have in protecting the natural environment? (Tick all that apply)**

	Number of Responses	Percentage
<b>Protect the views of and from the Chilterns Area of Outstanding Natural Beauty from inappropriate development</b>	<b>332</b>	<b>92%</b>
<b>Promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland</b>	<b>291</b>	<b>80%</b>
<b>Minimise the level of noise and other forms of pollution caused by development and transport infrastructure</b>	<b>287</b>	<b>80%</b>
<b>Promote the preservation and restoration of key local habitats and wildlife biodiversity</b>	<b>271</b>	<b>75%</b>
<b>Manage the visual impact, scale and location of alternative energy installations</b>	<b>262</b>	<b>73%</b>
<b>Minimise light pollution by supporting a 'dark skies' policy</b>	<b>243</b>	<b>68%</b>



**Question 13. What priorities should the Neighbourhood Plan have in protecting the quality of the built environment? (Tick all that apply)**

	<b>Number of Responses</b>	<b>Percentage</b>
<b>Ensure that business and residential development is in harmony with the rural character of the Parish and sits well in the landscape</b>	<b>310</b>	<b>86%</b>
<b>Use designs which are in keeping with the scale, location and appearance of existing buildings</b>	<b>300</b>	<b>83%</b>
<b>Define and preserve the boundaries of our villages and hamlets</b>	<b>261</b>	<b>73%</b>
<b>Include signage, advertising and street furniture which are in keeping with the rural character of our Parish, and maintain the Parish as an 'Area of Special Advert Control' (where advertising is more restricted)</b>	<b>253</b>	<b>70%</b>
<b>Promote a high level of energy conservation/environmental sustainability in new buildings</b>	<b>231</b>	<b>64%</b>
<b>Use traditional local building materials</b>	<b>211</b>	<b>59%</b>
<b>Improve flood prevention measures both within the design of new buildings and elsewhere</b>	<b>196</b>	<b>55%</b>
<b>Identify houses which are not currently listed but which should be protected by a local listing</b>	<b>102</b>	<b>28%</b>



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**Question 14. Are there any buildings, places or views which you believe are particularly important to protect?**

**Buildings & structures**

A number of respondents named the former Molins site as a building of particular community interest, particularly the hall/ballroom/dining room and front building for its 'retro'/Art Deco style. Similarly, the community recognised The Clare Foundation building for its unusual Art Deco style.

*Others:*

The Cricket Club (Bledlow Village)

Bledlow Parish Church and Church End as centre of the village

Bledlow Cross - needs attention and inaccessible

Behind Jannock Cottage, Chinnor Road, Bledlow

Saunderton Railway Station

Saunderton Lodge

All listed buildings & churches - Holy Trinity Church, St Pauls Church

Lions, Golden Cross & The Boot Public Houses – as community hubs as well as important buildings

The old schools at the end of Church End, Bledlow

The cricket field and playground at Bledlow Ridge

Old Vicarage at Bledlow Ridge

The old TB Sanatorium

Bradenham Manor & West Wycombe Village (outside of Parish)

**Views and natural features**

The “*Landmark views*” from Lodge Hill (south and west) are the most recognised and valued, described as a “*beautiful example of Chiltern hills and valleys*” where “*These vantage points provide exceptional views of the Chilterns landscape*”. This is the most mentioned view from the questionnaires.

Equally, Parishioners often stated the Chilterns AONB as a landscape that they most valued and wished to see it protected: “*The Chiltern Hills – the rise and fall of wooded slopes which make the Chilterns a unique place.*”

*Other specific views mentioned:*

Views from the top of Haw Lane to Saunderton and across the Ridge, over Bradenham Woods and towards the Golden Ball are outstanding.

Views across to Whiteleaf Cross, Bradenham, Radnage Valley (from Chinnor Road), Lacey Green and Naphill

Views of AONB around Slough Bottom Lane/Farm to West Wycombe

Woodlands - Bledlow Great Wood/Wain Hill/Thickthorne Wood/Round Nobles Farm/Slough

Hill/Bradenham Woods/Park Woods

The views of the valley as seen along the A4010.



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Views across the Vale/Saunderton Valley from Bledlow Ridge/Slough Hill  
Views of the Vale of Aylesbury through gaps at Church End.  
Views to the west of Church End towards Chinnor, and all views from the Chinnor Road on Bledlow Ridge  
Local farming activity.  
Views towards Loosley Row  
Views from the Clare Foundation to Bradenham  
Woodland and Meadows (not specified)  
Lodge Hill SSSI  
Views from Boot Lane, Bledlow Ridge.  
The vista as seen from top Slough Lane and the road opposite that leads to Walters Ash.  
Views from Chinnor Road out over valleys either side and towards Golden Ball at West Wycombe end of village. Old ponds/chalk pits either side of road. Likewise at Chinnor end - views out towards Loosley Row and Aylesbury Vale. Open country views between Wigans Lane and Bledlow. Whole Lodge Hill area.  
The whole Radnage valley. Bledlow Ridge skyline from Radnage valley to be carefully considered (i.e. visible elevations on southwest side of Chinnor Road)  
All views of the Golden Ball on top of St Lawrence.

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**Question 15. Are there any examples of buildings/developments carried out in the past 15 years that you feel demonstrate high quality design? These could be individual houses, conversions/extensions, public, commercial or educational buildings or landscaping on any scale and need not be within the Parish Boundary, but should be within the Chilterns area.**

A number of developments were mentioned *more frequently* including the cottages built on the Old Bledlow Ridge Garage site, The Mill House, Perry Lane (by Bledlow Homes of Perry Lane), the new development of houses next to/including the old children's home, although densely packed in and the new house in Picts Lane, opposite Chairmakers close.

The 'Huf Haus' on Haw Lane, Bledlow Ridge was mentioned a number of times as a good example of modern architecture which works well in the landscape.

Little Gibbs development, Bledlow – uses the brick and flint vernacular.

Ministry Wharf (old buffer depot/warehousing) and Hearing Dogs for the Deaf.

Farm buildings down Oddley Lane, at Frogmore Farm

Church Farm House, Saunderton.

