

Buckhorn Weston and Kington Magna Neighbourhood Plan Survey – Results

Following two Neighbourhood Plan consultation events held on 19th February 2022, Buckhorn Weston and Kington Magna Parish Council (BW&KMPC) decided to carry out a survey of local residents on their priorities for local development in the area. The survey questions are included in Appendix 1 of this report and are drawn from issues discussed at the events.

Survey Details.

The survey was carried out by BW&KMPC between Friday 25th March and Sunday 10th April, 2022.

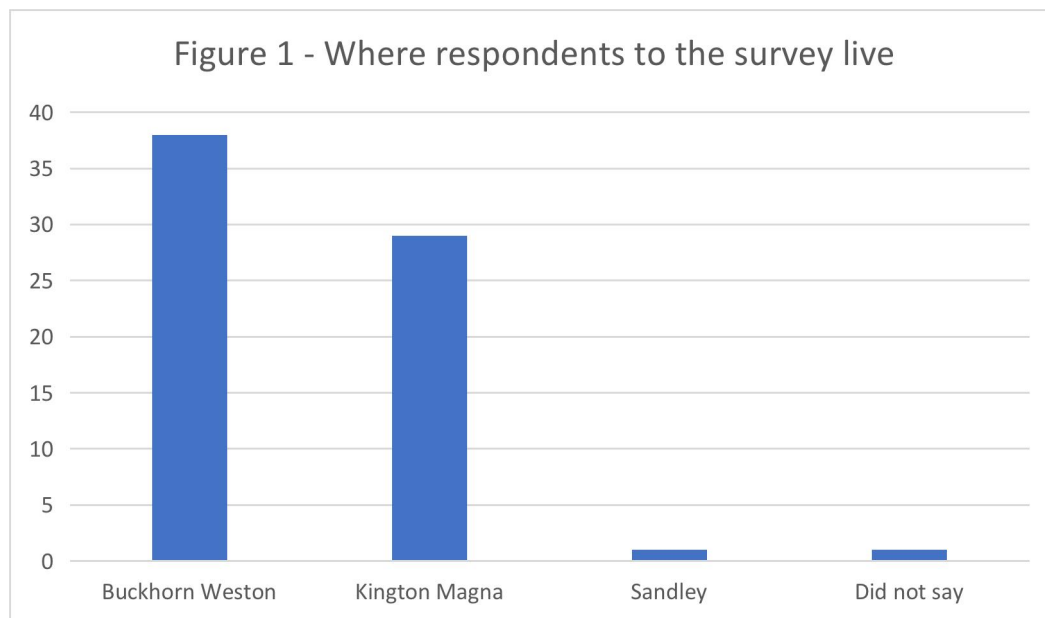
The survey was printed in hard copy and delivered by hand to all 338 residential and business addresses in the Parish. It was also published online via a link to the Parish Council website. Completed surveys were returned to BW&KMPC, or completed online.

Survey response

There were 69 survey responses. This equates to a response rate over 20% based on the number of surveys distributed to households in the Parish. It is not clear if there are any instances where more than one survey was completed in each household.

