

South Lenches Neighbourhood Plan Survey Results

2016

FINAL REPORT

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Stratford-on-Avon District Council
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Q7 - If dissatisfied or very dissatisfied, please say what you do not like about them (size and design of recently built new houses)

Q9 - Are there any locations in the Parish which you think are suitable for new homes to be built

Q10 - Are there any locations which you think are NOT suitable...

Q11h - Any additional views on the above you might have on design and layout of new housing developments

Q16 - Please write any additional views you might have here.

List of Postcodes

Map 55 Strategic Housing and Availability Assessment

1.0 Introduction

All residents of the South Lenches Parish were reminded that in 2014 the Parish Council distributed a comprehensive 'Parish Plan Questionnaire' which received a significant response from the community. Section 8 of this questionnaire was dedicated to Planning and Development and strong views were expressed by the respondents about the need to control the size and type of future development in the Parish. Completion of the analysis happened to coincide with an attempt by a major developer to obtain planning permission for a 31 house estate which was subsequently refused.

Instead of simply producing a 'Parish Plan' which would provide little if any protection for the Parish, the Parish Council decided it would serve the community interests better to create the more powerful 'Neighbourhood Plan' in line with 'The Locality Act 2011. Not only would such a plan clearly reflect the community's concerns and views about the future of the Parish in terms of development and character it would, when completed, become a legally binding document written into the County's South Worcestershire Development Plan.

Neighbourhood Plans are intended to carry significant weight with the local planning department and, where necessary, with the Secretary of State's Inspectors when hearing Appeals by Developers. The Parish Council obtained permission from Wychavon District Council to proceed with such a Plan and following receipt of Government funding we appointed a Planning Consultant to guide and advise us. The first thing we were advised to do was to update the parts of the questionnaire covering the issues of Planning and Development and Parish character. Hence this important survey.

2.0 Methodology

The survey ran from Thursday 8th December to Friday 23rd December 2016. All households in South Lenches Parish were hand delivered questionnaires by one of a team of volunteers.

Each property was given a household questionnaire (to gain factual information) and two individual questionnaires that allowed for differing views from residents. If there were more than two adults in the household, they could request more questionnaires or download copies from the Lenches Website. Copies were also made available in the local Church. A FREEPOST envelope was enclosed for the return of the questionnaires.

136 questionnaires were returned by households and 227 responses were received from individuals in the timescale allowed.

The survey was open to all residents aged 16 or over and had to be resident in South Lenches Parish.

It was stressed that all the information provided would be processed by an independent third party, Stratford-on-Avon District Council (SDC), who have now aggregated and analysed the responses to create this final report. All responses were guaranteed to be anonymous and not identifiable to any individual.

SDC undertake these types of surveys for parishes inside and outside of their council area.

The report follows the order of the questionnaire. Charts and tables are used throughout the report to assist the interpretation of the results. In some cases, anomalies appear due to "rounding". The term "base" in the tables and charts refer to the number of responses to a particular question.

Copies of the report are available on line in The Lenches Website: www.thelenches.org.uk in the Neighbourhood Plan pages. The Neighbourhood Plan Steering Group will be studying the results with our consultant, Neil Pearce BA (Hons) DipTp MRTPI of Avon Planning Services, and deciding what action we now need to take in response to your opinions and concerns.

Ian Jackson, Chairman South Lenches Neighbourhood Plan Steering Group.

3.0 Summary of Results

Your Household

- The most common number of people living in a household was 2, with the average per household at 2.38. The 2011 Census average for Wychavon DC area was 2.39.
- There was a minimal difference in the female to male ratio.
- The predominant age group of people in a household was in the 45 to 64 year old category (32%).
- 41% of persons in a household are retired, with 26% in paid employment.
- Three in ten people have lived in the South Lenches Parish for more than 25 years, with 7% having been in the area for less than a year.

Environment

- Nine out of ten (89%) wished to see the preservation of the local landscape and 85% felt it was important to preserve the views from the village.
- In terms of protecting the quality of the existing built environment, 91% of parishioners wanted to ensure that any development is in harmony with the rural character of the neighbourhood and sits well in the landscape. Just over eight of ten residents felt building design should be in keeping with the scale, location and appearance of existing buildings and they wished for the boundaries of the village to be defined and preserved.
- Of those responding three elements should be in the Plan to protect and enhance the quality of any new buildings, namely there should be design that respects the scale of the existing village (88%), green space and gardens promoted (85%) and that all power and telephone lines to be routed underground if possible (82%).