Renovation of house after village hall on the left towards Chinnor.

Monks Mill renovation on Perry Lane.

Renovation of Holmbury House, Skittle Green.

Lyde End (older than 15 years).

Shoot Acre Lane – house with large windows.

Cutlers Orchard.

Wheatfields in Chinnor.

Old Paper Mill, Bledlow.

Development at Orchard View, Bledlow.

Manor Farm, Church End, Bledlow.

The house opposite Saunderton Church with the water.

The Chapel, Chapel Lane, Bledlow – restored but sympathetically as a house.

Internal reorganisation of The Boot PH, Bledlow Ridge.

The barn next to Studmore Farm, Chinnor Road.

Wigans Lane homes built in Bledlow – but not affordable!

Nationwide Training Centre, at the top of Cryers Hill.

Bungalows at the bottom of Haws Lane.

1/2 Old Poultry Farm in Holly Green Lane.

Meadow End in Skittle Green.

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Threshing Barn on Lee Road.

Bungalow conversion Haw Lane.

Forty Green courtyard.

Monks Mill (Perry Lane)

Parslow's Apiaries.

West Lane Affordable housing (West Lane) Meadow View.

Lyde House and Cutlers Orchard, Perry Lane Former Children's Home Perry Lane.

Restaurant extension at the Three Horseshoes Public House in Radnage.

Housing at Lane End as you turn onto road to Frieth - good quality materials and detailing. Most buildings acknowledged in Chilterns Building Design Awards.

Extension at 2 Hilltop Cottages.

Extension at Highacres, Hilltop Lane, Chinnor .

Tring Park School dance studios.

Most of Batting Close.

Old Police House conversion.

top house on Haw Lane on the left.

'Light Dragoon' refurbishments.

Refurbishment of 'Felton', opposite the church in Bledlow Ridge.

Suggestions from outside the Parish and Chilterns:

These recent developments were mentioned, but fall outside of the Parish and Chilterns: The Rothschild 'flint house' in the Vale of Aylesbury

<https://www.architecture.com/RIBA/Contactus/NewsAndPress/PressReleases/2015/UKsbestnewhouse-RothschildsFlintHousecrowned2015RIBAHouseoftheYear.aspx>; The Waterside Theatre, Aylesbury, Crest Development, Kentwood Farm, Wokingham; Maplewood School, Downley (in High Wycombe, outside the Chilterns); Bryants Bottom cottage extension; The Quince Tree farmshop & Café at Stonor; New vestry/office built into St Mary's (Risborough).

Specific applications were also referred to in this response:

Extension at 2 Hilltop Cottages, Hilltop Lane, Chinnor Extension at Highacres, Hilltop Lane, Chinnor Tring Park School dance studios Micasa, Kings Langley College Lake Visitor Centre Kingsford Cottage, Speen 11/06412/FUL | Demolition of extensions and conversion of existing Public House to 1 x 3 bed dwelling, erection of 2 pairs of semi-detached dwellings (4 x 3 bed) and associated external alterations | The Old Sun Church Road Lane End Buckinghamshire HP14 3HG 07/06825/FUL | Demolition of existing dwelling and erection of one 4-bed dwelling and detached triple garage | Ranch House Frieth Hill Frieth Buckinghamshire RG9 6PW 10/07257/FUL | Erection of replacement 4 bed detached dwelling following demolition of existing buildings (alternative scheme to pp 09/07006/FUL) | Prospect Market Gardens Shogmoor Lane Frieth Buckinghamshire RG9 6TB

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**Question 16. Do you have any further comments on Landscape and the Built Environment?**

A common point raised was for the Neighbourhood Plan to not freeze design and development in the past, but to allow for and enable more diverse building designs that blend into the surroundings without looking as though they are designed to reflect a bygone age.

*“Development should reflect modern design as well as traditional.”*

*“Why do planning/building control/design issues look backwards? We must look forwards!”*

Buildings and new developments should be screened (trees, hedges etc) so they don't detract visually from the landscape and are sympathetic to the environment.

Better maintenance of public footpaths, verges and roads was an issue raised in a number of responses.

*Other comments:*

The pigs at Saunderton are ruining the landscape going towards Bledlow Ridge.

Guidance/restrictions on driveway surfacing and access gates to ensure they are in-keeping with village character.

Develop more routes like the Phoenix trail to improve health for older people.

Developments should be appropriately landscaped with trees, with gardens and well-designed parking.

Landscape must be protected, particularly the AONB.

No solar farms.

Any development should be low impact and no more than 2-storeys.

Shame to have lost the Rose & Crown PH.

Create a joined up plan.

50% extension rule in AONB is too restrictive and should be changed to conform to national guidelines of 50% of curtilage. More planning flexibility required.

Protect our nature reserves, SSSIs, woodlands.

Create a natural burial site for Parish residents.

Create new broadleaf woodland.

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**Question 17. Please list any community assets (such as pubs, shops, village halls, green spaces etc) that you feel the Neighbourhood Plan should seek to protect.**

In this section a lot of support was expressed for many of the existing community assets, particularly those which encouraged a good community spirit. There was a particularly high number of Parishioners mentioning the local pubs, notably the Boot and the Golden Cross, local shops e.g. the Country Store, village halls and sports facilities including the cricket and tennis club and the Meadow Styles playground. Green spaces including the area opposite Saunderton Station and The Crest/Haw Lane greenspace were also mentioned. The allotments are also valued by Parishioners as are local schools and churches, notably St Paul's.

Residents also mentioned the importance of local bus services, local GPs, local clubs and societies, views, footpaths, the Clare Foundation, Molins ballroom, the golf club and local historical sites.

Community assets people felt were **missing** included a swimming pool and health centre, football/rugby pitches and a pub for Saunderton.

Rose & Crown PH closure/conversion was mentioned by a few as an example for where the Neighbourhood Plan may be able to create an intervention to stop this kind of thing happening again. Avoid diversification of farms to industrial units.

It was suggested that, should the cricket club seek to merge facilities with the village hall, it could be done with the view to creating a new village community facility.

