

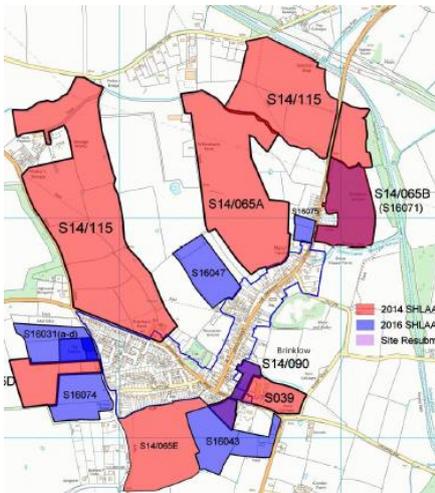
Matter 4
 Issues 4a and 4b
 Local Plan Examination
 Main Rural Settlements
 Policy DS3
Brinklow

Planning Inquiry Submission
Brinklow Parish Council
Neighbourhood Plan Steering Committee
22 March 2018

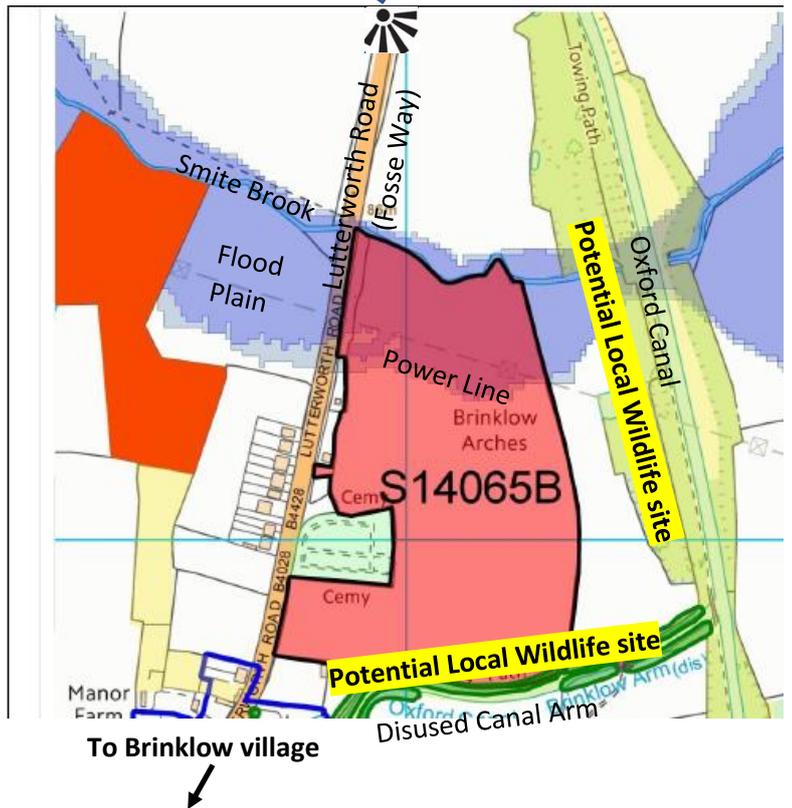
We oppose development of the site north of Brinklow, east of Lutterworth Road



Lutterworth Road site, and relationship to Brinklow settlement



Maps from Brinklow Site Allocations Development Pack
 10th June 2016



Advised by:
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Director,
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22 March 2018

Dear Mr Hayden,

Ref: Matter 4, Issues 4a and 4b / Local Plan Examination / Main Rural Settlements /Policy DS3 / Brinklow Emerging Neighbourhood Plan for Brinklow Parish

1. We oppose Rugby Borough Council's proposal to build 100 houses in Brinklow, as set out against the MIQs below. Appendix 1 provides detailed justification, and we have referred to relevant paragraphs. Our position has been endorsed by consultations with residents while developing a Neighbourhood Plan for the Parish.

2. Matter 4 – Non-strategic Housing Allocations at Main Rural Settlements and Coton House (Policies DS3 and DS6)

Issue 4a: Overall Soundness of the MRS Allocations

1. Are the proposed residential allocations at the Main Rural Settlements (MRS) identified in Policy DS3 positively prepared, justified, effective and consistent with national policy? In particular:

a. Having regard to the benefits which may arise and the harm which may be caused, do 'exceptional circumstances' exist to justify the alteration of Green Belt boundaries to allow residential development at the Main Rural Settlements?