Place of residence

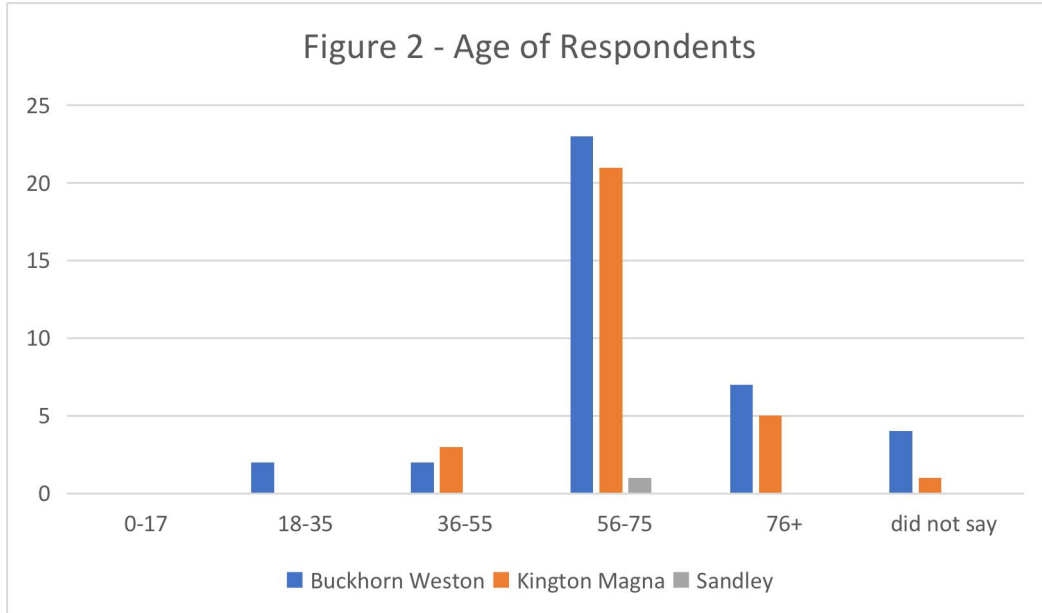
In question 4 of the survey, people were given the option of indicating Buckhorn Weston, Kington Magna or elsewhere in the Parish as their place of residence. 38 responses were indicated from Buckhorn Weston, 29 responses were from Kington Magna and one response was from Sandley. One response did not indicate place of residence. See Figure 1.



Age of Respondents

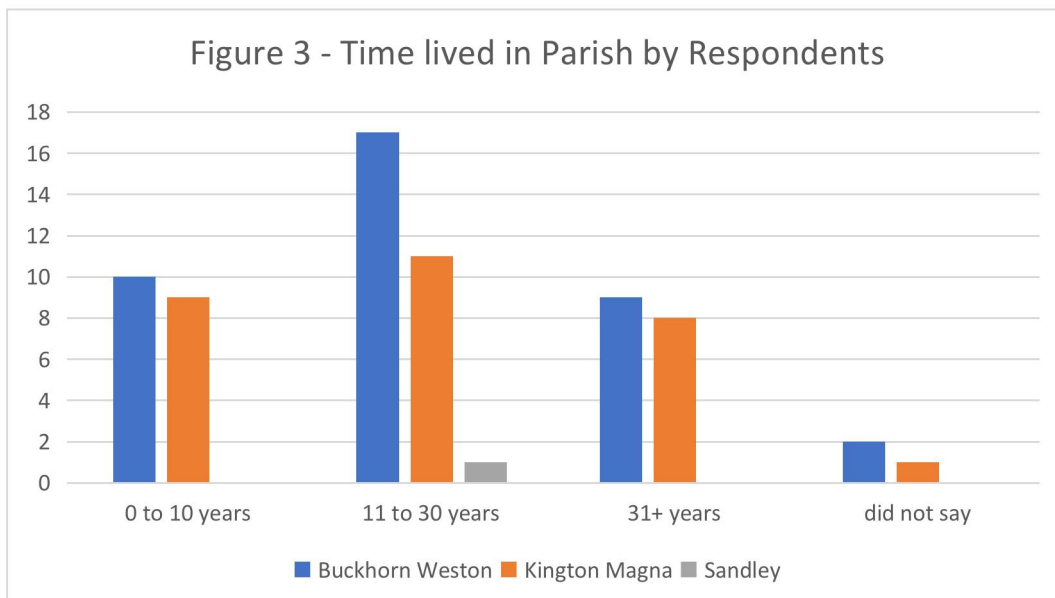
In question 5 of the survey, people were asked to indicate their age in one of five age-ranges (0-17, 18-35, 36-55, 56-75, 76+ years). No responses were received from people in the 0-17 years range and 2 responses were received from persons in the 18-35 age group. 5 responses were received

from people in the 36-55 age group. In the 56-75 years age group, 47 responses were received. 11 responses were received from people aged 76 or over. 5 people did not indicate their age. See Figure 2.