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**18. Which of the following facilities do you think are priorities for the Community?**

**(Put a number in each box: 1 = High priority; 2 = Medium priority; 3 = Low priority)**

*Please note, not everyone answered this question correctly, for example by ticking boxes and leaving others blank. In these cases, a tick was treated as high priority and no tick low priority. Some Parishioners also went on to qualify their answers, for example:*

*“Not sure what is meant by 'priority' - school and pre-school very important but already thriving and well supported hence not put as priority. Broadband important too but out of our control?”*

*“I cannot comment on the pre-school or schools in the area as I have not knowledge of them as we moved to the area after our children were over school age.”*

Other suggestions included medical facilities and a care home.

**High-speed broadband**

High	Medium	Low
255	55	50

**Public footpaths, bridleways or cycling routes**

High	Medium	Low
222	75	63

**Schools**

High	Medium	Low
216	67	77

**Village shops**

High	Medium	Low
189	88	83

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### **Village halls**

High	Medium	Low
175	106	79

### **Pre-school**

High	Medium	Low
148	102	110

### **Community transport**

High	Medium	Low
138	120	102

### **Traffic calming measures**

High	Medium	Low
134	88	138

### **Children's play areas**

High	Medium	Low
118	125	117

### **Sports facilities**

High	Medium	Low
108	93	159

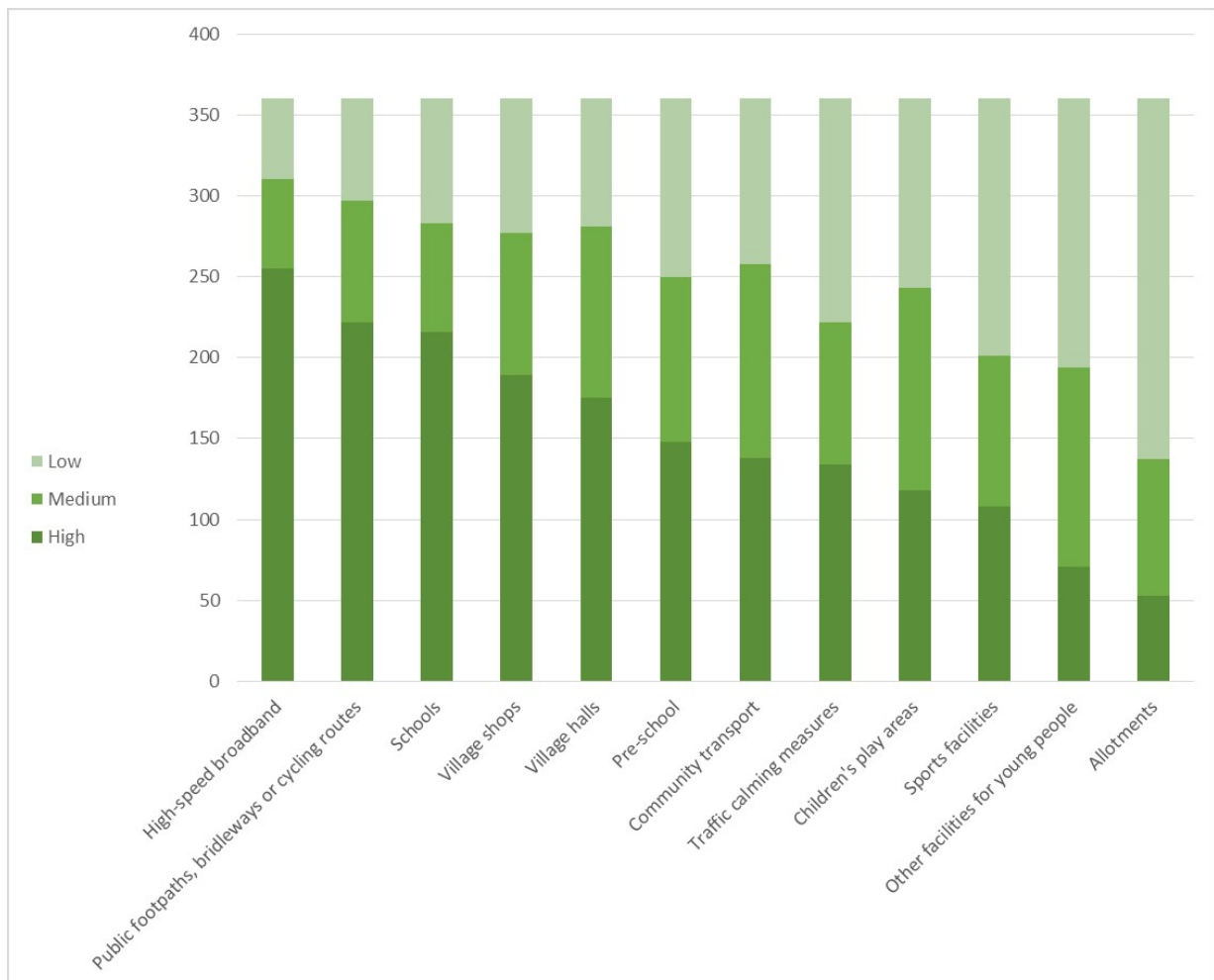


### Other facilities for young people

High	Medium	Low
71	123	166

### Allotments

High	Medium	Low
53	84	223



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**Question 19. Please provide details, including the location, of the facilities you have prioritised in question 18.**

A digest of responses is provided as a significant number of returns did not properly answer the question/didn't understand the question. The most significant responses and trends have been drawn out, particularly those not previously prioritised.