- We do not believe exceptional circumstances exist, no justification has been provided for taking Green Belt land. For example, the response to our own submission simply states 'Effect on the Green Belt has been considered in site selection however considered justified in order to achieve housing targets'. (See LP53 Development Strategy document ID1393).
- Potential smaller sites were overlooked, with no evidence of considering submitted 'omission' sites. Paragraph 3.86 of the draft Local Plan considered the Borough Council and Main Rural Settlements to be in partnership to identify suitable sites, but no partnership was ever completed to do this (see A1.3), and no evidence was produced there were no alternative 'omission' sites, especially not brownfield ones. Infill opportunities were not considered, the focus on 100 houses inevitably reduced the available choices;
- The 100 houses allocated to each of the 7 Main Rural Settlements appears to be an arbitrary figure, and in advance of proper local consideration such as for our Neighbourhood Plan; and
- The harm of a large, rapid increase in population was not considered.

b. Are the proposed MRS allocations necessary to meet the borough's housing requirement and what would be their overall contribution to maintaining a deliverable 5 year housing land supply?

- We do not believe this allocation to Brinklow is proportionate or necessary, indeed at least 10 houses have been built as infill since the 100 houses were proposed, and a further 7 granted permission on one site (see A1.1 and A1.7);
- Our Borough Councillor has informed our Parish Council meeting that the Five Year Land Supply was recently achieved.

c. Are the proposed MRS allocations consistent with the spatial strategy and settlement hierarchy for the borough as set out in Policy GP2?

d. Was the process for the selection of the MRS site allocations robust? Was an appropriate range and selection of sites assessed and were reasonable alternatives considered? Were appropriate criteria taken into account in deciding which sites to select? Was the assessment against those criteria robust?

We believe the site selection and Consultation processes were flawed (see A1.8);

- Responses from Brinklow to the on line consultation are in the LP53 Development Strategy document (ID1306 – 1393), including one comprehensive submission from Brinklow Parish Council, but none were included in the Regulation Consultation Summary document;
- More appropriate smaller potential sites were overlooked, in particular 'omission' and brownfield sites were not considered, and infill opportunities excluded by the focus on 100 houses;
- Respondents true views were not sought; they perceived a risk of objections bringing a 100 house development nearer to themselves; and
- Taking of Green Belt land was not justified.

3. Issue 4b: Site Specific Issues for the MRS and Coton House allocations

1. Are the proposed residential allocations at the Main Rural Settlements identified in Policy DS3 justified as the most appropriate sites when considered against the reasonable alternatives and would they be consistent with national policy, with particular regard to the following for each site:

a. *The effect of development on the purposes of the Green Belt as set out in paragraph 80 of the NPPF?*

- *To check the unrestricted sprawl of large built-up areas*
- Development would further elongate the settlement area, and increase sprawl. (See map on page 1).
- *To prevent neighbouring towns merging into one another*
- *To assist in safeguarding the countryside from encroachment*
- Development would encroach into agricultural countryside and risk archaeological damage (See A1.8)
- *To preserve the setting and special character of historic towns*
-A key point given Brinklow's long history (A1.1) and spectacular landscape views (see c. below).
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land*
-The development would not do this, and the process excluded local Brownfield sites.

b. *Whether the resulting Green Belt boundaries would be clearly defined using physical features that are readily recognisable?*

- The north part of the site is on a flood plain meadow (see map on page 1), and seems unlikely to be built on initially. The flood plain is not distinguished by any recognisable physical feature;
- If development extends north of Smite Brook, further boundaries would be a considerable distance away –ref the Site Allocations Development Pack <https://www.rugby.gov.uk/downloads/file/1166/brinklow>

c. *The effect of development on landscape character, heritage, biodiversity, agricultural land, flood risk, highway safety, infrastructure and facilities?*

