

# **EDLESBOROUGH PARISH COUNCIL**

## **EDLESBOROUGH, DAGNALL & NORTHALL NEIGHBOURHOOD PLAN PUBLIC CONSULTATION**

### **NOVEMBER 2011 SURVEY ANALYSIS**

# EDLESBOROUGH PARISH COUNCIL

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# EDLESBOROUGH PARISH COUNCIL

## AN ANALYSIS OF THE NEIGHBOURHOOD PLAN QUESTIONNAIRES FOR THE VILLAGES OF EDLESBOROUGH, NORTHALL AND DAGNALL

### BACKGROUND

As part of the public consultation associated with the compilation of a Neighbourhood Plan for the Parish of Edlesborough, comprising the villages of Edlesborough, Dagnall and Northall, a questionnaire was delivered during November 2011 to every household and business in the Parish.

The questionnaire addressed the issues of housing development, employment development, infrastructure and phasing over the next 20 years to 2031. Individual questionnaires were created for each of the three parish wards so that the views of each of the three villages could be ascertained separately. Each village questionnaire included the same questions (although they were tailored to suit the individual villages), and the results have been compiled for each individual settlement rather than for the Parish as a whole.

The questions related to housing development were:

Q1. Do you agree that there will be a need for new homes in the village over the next 20 years to 2031?

Q2. What is the total number of homes that should be built in the village over the next 20 years?

Q3. What is the maximum number of homes that you think should be built on a single development in the village?

Q4. If new homes are to be built in the village, what type do you think would be appropriate?

The questions related to employment development were:

Q5. Will there be a need for more places of local employment over the next 20 years and where should that employment be?

Q6. How many new jobs per new home built in the village over the next 20 years do you think should be created?

Q7. If there is to be new employment development in the village, what type do you think would be appropriate?

Q8. Where should any future employment developments be located?

The question related to infrastructure was:

Q9. Of the various types of infrastructure, do we need more now without new development, will we need more if we have new development or do we already have sufficient to accommodate new development?

The question related to phasing was:

Q10. How do you think new homes should be phased over the 20 years between now and 2031?

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The approximate response rates from each of the three separate wards were as follows:

Edlesborough Ward	21% (154 questionnaires returned)
Dagnall Ward	23% (50 questionnaires returned)
Northall Ward	13% (23 questionnaires returned)

Whilst the above response rates were rather disappointing, it must be appreciated that the Parish Council already had the data from the 2008 Parish Plan Survey, which achieved an overall response rate of 67.5%. Question 21 of the earlier survey had already supplied much of the how much or how little the community wanted in terms of various types of housing and employment development. The objective of this survey was to update the earlier findings to understand whether or not they were still representative of the views of the community, to quantify some of the 'much more/some more/little more' ratings used previously and to identify infrastructure and phasing preferences. It is considered that this survey was successful in achieving those aims.

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## SUMMARY

The headline findings of the survey for each of the three Parish Wards are very similar for housing development, employment development and phasing and are as follows:

### Housing Development

The majority agree that some very limited housing development will be needed over the next 20 years, including some market housing. The total number of new homes considered appropriate by the majority in each of the three villages is 10 houses or less, with a maximum of 5 houses on a single development.

The most popular type of housing need identified is for bungalows suitable for elderly people. Housing association development strictly for local people is also favoured in Edlesborough and Dagnall, but there is strong opposition from all three settlements to housing association development for non village people.

### Employment Development

A need for additional local employment is perceived by the majority, but far more people think that it should be provided within a 10 mile radius rather than in the villages themselves. A large majority are of the opinion that any new employment developments within the villages themselves should be small, employing less than 10 people.

### Phasing

A sizeable majority consider that any future development needs to be spread over the whole 20 year period, rather than all at the beginning or the end of the period.

The various categories of infrastructure that are currently considered to be inadequate and what enhancement would be necessary to accommodate future development vary slightly between the three villages. This is understandable as Edlesborough currently has more facilities and infrastructure than either of the other two villages. The need for faster broadband was however identified by a large majority of residents in all three settlements.

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## ANALYSIS OF DATA

The detailed results for each of the parish wards are detailed in the appendices of this report. The analyses of the findings for each ward are as follows:

*Note. For the purpose of this analysis, the percentages quoted relate to the proportion of responses that expressed an opinion on the relevant question. The 'don't know', 'not sure', 'neither agree nor disagree' responses were discounted.*

### **Edlesborough**

#### Housing Development

58% agree that there will be a need for some housing development over the next 20 years with 53% considering that 10 houses or less is appropriate. The most popular range is 5 to 10 homes (26%), closely followed by 10 to 20 homes (24%). It would therefore seem that 10 houses is the most appropriate number for the 20 year housing allocation for Edlesborough village.

61% feel that the number of houses built on a single development should not exceed 5. The most popular range is 2 to 5 homes (33%).

As far as the type of housing is concerned, the most apparent need is for bungalows suitable for the elderly (83%). A majority consider that general market housing would be appropriate (65%), but preferably in the form of small (1 to 2 bed) houses (75% in favour) as opposed to larger (3+ bed) houses (53% in favour). Housing association development for Edlesborough people only is also favoured (66%), but there is strong opposition to housing association development for non Edlesborough people (72% against).

#### Employment Development

A majority consider that there will be a need for more places of local employment, but only 52% consider that it should be in Edlesborough itself. 94% feel that there should be employment elsewhere within a 10 mile radius of Edlesborough. 40% of responders consider that 1 new job needs to be created for each new home built and 37% feel that number should be 2 new jobs per new home.

If there are to be any new employment buildings in Edlesborough, 69% consider that they should be small, employing less than 10 people. 74% are opposed to any new employment buildings employing more than 10 people. With regard to the location of any new employment buildings, 38% expressed a view that they should be alongside existing employment and 29% want them to be separate from existing homes.

#### Infrastructure

Of the 18 different types of infrastructure categories identified in the questionnaire, there are four that a majority consider are inadequate even without any new development. These are Faster Broadband (74%), Pubs/Restaurants (66%), Parking Capacity (53%) and Petrol/Diesel Filling Stations (52%).

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Only one of the 18 categories of infrastructure is considered by a majority as capable of accommodating new development without needing more and that is Parks & Play Areas (51%).