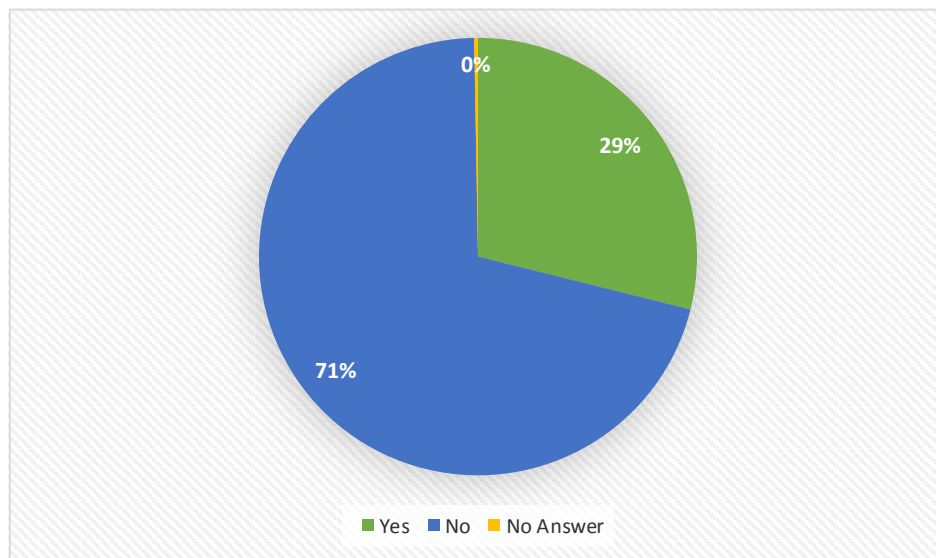
- View that there is a lack of facilities for younger people/families, and the Plan should **prioritise its investment in improving facilities for young people** – pre-school, school, after school activities/clubs, playground etc. Similarly, investing in sports provision was felt to be important for a thriving community and young people. One example read: *Playgrounds at Bledlow Village Hall and Bledlow Ridge Cricket club need somethings for older kids to do...and need a playground near Saunderton. Need more provision for teenagers/young adults. Bigger climbing frame suitable for teens...high rope course...Rollerblading route...Skate board jumps...A safe place to hang out...our kids suggested a quidditch pitch for the local team 'The Chiltern Kites'!!! Part of Molins site and/or Space near cricket club/meadow stiles playground could be used for some of these - as long as footpath link from villages to site.*
- Many residents prioritised the same community facilities as highlighted in Q17 – e.g. village hall, school, playground, shops, allotments, cricket club, tennis courts, churches, GP services, existing rights of way etc. Several responses suggested the Plan should **prioritise existing facilities to make sure they are not lost**. One respondent suggested having more local produce available in village shops.
- New or improved services/facilities - Many prioritised services which they considered to be absent or poor in the parish. **High speed broadband** was most commonly referred to, but also regular community transport/bus services connecting parish to local towns, new rights of way, improvements to cycle routes (including the Phoenix Trail) and bridleways, new allotments and a community café (in Bledlow village hall). Support was expressed for the Chinnor/Risborough Celebration Line.
- **Traffic calming measures** – Church End, West Lane to B4009, Perry Lane, Haw Lane & Lee Road (narrow bridge), Chinnor Road, Bradenham Wood Lane & Slough Lane onto A4010, specifically referred to by several as key areas which need attention. Usual measures suggested include speed cameras, better police enforcement, separate cycle paths, reduced speed limits, flashing speed limit awareness signs, and preventing HGV traffic on inappropriate rural lanes. One respondent says she was riding on her horse when hit by a car unable to slow down quickly enough.
- **Plan for redevelopment to encourage specific investment in community infrastructure** - Redevelopment of Molins was felt by some as a great opportunity to improve community facilities. Suggestion that a community hub and shops could be incorporated within the redevelopment of the Molins site. One respondent suggested the redevelopment of existing Bledlow Ridge Village Hall for housing and creation of a new multi-purpose/multi-functional community building at the Cricket Club.

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**Question 20. Do you have a business which is based in the Parish?**