- Site selection does not appear to consider the impact on the landscape view approaching from the north (see front page), or northwards from a celebrated local viewpoint 'The Tump' (see A1.1);
- It did not mention heritage issues around proximity to the historic Fosse Way (see map page 1 and A1.8);
- We have no evidence that the Flood authorities have been consulted, but not building on the flood plain would seem sensible to avoid a flood risk; and
- We do not believe the impact on the highway has been properly considered. We are not aware of any relevant traffic measurements or projections, and safe access would surely need new roundabouts.

d. *The relationship of the site to the existing settlement and its accessibility to local services and facilities?*

- The chosen site would put new residents outside the existing settlement, beyond normal walking distance to the facilities, and leading to disproportionate increase in vehicle usage. The Site Allocations Document quotes distances to the north / south site entrances of 600-700m and 750-850m, and there would be additional distance within the site (see map page 1).
- A 25% population increase in 1-5 years would be beyond the capacity of village centre parking facilities, in particular the healthcare centre has single lane shared access for cars and pedestrians via Barr Lane.

e. *The evidence to support the site's 'deliverability' as defined in footnote 11 of the NPPF?*

- The chosen site may not deliver 100 houses, as acknowledged in discussions with the Borough Council;
- Though the north part of the site is on a flood plain meadow, as far as we are aware Rugby Borough Council have not consulted the Flood authorities in Warwick. RBC's response to submissions was that flood risk will be considered as part of any Planning Application (see ID's 1306, -7, -10, -11 -13, -93 in the LP53 Development Strategy document);
- Electricity pylons run near the south edge of the flood plain meadow (see map page 1); and
- To the east and south are Potential Local Wildlife Sites with trees. These would require a 30m buffer. (These PLWS were omitted from the map in the Site Allocation document, though mentioned in the text).

f. *Their viability having regard to the provision of any infrastructure, affordable housing and other policy requirements?*

- We do not believe the impact on the highway has been properly considered. We are not aware of any relevant traffic measurements or projections, and safe access would surely need new roundabouts.

Appendix 1. Specific Issues, Chronology and Conclusions

A1.1. Brinklow is a picturesque village on the historic Fosse Way, with a population of 1101 in the 2011 census. Its history has left many varied and interesting buildings, including a Norman Church and Motte & Bailey castle ('The Tump'). Set up as a Market Town, we understand it has the best preserved Medieval Street layout in England. In the early 2000's the Parish Council opposed its designation as a Main Rural Settlement, arguing it was a small village with few shops and public transport times unsupportive of travel to work. (For more detail about Brinklow see <http://brinklowvillage.co.uk/history/> and <http://www.brinklowfest.co.uk/about-brinklow-village>).

A1.2. The call for development sites by Rugby Borough Council identified 11 potential areas within Brinklow. These are documented in the Site Allocations Development Pack, which is accessible through the following link; <https://www.rugby.gov.uk/downloads/file/1166/brinklow>. The analysis of these sites concluded that the only suitable site for development was situated in the Green Belt, north of the settlement boundary and east of the Lutterworth Road, and said to offer up to 120 homes deliverable in 1-5 years.

A1.3. In 2016 Rugby Borough Council held two public meetings in Brinklow to inform residents of the call for sites and the site selection, but only met with Brinklow Parish Council once, to gather their views on the outcome of the process. Rugby Borough Council held an on-line consultation, which received responses from Brinklow residents and the Parish Council (see A1.8).

A1.4. Brinklow Parish Council objected to the development of the Lutterworth Road site (11th March 2016, ID1393 in LP53 Development Strategy document) on the grounds that:

- A rapid 25% increase in both homes and population in 1-5 years would lead to substantial strain on community services and infrastructure; **(MIQ Issue 4b.1.c);**
- Green Belt land should not be used for development when alternative sites are available within the settlement, including brown field opportunities; **(MIQ Issue 4a.1.a)** and
- The proposed development on the Lutterworth Road site would create a ribbon type development that would further extend the community away from the centre of the settlement. **(MIQ Issue 4b.1.d)**

A1.5. Following Rugby Borough Council's development proposal, Brinklow Parish Council proposed production of a Neighbourhood Plan, which was confirmed by a community referendum. Key to this is a wider consultation with residents to determine their thoughts and views about future development, not just where to put 100 houses. In Autumn 2017 a comprehensive questionnaire was circulated to all c.500 households in the Parish. Appendix 2 shows the most relevant responses, which provided a collective early view as to what residents value, and what they expect from future development.