Time living in the Parish

Question 6 of the survey asked people to say how long they have lived in the Parish. 17 respondents have lived in the Parish for 31 years or more and 30 have lived in the Parish for 11-30 years. This means of those responding to the survey, over 68% of respondents have lived in the Parish at least 11 years. 19 respondents (27% of survey responses) have lived in the Parish less than 10 years. 3 people did not say how long they have lived in the Parish. See Figure 3.



Local Community Priorities

The rest of this report explains the questions asked in the survey and provides a summary of the responses made.

Question 1a and 1b on the need for Local housing development

The first question in the survey sought opinion and views on whether a small amount of new housing development was needed in Buckhorn Weston and/or Kington Magna. This was asked because the matter had been raised as a need by some people attending the consultation events held on 19th February. Since this is an important matter, it was decided to consult more widely through the survey.

Question 1a asked people to respond to the following statements by indicating the level of their agreement or disagreement with them:

“Buckhorn Weston needs a small number of new houses to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs.

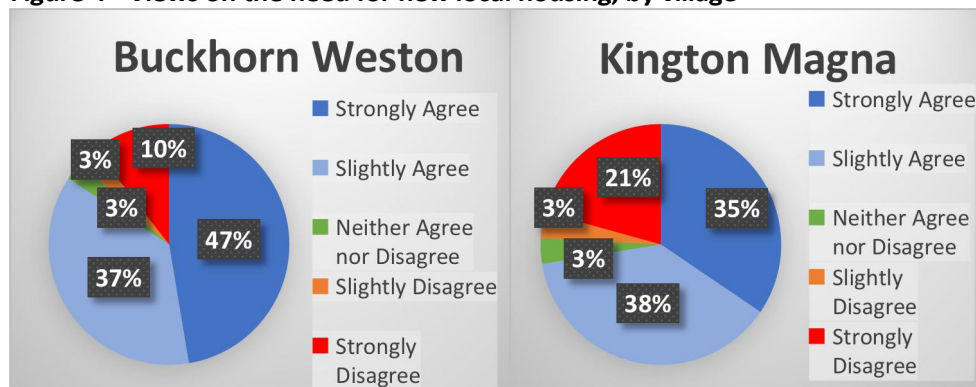
Kington Magna needs a small number of new houses to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs.”

The headline response to this question is that 55 responses out of 69 indicated slight or strong agreement that a small number of new houses are needed to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs. 12 responses were indicated slight or strong disagreement with the statements. 2 responses neither agreed nor disagreed, or did not give a view.

Beyond the headline numbers, of those in disagreement, 5 responses were from people living in Kington Magna (5 in strong disagreement) and the rest were from Buckhorn Weston, with 2 in slight and 5 in strong disagreement.

Of those in agreement on the need for some new housing, 25 were in slight agreement with 14 from Buckhorn Weston and 11 from Kington Magna. Of the 30 responses in strong agreement, 19 were from residents of Buckhorn Weston, 10 from Kington Magna and 1 from elsewhere in the Parish. See Figure 4.