*(Tick one)*

	Number of Responses	Percentage
Yes	104	29%
No	255	71%
No Answer	1	Less than 1%

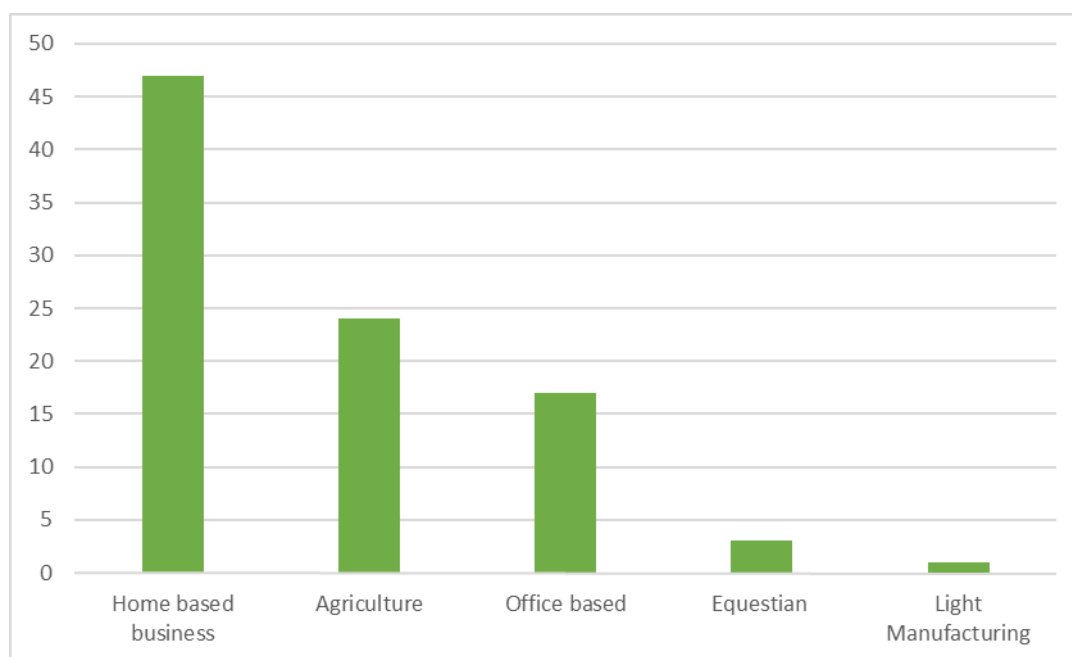


**Question 21. If “Yes”, which of the following best describes your business?**

*(Tick all that apply)*

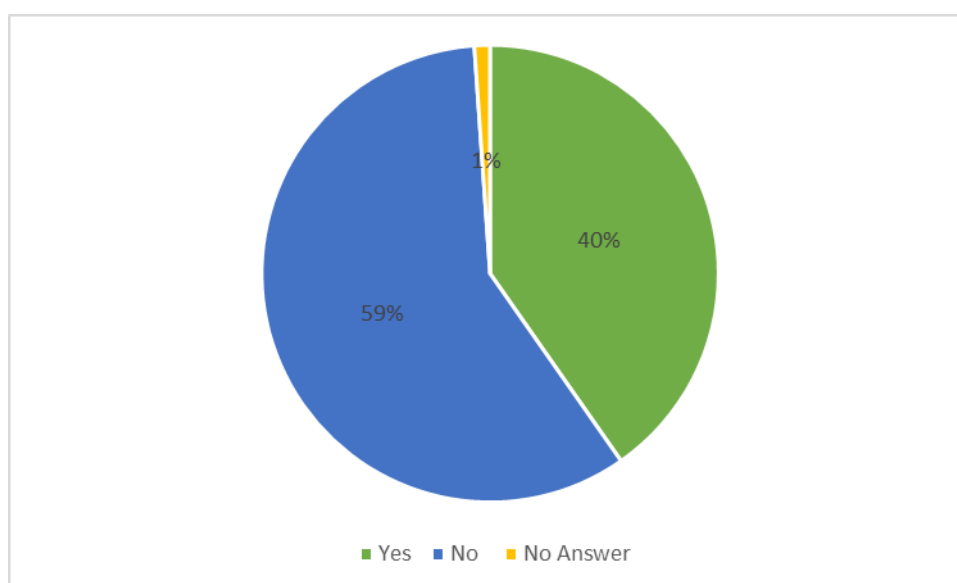
	Business
Home based business	47
Agriculture	24
Office based	17
Equestrian	3
Light Manufacturing	1
Tourism leisure and crafts	1
Public House/Retail	1

Other included consultant, music teacher, builder, construction, landscape designer, photographer, design and education, training, health care, gardener, project management, films, charity work.



**Question 22. Does anyone in your household work from home?**

	Number of Responses	Percentage
Yes	145	40%
No	211	59%
No Answer	4	1%



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**Question 23. If “Yes”, how many?**

	Number of Responses	Percentage
1 Person	95	66%
2 People	47	32%
3 People	2	1%
4 People	1	1%

**Question 24. On average, how many days a week do they work from home?**

*(Tick one) Please note some people ticked more than one.*

	Number of Responses
1-2 days	80
3-4 days	40
5+	34

**Question 25: Any Further Comments**

The majority of respondents used this opportunity to reinforce their earlier remarks regarding key issues affecting the Parish, the redevelopment of Molins for housing (revealing a diversity of views across the Parish both for and against housing at this location), the impact of any development on struggling infrastructure, significant existing highways infrastructure issues (traffic speeds, volumes, rat-running, poor maintenance), lack of affordable housing for local/young/elderly people, the dire broadband speed, declining rural services, a strong sense of pride in the Parish, a desire to retain/rekindle community/rural life, a wish for the Parish to grow sustainably and not stagnate or freeze in time, and to best protect the beautiful countryside and quality of life it provides (footpaths, wildlife, peace, dark skies, views).

A summary of key comments:

- Parishioners expressed thanks for the opportunity to give views on the Neighbourhood Plan. Respondents appreciated being given the opportunity to be involved in shaping their future community and sincerely hope that the comments will be taken on board. *“Thank you for giving us the opportunity to participate in this initiative. I hope this results in very clear guidelines around policy, but also that the NP can get into the specifics of numbers of houses, sites earmarked for small scale development (whether residential or employment, or community amenity-related).”*

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- Some were unclear as to what the objectives of the Neighbourhood Plan are and requested a statement of the end goal – is it to guide housing numbers/site allocations, protect against Molins redevelopment or plan the future needs of the Parish? It is requested that the actions from the questionnaire be published so the NP serves a real purpose and will make a difference on the ground.
  - Many strongly felt development must come with infrastructure and local service improvements (medical facilities, highways improvements).
  - It is seen as important that new housing is of a decent size and quality but affordable for young people. How can the Plan seek to control investors buying up 2/3 bedroom houses for buy-to-let? The affordable housing scheme in 2004/5 of 5 houses at Little Gibbs, West Lane attracted more applicants fulfilling the criteria than could be accommodated, demonstrating local need.
  - A common theme was the need for better, faster broadband services – for professionals, but also communities (school/college aged children).
  - The majority felt that larger scale developments should be concentrated on the larger towns of High Wycombe, Aylesbury and Princes Risborough.
  - *“Many villages have no heart, no centre – just a collection of people living in the countryside.”* Would sympathetically introduced work places/light industry allow some people to live and work in the village, introducing some village life and community spirit into the area, particularly during the week?
  - Generally, infill development was supported providing it is sympathetic, and is preferential to large scale development. *“There are numerous plots with infrastructure already in place which would not detract from any overall aspect, and would be beneficial providing many needed homes.”* Conversely some felt too much infilling/expansion could however potentially ruin the character of the village. *“There needs to be open spaces for people to meet, young and old, to freely exercise.”*
  - Flooding issues are raised throughout the questionnaire, and it is suggested that reasons for flooding such as hard landscaping, surface materials used etc. could be considered alongside policies for prevention and alleviation of localised flooding, with advice available from Bucks CC Flood Management Team on this matter. Parishioners also requested that ditches were maintained properly so as to prevent flooding issues occurring.

Other comments received by topic:

### **Policy & Planning**

- Many felt it was important to protect the Chilterns AONB and Green Belt and choose to develop brownfield sites first.
- With regard to the planning process, some felt there was a need to see more evidence of Parish and district councils working together to plan for communities.