A1.6. We would like to bring the following to your attention:

- Residents would like to see fewer homes built, and built over multiple sites in the village, to preserve its essential characteristics (see A2.1, A2.5-A2.9);
- Residents wanted to protect the rural nature of the village, including the view when approaching the settlement area from the north (see A2.2-A2.4);
- 'Stretching' the village with many new homes was not seen as ideal (see A2.1); traffic levels and parking in the village centre were identified as already problem areas (see A2.2, A2.11-A2.13); and
- Given these concerns, it would make more sense to have multiple small developments in the settlement spread over the life of the Local Plan. New homes could be nearer to the facilities, and the village would be better able to steadily absorb the impact of development on existing infrastructure, such as schools, transport, healthcare etc.

(MIQ Issues 4b.1.c and d)

A1.7. The call for sites had identified 11 parcels of land for potential development, one of which included 'The Stables' on Green Lane. Rugby Borough Council rejected this site as unsuitable for development primarily due to access issues for 100 houses, however it has recently been granted planning permission for 7 dwellings. It was also on Green Belt land, the Green Belt Assessment showed the same score (12/20) as for the Lutterworth Road site. (https://www.rugby.gov.uk/downloads/download/223/coventry_and_warwickshire_joint_green_belt_review_-_part_one). We believe that the site selection process excluded the opportunity to develop small multiple sites in the settlement, and focused on the identification of one site. It is also noted that due to geographical issues, such as power cables extending over the Lutterworth Road site and part of the site occupying a flood plain, the target of 100 homes may not be possible. **(MIQ Issue 4a.1.d)**

A1.8. We also believe RBC's consultation process was flawed:

- It did not inform residents about the special circumstances claimed for taking Green Belt land;
- The process exclusively aimed at sites capable of delivering 100 houses, and left residents choosing between a 100 house development outside the village or potentially one nearer to their own homes;
- Impacts of the chosen site appear to have been missed: the proximity of Potential Local Wildlife Sites is not recorded on the site map, and the possibility of damage to archaeology adjacent to the Fosse Way are not mentioned – part of the putative former track may well be under the site ; and
- Responses from Brinklow to the on line consultation are in the LP53 Development Strategy document (ID1306 – 1393), available at https://www.rugby.gov.uk/info/20004/planning_strategy/348/local_plan_examination/3 but are not included in the Regulation Consultation Summary. (Our Borough Councillor repeatedly referred to 'no opposition', which isn't the case).

(MIQ Issue 4b.1.a and d)

A1.9. Brinklow Parish Council are particularly concerned that we have not seen any justification for the taking of Green Belt land coming from RBC during the consultation process. Given the recent achievement of the Five Year Land Supply – as informed by our Borough Councillor at our Parish Council meetings - we do not believe that taking this Green Belt land can be justified. Green belt land was set aside by previous generations for the protection of communities, it should not be destroyed for short term gains when other multiple smaller sites are available within the settlement.

(MIQ Issue 4a.1.b)

A1.10. We conclude that Rugby Borough Council policy in relation to the site at Brinklow:

HAS NOT BEEN POSITIVELY PREPARED:

We consider the consultation process was flawed

- It focused only on the identification of a single large site, and did not explain why Green Belt land was being taken.
- The Parish Council views and concerns have been ignored and not answered. Particularly, it is clear to us that Brinklow Parish Council was not in practice involved in any consultation process to decide and agree that:
 - It was justified and proportionate to build up to 100 houses; and
 - Exceptional Circumstances existed to justify use of Green Belt land.

HAS NOT BEEN JUSTIFIED:

- Building on this site negates four of the five purposes of the Green Belt, especially regarding sprawl, encroachment into the countryside, and impact on the spectacular setting of an historical village;
- There are intrinsic problems with the site include flooding, power lines, traffic, archaeology and wildlife buffers. The Council appear not to have addressed these aspects (though our Borough Councillor has verbally acknowledged that it may not deliver 100 homes);
- The allocation of 100 homes appears an arbitrary figure, without proper consideration of the effect on Brinklow, whose designation as a Main Rural Settlement was anyway disputed (see A1.1), or a real need to meet the five year housing supply. It would be premature to allocate this land specifically unless all the issues are resolved; and

- A later Sites Allocation Plan and or the Neighbourhood Plan should properly assess all possible sites both within and adjacent to the village, and determine how many houses may be appropriate in each. There are some Brownfield sites to consider, and - if necessary - in other locations a small number of houses- may have a lesser effect on the openness of the Green Belt.