Figure 4 - Views on the need for new local housing, by village

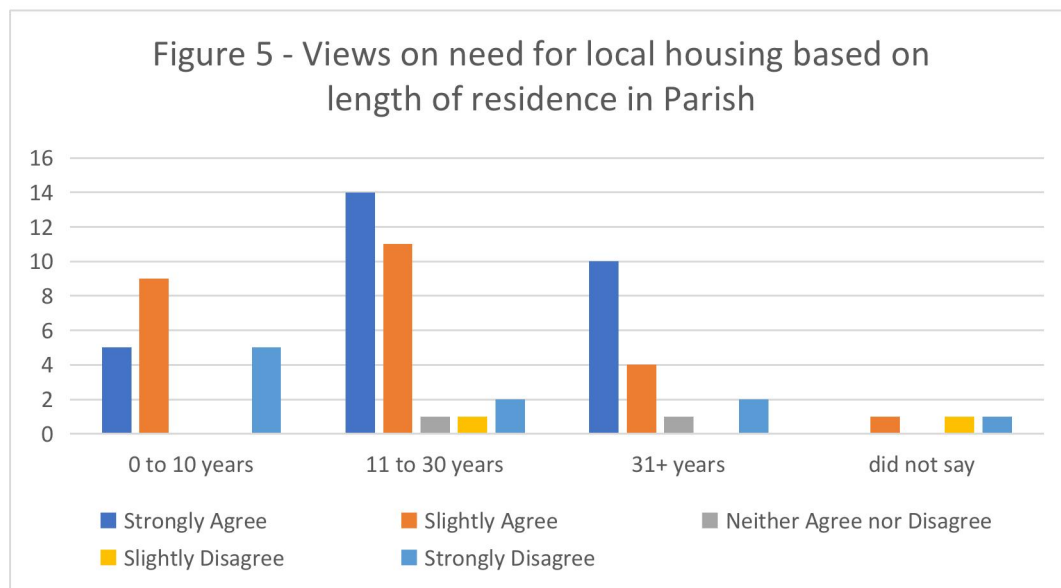


The initial conclusions from the survey’s headline results are that there is a significant level of support for some new housing development on the terms set out, with support strongly expressed in both Buckhorn Weston and Kington Magna. There are also some strong views against this within both villages.

Looking further into the data, of those living in the Parish for 10 years or fewer, these were roughly evenly split between Kington Magna and Buckhorn Weston. Of the 19 responses from this category, 14 were in slight or strong agreement with the need for some new housing. 5 were in strong disagreement (none in slight disagreement).

Of the 30 respondents living in the Parish for 11-30 years, 11 were from Kington Magna, 18 from Buckhorn Weston and 1 from elsewhere in the Parish. There were 26 expressions of slight or strong agreement, and 3 of slight or strong disagreement.

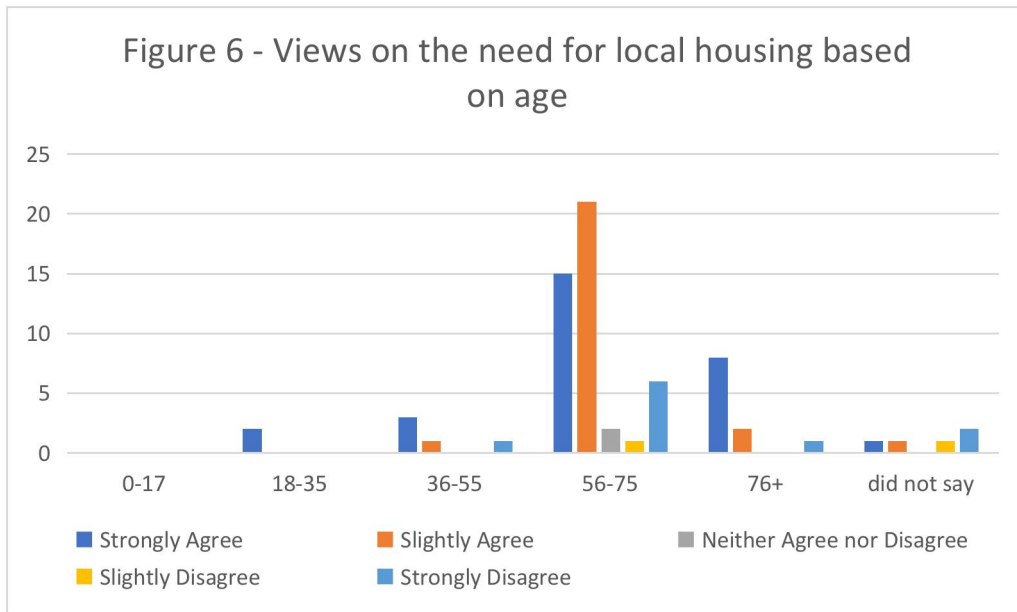
Of the 17 respondents living longest in the Parish (31 years or more), these were again roughly equally split between the villages. Here, 14 respondents expressed slight or strong agreement and 2 slight or strong disagreement. See Figure 5.