- Some felt WDC seems to prefer to allow large scale development on a single site with little direct infrastructure improvement to the community. It also seems to restrict development on a smaller scale – i.e. hard to get permission for smaller infill development/single dwellings. WDC need to have better control of developers purchasing land and leaving it undeveloped for years, so the site becomes subject to vandalism, trespass etc. A proportion of the increase in value of land as developers increase number of units should be returned to the community via infrastructure.

## Housing/Molins

- The Molins site is an ideal location for additional housing – good transport links, brownfield, gives Saunderton a critical mass so it can better support local families and provides opportunity for infrastructure improvements. Good case for incorporating a nursing home, given the ageing population of Bucks and increase in dementia.
- Houses need to be built in this area. *“We need to open our minds to new development”* and *“increase the size of every community to accommodate the housing requirement.”*
- *“We are not against the redevelopment of the Molins site, but cannot see why local families would want to come here with no school places (and no room to extend school at Bledlow Ridge) and other facilities overstretched/absent.”*

## Design

- *“Any development should be unobtrusive, low density, high quality, of a design and appearance and scale in sympathy with its surroundings, and within existing settlement boundaries”.*
- *“We need bold visionary plans that look to the future and the next 150 years, otherwise the UK will be left behind as Asia rises and develops. We want our grandchildren to be proud we have made bold decisions, ensuring the UK does not decline any further.”*
- The policies should refer to the Chilterns AONB Design Guide, not the standard national house builder designs.
- *“What about a greater emphasis on local materials – TIMBER!”*
- Listing of buildings should be restricted to outstanding examples of traditional Chilterns buildings or of great historic interest.
- Hamlets that form part of Bledlow and Saunderton should be recognised as settlements in planning terms. They are established communities where people live and should be permitted to grow. Infill and single development should be enabled on the edge of the hamlets.
- Think about the surfacing of roads, and whether these are appropriate for the Chilterns (consider using surface material that limits noise).

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## Highways/Transport

- Traffic is a key issue for many residents in the Parish, and lanes need to be made safer for pedestrians. Some form of traffic calming needs to be in place and enforced on the A4010.
- Passing places should be created on single track lanes and horse riding on unsuitable lanes restricted.
- Plan should have policy to address residents/farmers taking responsibility for their sections of verges/roads (keeping mud off road, hedges and verges cut etc.)
- Ensure HS2 noise pollution is zero.
- Better cycling opportunities to Stoke Mandeville (awful on the A4010). More would cycle if conditions were better. Pedestrian crossing at Princes Risborough back lane needed.
- Princes Risborough station should be classified as a major hub station.

## Community amenities

- Maintain community-led day centres supporting disabled people.
- The community needs to be encouraged to use existing community facilities – Use it or lose it! Better publicity, organised activities such as holiday club/camp in the summer for young people and their families.
- Area of land opposite Brewhouse farm/barn, adjacent to Mill House in Perry Lane should be developed as an amenity for the village.
- The NP should focus on building thriving communities and avoid helping commercial enterprises/sports clubs which should rely on the public for their economic survival. The NP should provide locations for commercial businesses to occupy and develop.
- Use local tradesmen and apprentices for new developments in the area.



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### 3. Conclusions

The response rate of 39% demonstrates that the local community is engaged with the Neighbourhood Plan process and cares for their Parish and community. Residents appreciate the location of the Parish within the AONB and greatly value the views and rural nature of the Parish. This is demonstrated through Q12 with 92% of respondents saying the protection of the views of and from the Chilterns Area of Outstanding Natural Beauty from inappropriate development, should be a priority for the Neighbourhood Plan. When residents were asked to say what they liked about living in the Parish, the countryside location was one of the main reasons.

Another reason Parishioners like living in the Parish is the friendly nature of people and its community spirit. Residents are keen to ensure that the Neighbourhood Plan seeks to foster and support this. They are also keen to ensure that the Parish continues to be a place that can support a wide demographic both in terms of age and income. This is demonstrated in the responses to the types of homes people felt were needed, which included affordable homes for letting/shared ownership by people with a local connection and two and three bedroom homes to support younger families. Likewise, there was considerable mention of the need for homes suitable for the elderly which would enable them to downsize whilst staying in the Parish.

With regard to the approach to new homes, Parishioners would like to see well planned and well-designed housing. This is reflected in the support for Neighbourhood Plan priorities of ensuring that 'business and residential development is in harmony with the rural character of the Parish and sits well in the landscape' and using 'designs which are in keeping with the scale, location and appearance of existing buildings', both of which received significant support.

In terms of development location, whilst site specific allocations were not part of the survey, 87% of respondents support the priority of housing development on brownfield land. One of the largest brownfield sites within the Parish is the former Molins site. When asked what sort of development they would like to see there, 72% of Parishioners supported a mixed used development. Within this mix, housing was seen as an important element, as were employment opportunities.

In Q10 80% of survey respondents felt that supporting the use of brownfield land and/or existing buildings for business use should be a priority for the Neighbourhood Plan.

With regard to community amenities, poor broadband connection was seen as one of the worst and most frustrating things about living in the Parish. This was also seen to have a negative effect on businesses in the area, for those working from home and for students/school children who also require good internet speeds for study.

Likewise, road infrastructure, including the proper maintenance of footpaths and bridleways, was seen as a key concern, with residents saying that any new development must take account of this. Wider community infrastructure should also be supported as a result of new development, with

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Parishioners qualifying support for such development by stating it must be accompanied by the appropriate contributions towards local facilities including health and education.

Respondents expressed support for the Parish Council in undertaking the Neighbourhood Plan and hoped it would provide a balanced view of the needs of the whole Parish.

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## Appendices



# BLEDLOW-CUM-SAUNDERTON PARISH COUNCIL

Clerk: Julie Bunker: 20 Kimble Park, Little Kimble, Aylesbury, HP17 0UG

Tel: 01296 614423

[np@bledlow-cum-saundertonparishcouncil.org.uk](mailto:np@bledlow-cum-saundertonparishcouncil.org.uk)

[www.bledlow-cum-saundertonparishcouncil.org.uk](http://www.bledlow-cum-saundertonparishcouncil.org.uk)

Name

Address 1

Address 2

Address 3

Address 4

Postcode

*To all households in Bledlow-cum-Saunderton*

8<sup>th</sup> January 2016

## NEIGHBOURHOOD PLAN SURVEY

This survey has been developed by the Parish Council's neighbourhood plan working group, with the support of Engage Planning who will analyse the results.