## Phasing

As far as phasing of development over the next 20 years is concerned, 5% feel that it should be available all in one block at the beginning and 11% that it should not be released until towards the end of the 20 year period. The remaining 84% are of the opinion that it should be phased to provide some now and some later on, or phased to provide a regular pace across the 20 years.

## **Dagnall**

### Housing Development

57% agree that there will be a need for some housing development over the next 20 years with 64% considering that 10 houses or less is appropriate. The most popular range is no new homes at all (32%). It would therefore seem somewhere between 5 and 10 houses is the most appropriate number for the 20 year housing allocation for Dagnall village.

66% feel that the number of houses built on a single development should not exceed 5. The most popular range again is no new homes at all (33%).

As far as the type of housing is concerned, the most apparent need is for bungalows suitable for the elderly (80%). A majority consider that general market housing would be appropriate (53%), but preferably in the form of small (1 to 2 bed) houses (81% in favour) as opposed to larger (3+ bed) houses (59% in favour). Housing association development for Dagnall people only is also favoured (80%), but there is strong opposition to housing association development for non Dagnall people (76% against).

### Employment Development

A majority consider that there will be a need for more places of local employment, but 55% consider that it should not be in Dagnall itself. 93% feel that there should be employment elsewhere within a 10 mile radius of Dagnall. 40% of responders consider that 2 new jobs need to be created for each new home built and 31% feel that number should be 1 new job per new home.

If there are to be any new employment buildings in Dagnall, 44% consider that they should be small, employing less than 10 people. 76% are opposed to any new employment buildings employing more than 10 people. With regard to the location of any new employment buildings, 18% expressed a view that they should be alongside existing employment and 33% want them to be separate from existing homes.

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## Infrastructure

Of the 18 different types of infrastructure categories identified in the questionnaire, there are seven that a majority consider are inadequate even without any new development. These are Gas Supply (93%), Faster Broadband (90%), Bus Capacity (84%), Local Shops (78%), Footpaths & Cycleways (74%), Local Health Facilities (57%) and Pubs/Restaurants (51%).

Three of the 18 categories of infrastructure are considered by a majority as capable of accommodating new development without needing more and they are Local School (57%), Built Leisure Facilities (54%) and Parks & Play Areas (54%).

## Phasing

As far as phasing of development over the next 20 years is concerned, 15% feel that it should be available all in one block at the beginning and 15% that it should not be released until towards the end of the 20 year period. The remaining 70% are of the opinion that it should be phased to provide some now and some later on, or phased to provide a regular pace across the 20 years.

## **Northall**

### Housing Development

55% agree that there will be a need for some housing development over the next 20 years with 52% considering that 10 houses or less is appropriate. The most popular ranges are 5 to 10 houses (26%) and 10 to 20 houses (also 26%). On the basis of the responses received it could be argued that there is as much support for between 5 and 20 houses as there is for 0 to 10 houses. However due to the small number of responses received for Northall, the percentages calculated are probably less accurate than for the other two villages. It would be perverse to suggest that Northall, the smallest of the three villages, should take more new homes than either of the other two. It would therefore seem that 10 houses is the most appropriate number for the 20 year housing allocation for Northall village.

78% feel that the number of houses built on a single development should not exceed 5 with 52% suggesting the number should be between 2 and 5 homes.

As far as the type of housing is concerned, the most apparent need is for bungalows suitable for the elderly (82%). A majority consider that general market housing would be appropriate (68%), but unlike the other two villages, preferably in the form of large (3+ bed) houses (69% in favour) as opposed to smaller (1 to 2 bed) houses (59% in favour). The attitude to housing association development also differed from the other two villages, in that the majority did not support homes for local people only. 56% are opposed to housing association homes for Northall people only. There is even greater reluctance to accommodate housing association homes for anyone, with 82% being opposed.

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## Employment Development

A majority consider that there will be a need for more places of local employment, but 50% consider that it should not be in Northall itself. 95% feel that there should be employment elsewhere within a 10 mile radius of Northall. 56% of responders consider that 1 new job needs to be created for each new home built and 33% feel that number should be 2 new jobs per new home.

If there are to be any new employment buildings in Northall, 68% consider that they should be small, employing less than 10 people. 70% are opposed to any new employment buildings employing more than 10 people. With regard to the location of any new employment buildings, 22% expressed a view that they should be alongside existing employment and 35% want them to be separate from existing homes.

## Infrastructure

Of the 18 different types of infrastructure categories identified in the questionnaire, there are five that a majority consider are inadequate even without any new development. These are Gas Supply (89%), Faster Broadband (76%), Footpaths & Cycleways (71%), Bus Capacity (56%) and Local Shops (52%),

Four of the 18 categories of infrastructure are considered by a majority as capable of accommodating new development without needing more and they are Local School (61%), Petrol/Diesel Filling Stations (63%), Pubs/Restaurants (58%) and Built Leisure Facilities (56%)

## Phasing

As far as phasing of development over the next 20 years is concerned, 5% feel that it should not be released until towards the end of the 20 year period. The remaining 95% are of the opinion that it should be phased to provide some now and some later on, or phased to provide a regular pace across the 20 years.

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## DISCUSSION

The findings of this survey broadly agree with those of the earlier 2008 Parish Plan survey as far as future housing and employment development are concerned, and it has successfully quantified the 'much more/some more/little more' categories used in the earlier survey. The very low number of questionnaires from Northall residents mean that statistically the percentages may not very accurate, but the trends are clear and generally correlate with the findings of the 2008 Parish Plan Survey.

A housing needs survey was also recently carried out by Community Impact Bucks in April 2011, to investigate whether or not a Rural Housing Exception scheme or schemes would be appropriate in one or more of the villages. The results of that survey showed that the majority of people responding to it would be in favour of such a scheme, but that result was apparently somewhat at odds with the earlier Parish Plan survey. Although the Parish Plan survey indicated that there was some interest in future housing association development, it suggested that the majority of people were not in favour. This Neighbourhood Plan survey distinguishes between housing association schemes specifically for the benefit of village people and other schemes for the benefit of the district in general. The results show that whilst the majority of Edlesborough and Dagnall residents support the former type of development, they are opposed to the latter, which explains the apparent disparity between the two previous surveys. Whilst the majority of Northall residents are not in favour of any new housing association development at all, there is considerably less opposition to homes for Northall people compared to homes for non local people.