In term of views expressed by age range, the two respondents in the 18-35 years range expressed strong agreement. 4 of the 5 people in the 36-55 age group slightly or strongly agreed, with the fifth person in strong disagreement.

46 respondents were in the age range 56-75 years and of these, 36 were in slight or strong agreement. 7 were in slight or strong disagreement. Of the 11 respondents aged 76 or older, 10 were in strong or slight agreement and 1 was in strong disagreement.

5 respondents did not indicate their age group and of these, 2 were in slight or strong agreement and 3 in slight or strong disagreement. See Figure 6.



Based on analysis of the responses made according to how long people have lived in the Parish, or their age, it appears there is a significant level of slight or strong agreement on the need for some new local housing based on the terms set out across all age groups and no matter how long the respondents have lived in the Parish. However, where there is disagreement with this, it is generally strongly felt.

Question 1b - What people said in free comments on the need for new local housing

Where there is strong agreement on the need for some new local housing, the comments provided identify the need for housing to meet distinct local needs – for the young who have grown up locally, for families who need to step up into larger houses and for elderly residents who want to stay in the Parish but move to smaller and more suitable accommodation. Meeting these needs is seen as important in maintaining and improving the vibrancy of village communities.

Whilst some support new housing generally, there is a clear emphasis on providing which is geared to local needs and which is potential affordable/social in nature. There is a clear view that any new housing should be designed to meet those needs and should be designed to complement existing village development.

Where agreement was slight, many of the above matters were mentioned. Additionally, more concern was raised over the need to address how such housing would be delivered and remain available for older or younger or local people. The means of providing new housing and how developers might react to seek the provision of a much larger amount of housing than might be considered needed, were also raised. The need for new housing to be provided sympathetically and in proportion to the size of villages in the Parish were also mentioned.

Slight and Strong Disagreement with the statement on the need for some new local housing was focused on the lack of facilities and employment which would mean that young people would not want to live in the Parish. With regard to the elderly, it is felt that the facilities needed are not available locally, or that older people would be reluctant to move into smaller properties locally. Some felt that the amenity of villages would be affected by new development.

Question 2a and 2b on the need for a Design Code or Policy

Of the 68 responses to the survey question statement ‘I would support the inclusion of a Design Code or a Design Policy to ensure local developments are in keeping with the village/location where I live’, 58 indicated slight or strong agreement with the statement. 5 responses indicated slight or strong disagreement with statement and 4 of these also disagreed with the statement on the need for some new local housing – free comments indicated that opposition to a design code or policy was linked to opposition against new development. In other free comments, reasons given for supporting a design code or policy were in order to ensure that the villages in the Parish remain attractive and that new development is sympathetic to that. Statements indicated that a design code or policy would give some control over the design of new development. There was concern raised over the design quality of development undertaken under permitted development rights.

Question 3a on identifying the most important local issues

The survey presented a list of local issues that had been raised during the consultation events. This asked respondents to the survey to pick the five most important issues and rank them in order of importance. 14 issues were presented to choose from and all issues were selected within the top five issues of at least some respondents. Table 1 shows the number of responses selecting each topic and whether this was 1st (or most important), 2nd, 3rd, 4th or 5th.

Table 1 – Views on Priority issues for the Neighbourhood Plan

Issue	Priority issues in order of importance					
	1st	2nd	3rd	4th	5th	Total
Housing for young people in the village site	15	8	7	5	2	37
Housing for elderly people in the village site	6	11	7	7	3	34
Employment development site	0	1	2	0	3	6
Renewable energy on domestic properties	8	5	10	7	3	33
Development of community facilities site	2	1	2	4	1	10
Public transport services and school transport	6	6	5	5	5	27
Wildlife and green infrastructure	4	12	6	7	4	33
General housing	5	1	2	2	2	12
Design policies	6	4	3	5	7	25
Local services and facilities	3	5	5	6	6	25
Traffic management	7	4	5	3	6	25
Walking & cycle routes	2	2	5	3	10	22
Light pollution & dark skies	4	7	7	10	9	37
Heritage sites	0	1	1	3	5	10
<i>none indicated</i>	1	1	2	2	3	9
Total responses	69	69	69	69	69	
Red = fewest votes for total and for top two choices						
Green = most votes for total and for top two choices						