HAS NOT BEEN EFFECTIVE:

- Confirming the Lutterworth Road site for 100 homes would be premature and prejudicial to the proper approach above;
- The Parish Council and the Neighbourhood Plan Steering group and residents wish to explore future developments on smaller parcels of land in and around the village, via the Neighbourhood Plan process;
- Residents value the rural nature of the village, and prefer to allow the village to evolve without damaging its essential characteristics, rather than one large development; and
- The results of the questionnaire survey support this approach, we intend to explore this as the Neighbourhood Plan is developed.

A1.11. May we bring to your attention parts of the Prime Minister's speech on March 5th 2018, clarifying Green Belt policy:

' the answer to our housing crisis does not lie in tearing up the Green Belt. Barely 13 per cent of this country is covered by such a designation...

'...Planning rules already say that Green Belt boundaries should be changed only in "exceptional circumstances". But too many local authorities and developers have been taking a lax view of what "exceptional" means. They've been allocating Green Belt sites for development as an easy option rather than a last resort.

'To prevent this, we're strengthening existing protections so that authorities can only amend Green Belt boundaries if they can prove they have fully explored every other reasonable option for building the homes their community needs.

'...we'll expect any development, whether in the Green Belt or outside it, to look first at sites that have previously been built on rather than opting immediately for virgin countryside'.

A1.12. **We suggest these guidelines do not support development of the chosen site.**

Appendix 2. Responses to Brinklow Parish Questionnaire, Autumn 2017

(Verbatim extracts from collation reports by Independent Consultant Mike King, Director, People & Places Insight Limited)

A2.1 All Comments on the Lutterworth Road site*

- ❖ *They have rejected smaller, less obtrusive sites*
- ❖ *One large development would have an adverse visual impact and change the character of the village, smaller development would minimize these effects*
- ❖ *Small developments of say 20 homes fit the village better than a large development.....do not look out of place*
- ❖ *We should keep the village as it is with small individual developments instead of new estates*
- ❖ *numerous small developments would be preferable to one large site*
- ❖ *I feel it would be beneficial to have many small developments in preference to one large one*
- ❖ *We believe smaller pockets of houses being built ie: 5 – 10 on small plots of land is better than a full scale larger housing estate that becomes a massive add on to the village. It's less intrusive and maybe more acceptable by the villagers.*
- ❖ *Several smaller sites would be more appropriate to the size and rural character of the existing village.*
- ❖ *I believe multiple small developments rather than one big development would have been in keeping with how the village has developed over the years*
- ❖ *Very concerned about the proposed huge increase in houses which would overwhelm the village in so many ways.*
- ❖ *The Lutterworth Road site is not good for new houses, being so far from the main village facilities. I expect the Parish Council to fight strongly to minimise the number built, and their adverse visual impact. I would have liked the PC to have shown more Leadership during the site selection process - the public will inevitably go quiet once development is not close to them, and any shock has passed. This does not make the development right. Both the immediate planning process and the new NDP need to help minimise development of this site. If not, there is surely an incentive to pursue legal challenge - hopefully the integrity of those involved will make this unnecessary!*
- ❖ *The new houses in last few years are too big for area and too expensive for most people who already live in the village*
- ❖ *I don't think where the housing is proposed is a suitable site. Ell Lane and Smeaton Lane will be under lots of pressure with extra traffic because that will be used as cut through and Broad Street is already heavily used.....*
- ❖ *Brinklow born and bred. We acknowledge that a community needs to grow and that we are compelled to have 100 more houses. In such a lovely busy community it is hard to see the increase in population will safely integrate without some prejudice. Current residents will feel troubled by the upheaval. Throughout the process those affected must feel valued and part of the process making it easier for all. We would like to see some properly managed sheltered accomm. That the new builds do not become further speculative properties for developers. Thought for younger first-time buyers. Maybe some properties with a covenant ensuring that the properties are not over extended or sold on to profit but remain affordable for younger people or even older residents.*