Although the majority percentages vary slightly between the three villages, the findings relating to the amount of housing and employment development considered appropriate are very similar. The only significant variation is that whilst Edlesborough and Dagnall both show a preference for smaller new houses, Northall prefers larger ones.

The responses relating to infrastructure unsurprisingly differ slightly, reflecting differences in the infrastructure currently enjoyed by residents of the three villages. The village of Edlesborough currently has mains gas, a range of shops, a doctors/ dental surgery and a regular (if limited) bus service, which the other two villages do not enjoy. Dagnall and Northall both identified gas supply, local shops, bus capacity and footpaths/cycleways as inadequate. A majority in all three villages consider that the existing broadband speed available is inadequate.

### **Footnote**

This analysis was compiled by Councillor John Wilkinson who distributed it electronically to all councillors. The analysis was discussed, agreed and adopted by the Full Council at the meeting on 15<sup>th</sup> December 2011.

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## APPENNDIX 1 - EDLESBOROUGH DATA

### Housing Development

Q1. Over the next 20 years to 2031, do you agree that there will be a need for more homes in Edlesborough?

All responses

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Not sure Don't know	Not answered
15	59	19	26	28	6	1

Responses expressing an opinion

AGREE	DISAGREE
74 (58%)	54 (42%)

Q2. How many new homes (irrespective of type) would be appropriate in Edlesborough over the next 20 years?

All responses

None	1 to 5	5 to 10	10 to 20	20 to 40	More than 40	Not answered
28	13	39	37	22	13	2

Responses expressing an opinion

None	1 to 5	5 to 10	10 to 20	20 to 40	More than 40
28 (18%)	13 (9%)	39 (26%)	37 (24%)	22 (14%)	13 (9%)

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Q3. What is the maximum number of homes (irrespective of type) that should be built on a single development in Edlesborough?

All responses

0 Carried over from Q2	2	5	10	20	40	More than 40	Not answered
28	13	49	38	10	5	5	6

Responses expressing an opinion

0 Carried over from Q2	2	5	10	20	40	More than 40
28 (19%)	13 (9%)	49 (33%)	38 (26%)	10 (7%)	5 (3%)	5 (3%)

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Q4. If new homes are to be built in Edlesborough, should these be of a particular type?

All responses

	Strongly agree	Agree	Disagree	Strongly disagree	Not sure Don't know	Not answered
General market homes	13	61	22	17	12	29
Housing Association homes (for people from Edlesborough only)	17	67	21	23	6	20
Housing Association homes (for anyone)	5	25	35	44	15	30
Bungalows suitable for elderly people	25	83	15	7	5	19
Smaller houses (e.g. 1 to 2 beds)	20	72	22	8	8	24
Larger houses (e.g. 3+ beds)	11	49	27	27	12	28

Responses expressing an opinion

	AGREE	DISAGREE
General market homes	74 (65%)	39 (35%)
Housing Association homes (for people from Edlesborough only)	84 (66%)	44 (34%)
Housing Association homes (for anyone)	30 (28%)	79 (72%)
Bungalows suitable for elderly people	108 (83%)	22 (17%)
Smaller houses (e.g. 1 to 2 beds)	92 (75%)	30 (25%)
Larger houses (e.g. 3+beds)	60 (53%)	54 (47%)

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## Employment Development

Q5. Will there be a need for more places of local employment over the next 20 years and where should that employment be?

All responses

	Strongly agree	Agree	Disagree	Strongly disagree	Not sure Don't know	Not answered
Edlesborough	21	43	39	20	15	16
Elsewhere in Aylesbury Vale	16	87	7	5	12	27
Elsewhere within a 10 mile radius of Edlesborough	27	91	5	3	11	17

Responses expressing an opinion

	AGREE	DISAGREE
Edlesborough	64 (52%)	59 (48%)
Elsewhere in Aylesbury Vale	103 (90%)	12 (10%)
Elsewhere within 10 miles of Edlesborough	118 (94%)	8 (6%)

Q6. How many new jobs are appropriate for each new home built (irrespective of type) in Edlesborough over the next 20 years?

All responses

None	1 job for 1 home	2 jobs for 1 home	More than 2 jobs for 1 home	Don't know	Not answered
18	51	47	11	22	5

Responses expressing an opinion

None	1 job for 1 home	2 jobs for 1 home	More than 2 jobs for 1 home
18 (14%)	51 (40%)	47 (37%)	11 (9%)

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Q7. If there is to be employment development in Edlesborough, what type do you think it should be?

All responses

	Yes	No	Possibly	Don't know	Not answered
Small employment buildings (less than 10 people working there)	102	14	31	2	5
Large employment buildings (more than 10 people working there)	10	87	21	2	34

Responses expressing an opinion

	Yes	No	Possibly
Small employment buildings (less than 10 people working there)	102 (69%)	14 (10%)	31 (21%)
Large employment buildings (more than 10 people working there)	10 (8%)	87 (74%)	21 (18%)

Q8. Where should any future employment developments in Edlesborough be located?

All responses

Separate to existing homes	Integrated with new homes	Alongside existing employment	I don't think there should be any further employment development in Edlesborough	Not answered
43	10	56	40	5

Responses expressing an opinion

Separate to existing homes	Integrated with new homes	Alongside existing employment	I don't think there should be any further employment development in Edlesborough
43 (29%)	10 (7%)	56 (38%)	40 (27%)

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## Infrastructure

Q9. What infrastructure needs does Edlesborough have, both now and in the future?