The issues selected most within the top five of respondents were as follows:

- 1 = Housing for young people in the village site (37 votes)**
- 1 = Light Pollution and Dark Skies (37 votes)**
- 2 = Housing for elderly people in the village site (34 votes)**
- 2 = Wildlife and green infrastructure (33 votes)**
- 3 - Renewable energy on domestic properties (33 votes)**

These issues were also those voted for most in the top two choices of respondents, apart from 'Light Pollution and Dark Skies', where 'public transport services and school transport' was voted for more (and was the sixth most popular issue overall with 27 votes).

There was a clear gap to the least popular issues raised. The four issues selected least within the top five of respondents were as follows:

- 14 - Employment development site (6 votes)**
- 12 = Development of community facilities site (10 votes)**
- 12 = Heritage sites (10 votes)**
- 11 - General housing (12 votes)**

Apart from 'General housing' (where 'Walking and Cycle routes' scored lower), these corresponded to the issues selected least among the top two choices of respondents.

From this, there is a clear indication of which issues are felt to be the most important to the local community.

Question 3b Other comments on priorities for the Neighbourhood Plan

Free comments on the Neighbourhood Plan highlighted the following issues:

- Specific site suggestions for community renewables, wind turbine and more general support for a focus on renewable energy in the Parish, though some of these comments may have been referring to domestic renewables. Linked to a current reliance on heating oil.
- A concern that new housing should be strictly limited, with various suggestions including limiting only to conversion of existing buildings into housing, of only allowing small infill development, to placing any new development on the edge of villages, to adopting a quota of new housing per annum at less than 1% of the total existing housing in the Parish.
- A concern that new housing should respect the built form of existing villages and blend in. Good design is considered essential.
- A concern that considering new housing will result in developers exploiting the situation against local community wishes.
- A suggestion for self-build bungalow plots to be identified.
- Importance of maintaining the rural character of the Parish.
- Keep the villages free of street lighting
- Consider revised development boundaries (note: at present there are none)

- Support for a new Village shop
- A need for better public transport services and the difficulty faced in securing that.
- Action to reduce speeds to 20mph and reduce rat running through villages.
- Contrary to earlier suggestions, concern over permitted development rights which allow conversion of agricultural buildings into housing.
- Concern that footpaths should not be changed without consultation
- Need to maintain ditches and keep roads clean from mud.
- Need for a new Church roof.
- Need for a train station.
- Keep pavements clear of vehicles.

Survey Conclusions

Across each of the main villages, across all age groups and no matter how long respondents to the survey have lived in the Parish, there is a significant degree of support among those responding to the survey for a limited amount of new local housing to meet local needs, specifically the young, the changing needs of the elderly and existing families who need new accommodation.

There is a concern that new housing needs to be affordable and managed so as to explicitly meet a local need, but there are some who would accommodate more general housing. There is a further concern over how such an objective can be delivered and a worry that inviting developers in will lead to more development than is wanted, or needed.

Both new development as above, or existing piecemeal development needs to be designed well to preserve the distinctive rural character of the area.

More local services such as a village shop and an improved bus services, are needed.

There are some who do not wish to see any new housing development and who believe that this would be best accommodated in nearby towns which have more facilities and services. There is a strong desire to maintain the rural character of the area from many.

There is strong support for initiatives which could promote more renewable energy at community and domestic levels and a keen support to address issues to keep dark skies, to maintain and improve wildlife and green infrastructure.

There are a range of specific local issues which need to be tackled to improve the local environment, including maintaining ditches, cleaning roads, managing traffic, repairing local facilities etc.