* Two further comments were removed because the supplied post code was invalid

A2.2 Selected Comments on Traffic Issues, from Brinklow Neighbourhood Plan Questionnaire

- ❖ *Traffic is horrendous through the village particularly Lutterworth Road it is constant and too many speed through, we need traffic calming and weight limits.*
- ❖ *I am very concerned about the volume of traffic on the roads through the village from the bio-digester. I believe it breaches planning restrictions. I am also concerned about the smell that comes from the quarry area.*
- ❖ *Concern over traffic through village. Size of lorries and amount of vibration damage to building. Damage caused to erosion of roads and pavements and impact on drainage.*
- ❖ *Traffic impact on village with 100 houses. Loss of green belt land unfair distribution of the 100 houses other Revel villages could have some*
- ❖ *Just the traffic really, in particular the industrial traffic which is constantly through the village*
- ❖ *The speed of traffic through the village is terrible. When the speed camera is there everyone flashes each other as a warning, therefore not giving a true picture of the problem.*
- ❖ *Need to reduce traffic speeds through village and Ell Lane, Eeasenhall Road then walking from canal at the Eeasenhall Bridge would be better*
- ❖ *Traffic! Too fast too much heavy traffic coming through the village at speed*
- ❖ *Heavy traffic through the village*
- ❖ *Better speed control through the village*
- ❖ *We basically need some speed cameras installing, then if speed limit is lowered to 20 miles per hour this would solve a lot of our problems with noise and vibrations particularly with the 100's of huge industrial tractors passing through daily. It would be even better if proceeds from any fines could then be used for village needs, e.g. Church restoration/ helping those in need etc.*
- ❖ *Speed cameras at all 3 entry points- activated to give speeding tickets*
- ❖ *Automatic cameras e.g. Coventry Road to record speeding motorists, estimated average speed between 60-70mph leaving the village.*
- ❖ *Average speed cameras*
- ❖ *Speed cameras as 20mph won't be heeded as 30 isn't.*
- ❖ *Permanent proper speed cameras on Lutterworth Road, The Crescent, Broad Street*
- ❖ *Traffic impact from Magna Park is becoming a serious issue, both due to traffic volume and early start / late finishing*
- ❖ *HGV traffic should be diverted away from the village. The roads are not suitable for these huge 6 axle plus vehicles. Magna park traffic should not use the Fosse*
- ❖ *Increased tractor and lorry traffic.*
- ❖ *.....already far too much HGV traffic*

Responses to Relevant Questions

A2.3 Which of the following aspects of the Parish are important to you? (Please tick one option per row)

	Very important %	Important %	No opinion %	Not important %	Not at all important %	N=
Views from or approaching the village	47	41	4	7	1	221
Listed buildings	44	41	10	4	1	219
Open countryside reaching close to the centre	65	28	4	4	0	221
Working farms surrounding the village	50	38	6	4	1	221
Churches, cemeteries and the quality of their upkeep	49	42	5	3	1	222
Protected open space and trees	68	29	1	1	0	218
Access to major road networks, railways and airports	22	49	8	20	1	221
Local services/ facilities (shops, healthcare, pubs etc)	65	32	2	0	0	222
Locally available employment	17	39	21	18	5	221
Attractive mix of houses (thatched, timber framed, Georgian, Victorian, modern etc	42	47	8	3	0	221
Village identity/ feeling part of a community	60	35	4	1	0	220
Village activities/ community groups	46	40	10	4	0	219
Quiet environment	58	33	5	3	1	222
Easy access to the countryside	65	29	4	2	0	220
Rural atmosphere	63	31	3	3	0	221
General upkeep of the village	78	20	1	0	0	216
Family or friends nearby	26	40	16	13	5	216
Other	50	12	32	3	3	34

A2.4 Please tell us which of the following actions concerning economic development in the Parish you agree/ disagree with? (Please tick one option per row)