All responses

	We need more of this without new development	We have enough of this now but will need more with new development	We will not need anymore of this with new development	Don't know	Not answered
Local shops	15	59	59	10	11
Local School	10	68	36	27	13
Built leisure facilities	33	38	52	16	15
Parks and play areas	15	52	69	4	14
Local health (e.g. GP or dental facilities)	28	60	46	8	12
Gas supply	18	42	25	51	18
Electricity supply	9	52	27	52	14
Water supply	12	54	24	51	13
Sewerage	48	47	14	32	13
Faster Broadband	87	25	6	27	9
Community facilities for all to use	48	45	31	19	11
Parking capacity	74	37	28	6	9
Road capacity	21	59	44	14	16
Bus capacity	51	42	21	25	15
Emergency services (e.g.999 services)	27	43	22	40	22
Footpaths, cycleways	47	42	36	10	19
Petrol, diesel filling stations	67	13	49	11	14
Pubs, restaurants	87	25	19	9	14

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Responses expressing an opinion

	We need more of this without new development	We have enough of this now but will need more with new development	We will not need anymore of this with new development
Local shops	15 (11%)	59 (44%)	59 (44%)
Local School	10 (9%)	68 (60%)	36 (32%)
Built leisure facilities	33 (27%)	38 (31%)	52 (42%)
Parks and play areas	15 (11%)	52 (38%)	69 (51%)
Local health (e.g. GP or dental facilities)	28 (21%)	60 (45%)	46 (34%)
Gas supply	18 (21%)	42 (49%)	25 (29%)
Electricity supply	9 (10%)	52 (59%)	27 (31%)
Water supply	12 (13%)	54 (60%)	24 (27%)
Sewerage	48 (44%)	47 (43%)	14 (13%)
Faster Broadband	87 (74%)	25 (21%)	6 (5%)
Community facilities for all to use	48 (39%)	45 (36%)	31 (25%)
Parking capacity	74 (53%)	37 (27%)	28 (20%)
Road capacity	21 (17%)	59 (48%)	44 (35%)
Bus capacity	51 (45%)	42 (37%)	21 (18%)
Emergency services (e.g.999 services)	27 (29%)	43 (47%)	22 (24%)
Footpaths, cycleways	47 (38%)	42 (34%)	36 (29%)
Petrol, diesel filling stations	67 (52%)	13 (10%)	49 (38%)
Pubs, restaurants	87 (66%)	25 (19%)	19 (15%)

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## Phasing

Q10. How do you think new homes in Edlesborough should be phased?

All responses

Available all in one block at the beginning	Phased to provide some now and some later on	Phased to provide a regular pace across the 20 years	Only release all homes and/or employment towards the end of the 20 years	Not answered
8	57	67	16	6

Responses expressing an opinion

Available all in one block at the beginning	Phased to provide some now and some later on	Phased to provide a regular pace across the 20 years	Only release all homes and/or employment towards the end of the 20 years
8 (5%)	57 (39%)	67 (45%)	16 (11%)

# EDLESBOROUGH PARISH COUNCIL

## APPENDIX 2 - DAGNALL DATA

### Housing Development

Q1. Over the next 20 years to 2031, do you agree that there will be a need for more homes in Dagnall?

All responses

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Not sure Don't know	Not answered
5	19	7	10	8	1	0

Responses expressing an opinion

AGREE	DISAGREE
24 (57%)	18 (43%)

Q2. How many new homes (irrespective of type) would be appropriate in Dagnall over the next 20 years?

All responses

None	1 to 5	5 to 10	10 to 20	20 to 40	More than 40	Not answered
16	3	13	12	5	1	0

Responses expressing an opinion

None	1 to 5	5 to 10	10 to 20	20 to 40	More than 40
16 (32%)	3 (6%)	13 (26%)	12 (24%)	5 (10%)	1 (2%)

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Q3. What is the maximum number of homes (irrespective of type) that should be built on a single development in Dagnall?

All responses

0 Carried over from Q2	2	5	10	20	40	More than 40	Not answered
16	3	13	13	4	0	0	1

Responses expressing an opinion

0 Carried over from Q2	2	5	10	20	40	More than 40
16 (33%)	3 (6%)	13 (27%)	13 (27%)	4 (8%)	0 (0%)	0 (0%)

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Q4. If new homes are to be built in Dagnall, should these be of a particular type?

All responses

	Strongly agree	Agree	Disagree	Strongly disagree	Not sure Don't know	Not answered
General market homes	8	8	10	4	6	14
Housing Association homes (for people from Dagnall only)	10	18	4	3	4	11
Housing Association homes (for anyone)	1	7	13	13	4	12
Bungalows suitable for elderly people	10	24	2	3	3	8
Smaller houses (e.g.1 to 2 beds)	7	22	4	3	2	12
Larger houses (e.g.3+ beds)	2	18	8	6	3	13

Responses expressing an opinion

	AGREE	DISAGREE
General market homes	16 (53%)	14 (47%)
Housing Association homes (for people from Dagnall only)	28 (80%)	7 (20%)
Housing Association homes (for anyone)	8 (24%)	26 (76%)
Bungalows suitable for elderly people	34 (87%)	5 (13%)
Smaller houses (e.g.1 to 2 beds)	29 (81%)	7 (19%)
Larger houses (e.g.3+beds)	20 (59%)	14 (41%)

# EDLESBOROUGH PARISH COUNCIL

## Employment Development

Q5. Will there be a need for more places of local employment over the next 20 years and where should that employment be?

All responses

	Strongly agree	Agree	Disagree	Strongly disagree	Not sure Don't know	Not answered
Dagnall	4	13	10	11	2	10
Elsewhere in Aylesbury Vale	9	28	3	0	2	8
Elsewhere within a 10 mile radius of Dagnall	12	27	2	1	3	5

Responses expressing an opinion

	AGREE	DISAGREE
Dagnall	17 (45%)	21 (55%)
Elsewhere in Aylesbury Vale	37 (93%)	3 (8%)
Elsewhere within 10 miles of Dagnall	39 (93%)	3 (7%)

Q6. How many new jobs are appropriate for each new home built (irrespective of type) in Dagnall over the next 20 years?

All responses

None	1 job for 1 home	2 jobs for 1 home	More than 2 jobs for 1 home	Don't know	Not answered
9	13	17	3	6	2

Responses expressing an opinion

None	1 job for 1 home	2 jobs for 1 home	More than 2 jobs for 1 home
9 (21%)	13 (31%)	17 (40%)	3 (7%)

# EDLESBOROUGH PARISH COUNCIL

Q7. If there is to be employment development in Dagnall, what type do you think it should be?