Lee Searles

22.4.22

Appendix 1 - Survey Questions

Question 1a

The need for some new housing in small amounts in the villages has been mentioned. This question asks how much you agree or disagree with this. No matter where you live, please indicate below your view about the following statement by choosing one response:

Buckhorn Weston needs a small number of new houses to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs.

Kington Magna needs a small number of new houses to provide some housing for local young people and to help the elderly people in the village move into smaller properties to suit their needs.

Response

1. Strongly agree
 2. Slightly agree
 3. Neither agree nor disagree
 4. Slightly disagree
 5. Strongly disagree
-

Question 1b

Please explain why you have responded this way?

Response

Free comment

Question 2a

Please choose one response below to the following statement - 'I would support the inclusion of a Design Code or a Design Policy to ensure local developments are in keeping with the village/location where I live'.

Response

1. Strongly agree
 2. Slightly agree
 3. Neither agree nor disagree
 4. Slightly disagree
 5. Strongly disagree
-

Question 2b

Please explain your view further in the space provided

Response

Free comment

Question 3a

A wide range of topics were raised at the public consultation events. Please choose, in order of importance, 5 topics from the following list and number them 1-5 (with 1 representing the MOST important and 5 representing the LEAST important) to rate the importance of including policies on the following topics in the Neighbourhood Development Plan.

- | | |
|--|---------------------------------|
| Site for housing for young people from the Parish. | Site for general housing. |
| Site for housing for the elderly from the Parish. | Design policies. |
| Site for employment development. | Local services and facilities. |
| Renewable energy on domestic properties. | Traffic management. |
| Site for development of community facilities. | Walking and cycle routes. |
| Public transport services and school transport. | Light pollution and dark skies. |
| Wildlife and green infrastructure. | Heritage sites. |

Response

Question 3b

Please use this space to provide any further comments you have on priorities for the Neighbourhood Development Plan.

Response

Free comment

Questions about you

In order to understand whether there are any similarities or differences of view, it is important to know some things about you. Please complete the following questions to help with this, leaving blank any you do not wish to answer.

Question 4

Please say where you live

1. Buckhorn Weston
 2. Kington Magna
 3. Elsewhere in the Parish
-

Question 5

Please indicate your age from the categories indicated

1. 0-17
 2. 18-35
 3. 36-55
 4. 56-75
 5. 76+
-

Question 6

For how long have you lived in the Parish?

1. 0-10 years
2. 11-30 years
3. 31+ years

Appendix 2 - Tables of Results on Q1a

Q1a Length of Residence and views on new housing needs							Buckhorn Weston					Elsewhere	
Kington Magna													
	0 to 10	11 to 30	31+	did not say	Sub-total		0 to 10	11 to 30	31+	did not say	Sub-total	11 to 30	Overall Total
Strongly Agree	2	4	4	0	10		3	10	6	0	19	1	30
Slightly Agree	3	6	2	0	11		6	5	2	1	14	0	25
Neither Agree nor Disagree	0	0	1	0	1		0	1	0	0	1	0	2
Slightly Disagree	0	1	0	0	1		0	0	0	1	1	0	2
Strongly Disagree	4	0	1	1	6		1	2	1	0	4	0	10
	9	11	8	1	29		10	18	9	2	39	1	69

Q1a Age of Respondents and view on new housing needs														
Kington Magna							Buckhorn Weston						Elsewhere	
	18-35	36-55	56-75	76+	did not say	Sub-total	18-35	36-55	56-75	76+	did not say	Sub-total	56-75	Overall Total
Strongly Agree	0	1	6	3	0	10	2	3	8	5	1	19	1	30
Slightly Agree	0	1	8	1	1	11	0	0	13	1	0	14	0	25
Neither Agree nor Disagree	0	0	1	0	0	1	0	0	1	0	0	1	0	2
Slightly Disagree	0	0	1	0	0	1	0	0	0	0	1	1	0	2
Strongly Disagree	0	1	5	0	0	6	0	0	1	1	2	4	0	10
	0	3	21	4	1	29	2	3	23	7	4	39	1	69