Neighbourhood plans, a planning process introduced by the Localism Act in 2011, have to take account of both current and future development needs: from housing, supporting the local economy and providing for the needs of an aging population to preserving the environment which attracts so many people to the area. Fundamental to the planning process is to give everyone in the Parish an opportunity to take part by helping to determine what is important now and in the future, and in what form any changes should be delivered.

This survey is, perhaps, the single most important contribution that you can make to influence the policies which will shape the Parish over the next few decades. The report resulting from this survey will give a measure of the balance of opinion on the topics covered. It will also help identify any additional issues you think are important and should be considered as the plan develops.

**Please complete the survey** (using continuation sheets if you need them) and return it in the enclosed Freepost envelope. Alternatively you can complete the survey online at <https://bledlow-cum-saundertonparishcouncil-survey.co.uk>. The survey has been designed to be completed household by household. Should any member of your household wish to fill in a separate questionnaire, please call 01926 623095 or email [rachel@engageplanning.co.uk](mailto:rachel@engageplanning.co.uk) for another form.

The closing date for responses to reach Engage Planning is **Monday 25<sup>th</sup> January 2016**.

Many thanks in advance for taking the time to respond to the survey. We very much appreciate your active participation and look forward to hearing your views.

Yours

**The Bledlow-cum-Saunderton Neighbourhood Plan Working Group**



## Bledlow-cum-Saunderton Parish Boundary



Statement of Purpose:

Site Plan for Council Business Use Only

Map produced in MapInfo GIS by:

Clerk

Scale:

1:53000

Date:

29/11/2015

Saved as Layout in Workspace Path/Name:

OS mapping: © Crown Copyright and database rights 2011 Ordnance Survey 100023306.

Print for the public: You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form.

Aerial Photo Imagery 2010 and 2006: © Getmapping plc. www.getmapping.com.

Bledlow-cum-Saunderton Parish Council

20 Kimble Park, Little Kimble,

Aylesbury, Buckinghamshire.

HP17 0UG





## Bledlow-cum-Saunderton Parish Council Neighbourhood Plan Survey

Survey Reference

# 1234

### THE PARISH

1. So we can identify issues relating to specific parts of the Parish, please give your postcode.

2. What do you like most about living in the Parish?

3. Are there things which you dislike about living in the Parish?

### HOUSING AND RESIDENTIAL DEVELOPMENT

The Parish consists of villages, hamlets and scattered housing surrounded mainly by farms, woodland and other open spaces. It has approximately 2,500 people living in 1,000 houses spread over an area of about 10½ square miles. Over the last 10 years, the population has increased by around 10%, although population density remains very low, at about 15% of the average for Wycombe District.

About 70% of the Parish is in the Green Belt or the Chilterns Area of Outstanding Natural Beauty and, as a result, most of the 35 development schemes since 2003 have been conversions (the Paper Mill and Bledlow Children's Home) or built on brownfield sites previously used for business (the Old Bledlow Ridge Garage, Wests Yard Saunderton and the current proposal for the former Molins site). However, it is unlikely that brownfield sites and conversions alone will be enough to meet future demand and we therefore need to consider other options too.

4. What type of land do you think should be used for the development of new housing?

*(Tick all that apply)*

- ☐ Brownfield/previously developed land
- ☐ Infill, within the existing villages, hamlets and identifiable ribbons of development, where surrounded by buildings
- ☐ Infill, outside the existing villages, hamlets and identifiable ribbons of development, where surrounded by buildings
- ☐ Backlands (typically gardens and other plots which could be sub-divided)
- ☐ Other land outside the Green Belt or Chilterns Area of Outstanding Natural Beauty
- ☐ Other *(Please specify)*

5. For suitable sites, which of the following types of development would you prioritise?  
(Put a number in each box: 1 = High priority; 2 = Medium priority; 3 = Low priority)

- ☐ Affordable housing for letting or shared ownership only by those with a local connection
- ☐ 1 bedroom homes and apartments
- ☐ 2 bedroom smaller family homes
- ☐ 3 bedroom medium-sized family homes
- ☐ 4 bedroom plus larger family homes
- ☐ Properties designed for the elderly
- ☐ Sheltered accommodation for the elderly/care homes
- ☐ Other (Please specify)

6. What sort of development would you like to see at the former Molins site near Saunderton Vale?  
(Tick one)

- ☐ Housing                      ☐ Employment                      ☐ Mixed use

7. If you answered "Employment" or "Mixed use", which of the following would you like to see?  
(Tick all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Housing                         | <input type="checkbox"/> Sports facilities          |
| <input type="checkbox"/> Light industrial                | <input type="checkbox"/> Visitor attraction/Tourism |
| <input type="checkbox"/> Offices/Service Offices         | <input type="checkbox"/> Other (Please specify)     |
| <input type="checkbox"/> Retirement village              | <div></div>   |
| <input type="checkbox"/> Community space (eg playground) |   |
| <input type="checkbox"/> Village hall                    |   |

8. Do you think the former Molins site should have a direct pedestrian link with Saunderton Station?  
(Tick one)

- ☐ Yes                      ☐ No

(Please explain your answer, and any other views you have on the future of the former Molins site):

**9. Do you have any further comments on Housing and Residential Development?**

**LOCAL ECONOMY**

The Parish has 3 pubs, 1 village shop, a car showroom/service centre, farms, equestrian facilities, the Clare Centre, Hearing Dogs for the Deaf and a few light industrial buildings. There are well over 200 businesses registered in the Parish, including numerous home-based operations.

Of the 40+ applications to redevelop non-residential sites since 2000, the majority has been for agricultural buildings or conversions to residential use. No new commercial or industrial buildings have been developed within the last 10 years. The net loss of commercial sites could impact both employment opportunities and services available to local residents.