All responses

	Yes	No	Possibly	Don't know	Not answered
Small employment buildings (less than 10 people working there)	21	10	17	0	2
Large employment buildings (more than 10 people working there)	2	28	7	1	12

Responses expressing an opinion

	Yes	No	Possibly
Small employment buildings (less than 10 people working there)	21 (44%)	10 (21%)	17 (35%)
Large employment buildings (more than 10 people working there)	2 (5%)	28 (76%)	7 (19%)

Q8. Where should any future employment developments in Dagnall be located?

All responses

Separate to existing homes	Integrated with new homes	Alongside existing employment	I don't think there should be any further employment development in Dagnall	Not answered
15	4	8	18	5

Responses expressing an opinion

Separate to existing homes	Integrated with new homes	Alongside existing employment	I don't think there should be any further employment development in Dagnall
15 (33%)	4 (9%)	8 (18%)	18 (40%)

# EDLESBOROUGH PARISH COUNCIL

## Infrastructure

Q9. What infrastructure needs does Dagnall have, both now and in the future?

All responses

	We need more of this without new development	We have enough of this now but will need more with new development	We will not need anymore of this with new development	Don't know	Not answered
Local shops	36	6	4	2	2
Local School	1	15	21	5	8
Built leisure facilities	9	7	19	6	9
Parks and play areas	6	12	21	1	10
Local health (e.g. GP or dental facilities)	24	11	7	2	6
Gas supply	27	1	1	8	13
Electricity supply	6	23	3	8	10
Water supply	5	23	3	9	10
Sewerage	14	19	1	7	9
Faster Broadband	36	3	1	4	6
Community facilities for all to use	18	13	10	1	8
Parking capacity	15	14	8	4	9
Road capacity	9	17	11	1	12
Bus capacity	36	7	0	2	5
Emergency services (e.g.999 services)	15	10	6	9	10
Footpaths, cycleways	28	4	6	4	8
Petrol, diesel filling stations	15	3	17	4	11
Pubs, restaurants	20	11	8	1	10

# EDLESBOROUGH PARISH COUNCIL

Responses expressing an opinion

	We need more of this without new development	We have enough of this now but will need more with new development	We will not need anymore of this with new development
Local shops	36 (78%)	6 (13%)	4 (9%)
Local School	1 (3%)	15 (41%)	21 (57%)
Built leisure facilities	9 (26%)	7 (20%)	19 (54%)
Parks and play areas	6 (15%)	12 (31%)	21 (54%)
Local health (e.g. GP or dental facilities)	24 (57%)	11 (26%)	7 (17%)
Gas supply	27 (93%)	1 (3%)	1 (3%)
Electricity supply	6 (19%)	23 (72%)	3 (9%)
Water supply	5 (16%)	23 (74%)	3 (10%)
Sewerage	14 (41%)	19 (56%)	1 (3%)
Faster Broadband	36 (90%)	3 (8%)	1 (3%)
Community facilities for all to use	18 (44%)	13 (32%)	10 (24%)
Parking capacity	15 (41%)	14 (38%)	8 (22%)
Road capacity	9 (24%)	17 (46%)	11 (30%)
Bus capacity	36 (84%)	7 (16%)	0 (0%)
Emergency services (e.g.999 services)	15 (48%)	10 (32%)	6 (19%)
Footpaths, cycleways	28 (74%)	4 (11%)	6 (16%)
Petrol, diesel filling stations	15 (43%)	3 (9%)	17 (49%)
Pubs, restaurants	20 (51%)	11 (28%)	8 (21%)

# EDLESBOROUGH PARISH COUNCIL

## Phasing

Q10. How do you think new homes in Dagnall should be phased?

All responses

Available all in one block at the beginning	Phased to provide some now and some later on	Phased to provide a regular pace across the 20 years	Only release all homes and/or employment towards the end of the 20 years	Not answered
7	14	18	7	4

Responses expressing an opinion

Available all in one block at the beginning	Phased to provide some now and some later on	Phased to provide a regular pace across the 20 years	Only release all homes and/or employment towards the end of the 20 years
7 (15%)	14 (30%)	18 (39%)	7 (15%)

# EDLESBOROUGH PARISH COUNCIL

## APPENDIX 3 - NORTHALL DATA

### Housing Development

Q1. Over the next 20 years to 2031, do you agree that there will be a need for more homes in Northall?

All responses

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Not sure Don't know	Not answered
4	8	1	5	5	0	0

Responses expressing an opinion

AGREE	DISAGREE
12 (55%)	10 (45%)

Q2. How many new homes (irrespective of type) would be appropriate in Northall over the next 20 years?

All responses

None	1 to 5	5 to 10	10 to 20	20 to 40	More than 40	Not answered
5	1	6	6	3	2	0

Responses expressing an opinion

None	1 to 5	5 to 10	10 to 20	20 to 40	More than 40
5 (22%)	1 (4%)	6 (26%)	6 (26%)	3 (13%)	2 (9%)

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Q3. What is the maximum number of homes (irrespective of type) that should be built on a single development in Northall?

All responses

0 Carried over from Q2	2	5	10	20	40	More than 40	Not answered
5	1	12	3	1	0	1	0

Responses expressing an opinion

0	2	5	10	20	40	More than 40
5 (22%)	1 (4%)	12 (52%)	3 (13%)	1 (4%)	0 (0%)	1 (4%)

# EDLESBOROUGH PARISH COUNCIL

Q4. If new homes are to be built in Northall, should these be of a particular type?

All responses

	Strongly agree	Agree	Disagree	Strongly disagree	Not sure Don't know	Not answered
General market homes	4	9	0	6	0	4
Housing Association homes (for people from Northall only)	4	4	2	8	0	5
Housing Association homes (for anyone)	1	2	3	11	2	4
Bungalows suitable for elderly people	3	11	1	2	1	5
Smaller houses (e.g.1 to 2 beds)	1	9	2	5	1	5
Larger houses (e.g.3+ beds)	4	7	2	3	2	5

Responses expressing an opinion

	AGREE	DISAGREE
General market homes	13 (68%)	6 (32%)
Housing Association homes (for people from Northall only)	8 (44%)	10 (56%)
Housing Association homes (for anyone)	3 (18%)	14 (82%)
Bungalows suitable for elderly people	14 (82%)	3 (18%)
Smaller houses (e.g.1 to 2 beds)	10 (59%)	7 (41%)
Larger houses (e.g.3+beds)	11 (69%)	5 (31%)

# EDLESBOROUGH PARISH COUNCIL

## Employment Development

Q5. Will there be a need for more places of local employment over the next 20 years and where should that employment be?