	Very important %	Important %	No opinion %	Not important %	Not at all important %	N=
Control development to maintain Brinklow Parish's fundamental size	69	20	4	5	0	216
Protect Brinklow Parish's 'character' e.g. varied historic buildings, 'rural' feel	76	21	1	2	0	217
Improve community facilities (e.g. shops, schools, leisure, health etc.)	32	48	11	7	2	216
Development to encourage a wider range of facilities	15	38	11	26	9	214
Promote local businesses	28	51	16	2	2	215
Increase tourism	8	35	29	23	6	213
Protect open 'green' spaces and countryside	72	24	2	0	0	217
Protect environment (trees, wildlife etc)	77	19	2	0	1	218
Provide more parking in the Parish	22	32	24	16	4	214
Address traffic issues, e.g. speeding vehicles	74	19	5	1	1	216
Other	61	12	24	3	0	33

A2.5 Do you think the Parish needs more housing? (Online version)

	%
Yes	42
No	58
N=	88

A2.6 Do you think the Parish needs more housing? Please tick all that apply (Paper Based Version)

	%
No more housing required	46
For young people who would like to live in Brinklow Parish in the future	47
I have children who hope to live in Brinklow Parish in the future	12
I live in Brinklow Parish and would like to 'downsize' in Brinklow Parish in the future	14
I live in Brinklow Parish and would like to 'upsize' in Brinklow Parish in the future	5
I believe the Parish needs a larger population to encourage good facilities	14
I want to see more rental properties in the Parish	7
N=	111

A2.7 How many more houses do you think the Parish needs in the next 15-20 years? (Online Version)

	%
1-10 houses	0
11-20 houses	3
21-50 houses	43
51-100 houses	24
101-150 houses	14
More than 150 houses	16
N=	37

A2.8 How many more houses do you think the Parish needs in the next 15-20 years? (Paper-Based Version)

	%
No more houses	30
0-10 houses	11
11-20 houses	17
21-50 houses	26
51-100 houses	12
101-150 houses	3
More than 150 houses	2
N=	106

A2.9 What are your views on the size of any further housing developments in the Parish over the next 15-20 years? (Please tick one option per row)

	Strongly agree %	Agree %	No opinion %	Disagree %	Strongly disagree %	N=
Garden infill development	16	33	20	15	16	176
Infill, small plots of one or two houses	30	49	7	8	7	181
Small developments (10-15 house plots)	21	37	6	21	16	175
Medium developments (16-50 houses)	7	17	6	29	41	174
Large developments (more than 50 houses)	6	5	1	19	69	168
Conversion or change of use of existing buildings or previously developed (brownfield) sites	23	47	15	9	6	175

A2.10 Which of the following would you like to see improved? (Please tick one option per row)

	Strongly agree %	Agree %	No opinion %	Disagree %	Strongly disagree %	N=
Trees and hedgerows to provide wildlife habitats and enhance the rural nature of the Parish	59	31	8	1	1	197
Allotments	14	39	41	2	4	197
Air quality (as a result of vehicle traffic) in the Parish	51	34	12	3	1	197
Traffic noise	60	24	12	2	1	197
Traffic vibration	60	24	14	2	1	197
Wildlife sites e.g. Old Canal, the Tump	60	33	6	0	1	198
Existing green spaces within the village	58	34	5	2	1	196
Exiting ponds for the benefit of frogs, toads and newts	51	35	12	1	1	198
Open natural landscape green belt	57	32	6	3	1	196
Existing off-road rights of way, footpaths	55	34	8	2	2	196

A2.11 Is there sufficient public space near your property to safely park your vehicle?

	%
Yes	64
No	36
N=	39

A2.12 Do you think more public car parking space should be made available?

	%
Yes	65
No	35
N=	184

A2.13 Do you believe there are problems with the roads in the Parish? (Please tick one option per row)

	Strongly agree %	Agree %	No opinion %	Disagree %	Strongly disagree %	N=
Volume of traffic too high	62	25	7	5	2	190
Speeding vehicles	73	20	2	4	1	192
Parking close to junctions	55	22	13	10	1	186
Car parking on the pavements	46	19	19	14	2	190
Low visibility	31	23	29	16	1	186
Narrowness of roads	20	17	27	32	3	182
HGV traffic	68	18	9	3	1	186