**10. How would you like to see the Neighbourhood Plan support economic activity within the Parish?**  
(Tick all that apply)

- ☐ By supporting the use of brownfield land and/or existing buildings for business use
- ☐ By including policies to support working from home
- ☐ By encouraging more visitors to our Parish in order to support local shops and public houses
- ☐ By supporting the continued use of land for agricultural production
- ☐ By supporting farm diversification
- ☐ Other (Please specify)

**11. Please give any further comments on Local Economy.**

**LANDSCAPE AND THE BUILT ENVIRONMENT**

The majority of the Parish lies either within the Chilterns Area of Outstanding Natural Beauty or is classified as Green Belt, with the remainder consisting of open farmland running out into the Vale of Aylesbury. The Parish contains a range of different farm sizes and types, with a mixed pattern of stocking and cropping. Woodland cover is relatively modest and tends to be concentrated on the higher ground, with the mature beech woodlands on the edge of the Chiltern escarpment contributing to the visual appeal of the landscape. The built environment is one of small villages and hamlets connected by minor roads lined with hedgerows. Visitors to the Parish are attracted by the landscape, history and culture, with 42 Listed Buildings, the Bledlow Conservation Area and 14 Scheduled Ancient Monuments all of which make our Parish a desirable place to live.

**12. What priorities should the Neighbourhood Plan have in protecting the natural environment?**  
(Tick all that apply)

- ☐ Minimise light pollution by supporting a 'dark skies' policy
- ☐ Minimise the level of noise and other forms of pollution caused by development and transport infrastructure
- ☐ Protect the views of and from the Chilterns Area of Outstanding Natural Beauty from inappropriate development
- ☐ Promote the preservation and restoration of key local habitats and wildlife biodiversity



- ☐ Promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland
- ☐ Manage the visual impact, scale and location of alternative energy installations
- ☐ Other (*Please specify*)

**13.** What priorities should the Neighbourhood Plan have in protecting the quality of the built environment?  
(*Tick all that apply*)

- ☐ Define and preserve the boundaries of our villages and hamlets
- ☐ Use designs which are in keeping with the scale, location and appearance of existing buildings
- ☐ Use traditional local building materials
- ☐ Promote a high level of energy conservation/environmental sustainability in new buildings
- ☐ Identify houses which are not currently listed but which should be protected by a local listing
- ☐ Include signage, advertising and street furniture which are in keeping with the rural character of our Parish, and maintain the Parish as an 'Area of Special Advert Control' (where advertising is more restricted)
- ☐ Ensure that business and residential development is in harmony with the rural character of the Parish and sits well in the landscape
- ☐ Improve flood prevention measures both within the design of new buildings and elsewhere
- ☐ Other (*Please specify*)

**14.** Are there any buildings, places or views which you believe are particularly important to protect?  
(*Please give details of the location and reasons in the space below*)

**15.** Are there any examples of buildings/developments carried out in the past 15 years that you feel demonstrate high quality design? These could be individual houses, conversions/extensions, public, commercial or educational buildings or landscaping on any scale and need not be within the Parish Boundary, but should be within the Chilterns area.

**16.** Do you have any further comments on Landscape and the Built Environment?

## COMMUNITY INFRASTRUCTURE

The Parish has a primary school, two children's playgrounds, three churches, three pubs, two cricket clubs, a tennis club, a golf course and one set of allotments. Other clubs and societies use the two village halls. Future development in the Parish will generate funds via the Community Infrastructure Levy. The Parish Council will be able to use these funds to support local facilities.

**17.** Please list any community assets (such as pubs, shops, village halls, green spaces etc) that you feel the Neighbourhood Plan should seek to protect.

**18.** Which of the following facilities do you think are priorities for the Community?  
(Put a number in each box: 1 = High priority; 2 = Medium priority; 3 = Low priority)

- |  |   |
|--|---|
| <input type="checkbox"/> Pre-school                        | <input type="checkbox"/> Public footpaths, bridleways or cycling routes |
| <input type="checkbox"/> Schools                           | <input type="checkbox"/> High-speed broadband                           |
| <input type="checkbox"/> Children's play areas             | <input type="checkbox"/> Community transport                            |
| <input type="checkbox"/> Other facilities for young people | <input type="checkbox"/> Traffic calming measures                       |
| <input type="checkbox"/> Sport facilities                  | <input type="checkbox"/> Other ( <i>Please specify</i> )                |
| <input type="checkbox"/> Village halls                     |   |
| <input type="checkbox"/> Village shops                     |   |
| <input type="checkbox"/> Allotments                        |   |

**19.** Please provide details, including the location, of the facilities you have prioritised in question 18.

## AND FINALLY

**20.** Do you have a business which is based in the Parish?  
(Tick one)

- ☐ Yes      ☐ No

**21.** If "Yes", which of the following best describes your business?  
(Tick all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Agriculture                 | <input type="checkbox"/> Home-based business             |
| <input type="checkbox"/> Equestrian                  | <input type="checkbox"/> Light manufacturing             |
| <input type="checkbox"/> Tourism, leisure and crafts | <input type="checkbox"/> Other ( <i>Please specify</i> ) |
| <input type="checkbox"/> Public House/Retail         |  |
| <input type="checkbox"/> Office-based business       |  |

**22.** Does anyone in your household work from home?  
(Tick one)

☐ Yes      ☐ No

23. If "Yes", how many?

24. On average, how many days a week do they work from home?  
(Tick one)

☐ Rarely/Never/Not applicable

☐ 1-2 days

☐ 3-4 days

☐ 5+

25. If you have any further comments please give these below or attach a continuation sheet.

Thank you for taking the time to complete this survey. Please return it in the Freepost envelope provided to;

**Engage Planning Ltd**

FREEPOST RSTG-HTYX-RAGK  
Warwick Innovation Centre  
Warwick Technology Park  
Warwick  
CV34 6UW

Or complete online at [www.bledlow-cum-saundertonparishcouncil-survey.co.uk](http://www.bledlow-cum-saundertonparishcouncil-survey.co.uk) and don't forget to include the survey number from the front page.