All responses

	Strongly agree	Agree	Disagree	Strongly disagree	Not sure Don't know	Not answered
Northall	5	5	4	6	1	2
Elsewhere in Aylesbury Vale	5	14	0	1	0	3
Elsewhere within a 10 mile radius of Northall	7	14	0	1	0	1

Responses expressing an opinion

	AGREE	DISAGREE
Northall	10 (50%)	10 (50%)
Elsewhere in Aylesbury Vale	19 (95%)	1 (5%)
Elsewhere within 10 miles of Northall	21 (95%)	1 (5%)

Q6. How many new jobs are appropriate for each new home built (irrespective of type) in Northall over the next 20 years?

All responses

None	1 job for 1 home	2 jobs for 1 home	More than 2 jobs for 1 home	Don't know	Not answered
2	10	6	0	3	2

Responses expressing an opinion

None	1 job for 1 home	2 jobs for 1 home	More than 2 jobs for 1 home
2 (11%)	10 (56%)	6 (33%)	0 (0%)

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Q7. If there is to be employment development in Northall, what type do you think it should be?

All responses

	Yes	No	Possibly	Don't know	Not answered
Small employment buildings (less than 10 people working there)	15	2	5	0	1
Large employment buildings (more than 10 people working there)	1	14	5	1	2

Responses expressing an opinion

	Yes	No	Possibly
Small employment buildings (less than 10 people working there)	15 (68%)	2 (9%)	5 (23%)
Large employment buildings (more than 10 people working there)	1 (5%)	14 (70%)	5 (25%)

Q8. Where should any future employment developments in Northall be located?

All responses

Separate to existing homes	Integrated with new homes	Alongside existing employment	I don't think there should be any further employment development in Northall	Not answered
8	4	5	6	0

Responses expressing an opinion

Separate to existing homes	Integrated with new homes	Alongside existing employment	I don't think there should be any further employment development in Northall
8 (35%)	4 (17%)	5 (22%)	6 (26%)

# EDLESBOROUGH PARISH COUNCIL

## Infrastructure

Q9. What infrastructure needs does Northall have, both now and in the future?

All responses

	We need more of this without new development	We have enough of this now but will need more with new development	We will not need anymore of this with new development	Don't know	Not answered
Local shops	11	2	8	1	1
Local School	1	6	11	2	3
Built leisure facilities	4	3	9	4	3
Parks and play areas	4	7	8	1	3
Local health (e.g. GP or dental facilities)	4	7	9	1	2
Gas supply	16	0	2	2	3
Electricity supply	2	7	8	2	4
Water supply	2	7	8	2	4
Sewerage	4	7	7	2	3
Faster Broadband	13	2	2	4	2
Community facilities for all to use	6	5	7	2	3
Parking capacity	1	10	8	1	3
Road capacity	4	8	6	1	4
Bus capacity	10	4	4	4	1
Emergency services (e.g.999 services)	4	4	6	4	5
Footpaths, cycleways	15	2	4	0	2
Petrol, diesel filling stations	4	3	12	2	2
Pubs, restaurants	7	1	11	1	3

# EDLESBOROUGH PARISH COUNCIL

Responses expressing an opinion

	We need more of this without new development	We have enough of this now but will need more with new development	We will not need anymore of this with new development
Local shops	11 (52%)	2 (10%)	8 (38%)
Local School	1 (6%)	6 (33%)	11 (61%)
Built leisure facilities	4 (25%)	3 (19%)	9 (56%)
Parks and play areas	4 (21%)	7 (37%)	8 (42%)
Local health (e.g. GP or dental facilities)	4 (20%)	7 (35%)	9 (45%)
Gas supply	16 (89%)	0 (0%)	2 (11%)
Electricity supply	2 (12%)	7 (41%)	8 (47%)
Water supply	2 (12%)	7 (41%)	8 (47%)
Sewerage	4 (22%)	7 (39%)	7 (39%)
Faster Broadband	13 (76%)	2 (12%)	2 (12%)
Community facilities for all to use	6 (38%)	5 (28%)	7 (39%)
Parking capacity	1 (5%)	10 (53%)	8 (42%)
Road capacity	4 (22%)	8 (44%)	6 (33%)
Bus capacity	10 (56%)	4 (22%)	4 (22%)
Emergency services (e.g.999 services)	4 (29%)	4 (29%)	6 (43%)
Footpaths, cycleways	15 (71%)	2 (10%)	4 (19%)
Petrol, diesel filling stations	4 (21%)	3 (16%)	12 (63%)
Pubs, restaurants	7 (37%)	1 (5%)	11 (58%)

# EDLESBOROUGH PARISH COUNCIL

## Phasing

Q10. How do you think new homes in Northall should be phased?

All responses

Available all in one block at the beginning	Phased to provide some now and some later on	Phased to provide a regular pace across the 20 years	Only release all homes and/or employment towards the end of the 20 years	Not answered
0	8	10	1	4

Responses expressing an opinion

Available all in one block at the beginning	Phased to provide some now and some later on	Phased to provide a regular pace across the 20 years	Only release all homes and/or employment towards the end of the 20 years
0 (0%)	8 (42%)	10 (53%)	1 (5%)

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## APPENDIX 4 – OTHER ISSUES - EDLESBOROUGH

Q.11 of the questionnaire invited additional comments. The Edlesborough comments considered relevant to new housing and employment development are listed below:

- Sewage is a real issue. Housing association homes should only be planned if there is a clearly established need. Age distribution can be a real issue – most particularly for the school. A small amount of on-going development tends to attract younger families into the village. It is difficult to downsize while staying in Edlesborough. Also shortage of bungalows. These two aspects should be priorities.
- Edlesborough is a village. Let's keep it that way. We need to avoid becoming town-like at all costs.
- Consider the re-use of unutilised existing buildings. Protect and build on the historic community.
- When considering housing development it is important to consider not only the local infrastructure but also the surrounding infrastructure. Many people from Edlesborough use pubs, restaurants and facilities of neighbouring towns and villages, and therefore it is equally important to factor in the additional impact on these. Also when considering the ratio between extra housing and jobs it is equally important to consider that an employer is more concerned about skill sets rather than whether a candidate is local or not therefore local jobs are not necessarily there for local people.
- It is hard to envisage any new factories for development that will not fundamentally change the feel or appearance of the village. Social housing does not work in villages and risks undermining the feeling of community that is strongly felt in the villages.
- The village's separate identity and boundaries from Leighton Buzzard and Dunstable should be maintained. Any development should be in keeping with the current character of the village.
- If new building is agreed, it should be aimed at younger people so the community does not become overloaded with elderly people.
- The character of the village should be preserved. No new development should take place. We do not need 'affordable homes'. All homes are affordable otherwise people wouldn't buy them.
- If you choose to live in a village you must expect fewer employment opportunities – therefore you must be prepared to travel to work. Also you must expect to have less 'services' than a town or a city. The whole point of a village is that you don't want to be living next to (or near) factories/offices/businesses. If you want to travel only a minimal distance to work, then move to a town/city. Similarly if you require lots of services/amenities/entertainment on your doorstep, then why not live in Milton Keynes or Hemel or Aylesbury?
- Edlesborough has plenty of good size family homes that are still occupied by the original owners, although their families have grown up and moved away. Many of these long standing residents would appreciate the opportunity to move to something smaller without leaving the village. My recommendation would be a development of high standard smaller properties within walking

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distance of the village centre would be best. This would free up larger properties for families.

- As the population of the UK (if anyone actually knows the figure to the nearest 3 million) is already unsustainable, we should all oppose any large scale developments. We should not provide homes that encourage further immigration to the severe detriment of the quality of life of the existing population.
- Road and pavement maintenance in Edlesborough needs urgent attention. Potholes in Pebblemoor near the garage get worse by the day. Any new homes or development will only make the situation worse. Sports on the Edlesborough green at weekends are already over capacity and should be for residents and less for outsiders – new homes etc will put more pressure on such resources.
- Whilst no development for 10 years, Edlesborough has massively expanded previously and other villages which have had little/no development should be expanded first.
- Affordable homes for local first time buyers. Plots to be integrated in village (not green belt).
- We need to preserve the beauty and essence of Edlesborough, with similar housing to what is already there. We need little further development. Social housing is proven to be best provided in towns with infrastructure to support them.
- Should not build on green land. Should not extend the village beyond its boundaries. Should not build on land that has flood risk.
- We would not like Edlesborough to turn into another Leighton Buzzard, all houses/flats and no greenery around. It has been spoilt.
- Planning can also blind people to changes they are not ready for. A little here, a little there and 5 – 10 years later we have a small town and never saw it coming. Beware!
- All new developments should take account of the fact that Edlesborough is a village and should remain so. We would guess that 100% of residents would not like it to become a town.
- I'm probably more in favour of in-filling rather than extending onto our countryside with respect to homes. Similarly with employment sites. Expand existing e.g. The Bell.
- We are a village and must remain as so. We must not get merged into Dunstable or Leighton Buzzard. Villages should not become enlarged, people choose to live in a village because of its very nature and this must not be lost.
- The sewage system needs urgent attention now.
- Many of the 18 – 35 age group of people who have lived in the villages for years or all their lives cannot afford to buy or rent here. Many are still having to live with parents or move away. There are very few council houses left in the villages as most were sold when tenants had a right to buy. More houses need to be built for them. Couples without children cannot get a council house.
- As most homes have use of more than one car, houses should have adequate parking for these cars plus visitors parking. Roads need to be wider than appear to be installed in modern developments.

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- Whatever happens, the Green and the allotments in the centre of Edlesborough should be protected at all costs.
- Yes, I think it's a great pity that children who have grown up in Edlesborough find that they cannot afford to stay here, once they are adults looking to purchase. We need more affordable homes. They don't need to be monstrous estates, just a plot of 5 – 10 affordable homes dotted around the village with parking. The services (doctors, school) would need to grow to accommodate the increase as they are already stretched.
- When we moved into Edlesborough in 1970 the population was 675 and is now around 2000. Any more development might well destroy the village environment.
- Making use of existing office space (currently to let) prior to considering new development. Also consider the number of people who now work from home, myself included, using the internet. This would grow with faster broadband and is growing anyway.
- We should be aware that there may be no requirement for additional businesses in the area. The converted barns at the top of the High Street have remained empty for many years.
- Don't build new homes if there are no new local jobs. Avoid further commuting.
- People choose to live in villages because they value village atmosphere. Any large scale development detracts from this. On no account should development (housing or employment) be allowed on green belt land.
- It is important to maintain the present boundaries to building development so the village does not end up as a suburb to Dunstable. Safeguard it as a village.
- Keep any new developments in the same style that already exist in the village.
- Bungalows for elderly people would support elderly Edlesborough residents needing housing association homes but not working age residents. People need to live near places that support a range of work and rural locations like Edlesborough are not the place to site work by artificial intervention. Better to attract and develop internet based and home working that has a low carbon footprint with local/national/international connectedness and business.
- With Eaton Bray adjoined, Edlesborough does not need to be self-sufficient in some aspects (e.g.restaurants and pubs). Also to retain a rural identity and village feel we need to be aware of Bedfordshire developments. Edlesborough should play its part in holding a firm boundary onto areas of rural beauty and not becoming an extension of Dunstable/Leighton Buzzard by default.
- With the fastest growing section of the UK population being people in their 90's, this aspect should also be considered with possible encouragement of appropriate properties to add granny annexes etc.
- Too many new houses and employment will take away the village atmosphere.
- Edlesborough village has a character that it is important to preserve, as it is surrounded by areas of high development. With this in mind, we feel it is essential to limit any development.
- We don't want any more developments in Edlesborough. It has grown enough through the years.

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- Take into account there is a huge development within 6 miles of Edlesborough even if it is Bedfordshire (Leighton Buzzard). You will ruin the village.
- I cannot believe you are now asking about employment within Edlesborough. We lost two large factories (Heathermeads and Paddy Hopkirks) in the 80's for masses of houses. You need to reduce commuting. Somewhere like the Tythe Barn could be used as a 'telecottage' where computer and office workers could do their jobs without having to drive into London
- The reason we moved here was to escape a town feeling. We would be concerned if a large housing development was to be built and would even consider moving – please help keep this a village.
- More and bigger does not always mean better. The ecosystem/balance of nature and our local fauna/flora and wildlife should be considered. Any changes should always consider long term impact to all. The facilities we have should be strengthened and not overlooked.
- Local facilities are stretched now. There is no room for additional building in the village.
- I think the village could do with more bungalows for the elderly.
- I think more affordable homes should be built in the village and bungalows for the elderly.
- Should take Eaton Bray into account (OK it's in the wrong county but it's closer than any other conurbation in AVDC) and they have development. On employment most people get a job then chose to live in Edlesborough, so it's to be expected that most people commute. The only room for housing is on green fields and I oppose concreting over grass and wheat fields.
- I have concerns about the increase of traffic on the roads and number of cars per new house as it seems almost standard that most households have two cars. Perhaps improved infrastructure should be put into progress in the early stages so that by the time the overall projects are finished the extra facilities will be finished.
- I feel that Edlesborough is pretty much at capacity. Any growth should be organic rather than large developments.
- Nothing more should be built until current sewerage drains are updated. It is important to have open spaces for casual leisure, not devoted to sports, within the centre of the village.
- Support for younger families so they can remain in the area if they choose to (e.g. supported nursery places, after-school provision extended, etc).
- Small development of good quality bungalows – not squashed together – for people in this area who just want to downsize.
- Build on infill sites where occupants are more likely to integrate, rather than build a designated development.

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## APPENDIX 5 – OTHER ISSUES – DAGNALL

Q.11 of the questionnaire invited additional comments. The Dagnall comments considered relevant to new housing and employment development are listed below:

- Farmers should not be allowed to put up ugly buildings anywhere they like in an area of ANOB.
- Dagnall is a village and I believe it should stay that way. We have enough problems with traffic and main roads running through it, we do not need to increase that traffic.
- Electricity supply – too many overhead supply lines. Dagnall has always been prone to power cuts during windy weather. Pubs, restaurants – there is very little support for the local pub that Dagnall has.
- Dagnall is unlikely to expand in the foreseeable future. We are in an area of ANOB and surrounded by green belt, which I'm sure most people would be devastated to see attacked. We have no natural town or village to expand towards. Therefore it would seem small scale development is our only option if we do not wish to destroy the closeness of the community. Retirement homes needed to release larger homes for young families, who could keep alive and thriving the village school. Realistically we are unlikely to sustain a larger village shop.
- Develop RAF Edlesborough for new infrastructure, new combined school, new leisure facilities.
- When I moved into the development in Deans Meadow 32 years ago, the sewage treatment facility was said to be working at its maximum then. If that is correct, the treatment works may require upgrading before any development takes place.
- Public transport provision is extremely poor and needs to be improved now.
- We need a village shop and enough housing to support the village pub and shop. A gas supply and fast broadband would be good.
- We do not need social housing which will attract immigrants and the unemployed. We do not have the services or transport in the village to cope with these people.
- Affordable housing for younger people needs to be provided else the social diversity of the village will continue to change to an aging community. Youngsters growing up in the village have to move away as the cost of housing is so prohibitive.
- Local bus services particularly inadequate.
- Dagnall is a small rural village, if you start building homes and introducing light industry and numerous shops it will become urban, the very thing that many people moved here to get away from. There needs to be some small areas of countryside untouched. If people want more, then move to where it exists, or don't come here in the first place and then try to alter things to what you want.
- Ideally it would be nice to retain Dagnall as a village on it's own but with access to work in the area. The place that screams out for farming based industry is the old RAF camp diagonally opposite the Travellers Rest. Maybe sausage production, exotic meats (buffalo or emu/ostrich).

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## APPENDIX 6 – OTHER ISSUES – NORTHALL

Q.11 of the questionnaire invited additional comments. The Northall comments considered relevant to new housing and employment development are listed below:

- We live in a hamlet. Too much building will spoil it.
- We had shops and a petrol station before. It failed. Why try again? Everybody drives.
- Northall is more of a hamlet than a village and would benefit from growing a bit. Residential properties and facilities (shops particularly) would be great to make Northall more like Eaton Bray or Edlesborough. An industrial park would not be consistent with retaining a village character.
- Infrastructure should be a requirement which precedes or is coterminous with building, not retrospective. You do not appear to include that as an option. I understand why but the Northall focus is rather unreal. We have no shops or schools so really the answers often relate to provision in Edlesborough or Eaton Bray, but the questionnaire has a focus on Northall. Petrol stations, shops and pubs will thrive if local people use them. If not there is little point in building in provision. Affordable housing appears to be misused by developers as a fast route to planning permission, but rarely then delivered.
- I do not wish to see any housing and business development in and around Northall.
- The geographical shape of the village. At present there is no centre of the village, just a string of houses along an impossible to negotiate on foot or cycle road. This has rendered it impossible to give cohesion to the village. The heart of the village used to be Chapel Lane which had the village green (still common land but not used as such), the chapel, a shop and a petrol station and a pub all at close hand. AVDC has permitted development along the road whilst refusing private individuals plans which may have better suited the development of a well placed and cohesive community.
- Having just moved to the area from a town with housing development, I can only recommend that no more homes are built in the area. We moved to Northall because of the rural location, peace and tranquillity. Our previous home was on a new housing estate with a mixture of housing association and non-housing association houses, 2 beds, 3 beds and 4 beds. After 2 years we were desperate to move. We had issues with theft from our garden, vandalism, noise and yobbish behaviour at weekends. We regularly had police chasing criminals through our residential car park. I strongly feel that as few additional homes as possible should be built other than a small number of bungalows for residents who have lived in the area for a long time to retire to. We would be devastated to see Northall lose its beauty and tranquillity as a result of housing and employment development.
- Provision of- gas to the village of Northall - road calming and alternative roads for HGV's – local shops.