Character of the Parish and Planning & Development

- Residents were asked how important they felt it was to preserve the existing linear development patterns of the villages. Exactly seven out of ten rated it as very important, 17% important and 13% not very important.

Future Development

- 57% of those replying to the survey did not wish to see building development in any of the blue hatched plots in the future. Just over a quarter (27%) said not more than five houses. 5% had no objection to more than ten houses being constructed.
- Residents were asked to rate what size of future development they felt was important in South Lenches Parish and the immediate surroundings.
- An overwhelming 96% were against any other future development of housing over 20 properties, with similarly 92% against developments between 11 and 20 properties.
- Three-quarters (73%) were against any housing development between 6 and 10 properties. Almost one in five respondents fully supported housing developments between one and five properties in size.

Recent Building Size and Design

- Asked how satisfied or dissatisfied they were with the size and design of recently built new houses in the Parish, 46% of respondents were satisfied to a degree, with a similar percentage (45%) dissatisfied in some way. 9% expressed no opinion.
- From a list of five options, parishioners were asked what kind of new development they felt was needed in the parish. Over two-thirds (69%) thought it should be limited to infill on sites within the existing built-up area. Almost a half (49%) said development should be affordable homes and 43% suggested single homes.
- There was little support for backfill and expanding beyond the existing defined development boundaries.
- Two factors stood out as most important, 72% rated wanting the layout to be in keeping with the existing housing design and streetscapes, and similarly 71% wanting the provision of adequate parking on the premises.
- Modern innovative designs were gleaned to be the least important at 45%.
- When new developments occur, residents were asked which types of new housing would be most suitable for their village.
- Three-quarters of those responding felt three-bedroomed houses would be best, followed by a half indicating bungalows and 44% two-bedroomed houses.

Maintaining the 'Defined Development Boundaries'

- A quarter of residents felt the Development Boundaries should be changed (24%) and seven in ten (69%) were not in favour.
- For those in favour of boundary changes these respondents were asked to think how they might be changed. Exactly six out of ten felt they should extend beyond the ends of the main roads and the rest felt the extension should be behind the existing rear garden boundaries (backfill).
- Asked if the open countryside between Ab Lench, Church Lench and Atch Lench be protected, an overwhelming 96% said yes.

The Needs of Older People

- Exactly half of those surveyed agreed that more homes need to be built to suit the needs of the older generations, with 37% disagreeing.
- To suit everyone's needs a variety of different properties are required to fit different levels of mobility, exactly two-thirds agreed with this statement.
- Almost a half of residents (48%) agreed that more bungalows and /or residential apartments are likely to be required, with 37% disagreeing.

4.0 Results in Details

4.1 Your Household

This section looked to gain factual information about the household. An understanding of some basic information about the residents of the Parish will help to put the needs and opinions given later in context.

Unsurprisingly the most common number of people living in a household was 2, with the average per household at 2.38. The 2011 Census average was 2.39.

Table 1:

How many people, including children normally live in your household?	Nos	%
1	17	13
2	83	62
3	23	9
4	17	13
5	5	4
6	2	1
Base: (All Respondents)	136	

There was a minimal difference in the female to male ratio.

Table 2:

Gender	Nos	%
Female	157	51
Male	154	49
Base: (All Respondents)	136	

The predominant age group of people in a household was in the 45 to 64 year old category (32%).

Table 3:

What are the age groups of each person in your household?	Nos	%
0-4 years	7	2
5-11 years	13	4
12-18 years	30	9
19-24 years	8	2
25-44 years	27	8
45-64 years	103	32
65-74 years	80	25
75-84 years	45	14
85 years plus	7	2
Base: (All Respondents)	136	

41% of persons in a household are retired, with 26% in paid employment.

Table 4:

For each person in your household, how would you describe their primary status?	Nos	%
Paid employment	78	26
Homemaker	14	5
Carer	1	0
In education	46	16
Self-employed	25	8
Long-term sick/disabled	4	1
Voluntary worker	1	0
Retired	121	41
Other	7	2
Base: (All Respondents)	136	

Three in ten people have lived in the South Lenches Parish for more than 25 years, with 7% having been in the area for less than a year.

Table 5:

For each person in your household, how many years have they lived in the South Lenches Parish?	Nos	%
Less than 1 year	22	7
1-5 years	60	19
6-10 years	44	14
11-15 years	44	14
16-25 years	54	17
More than 25 years	93	29
Base: (All Respondents)	136	

Residents were asked for their postcode and the 131 supplied are included on the Appendix.

4.2 Environment

Residents were asked what priorities the Neighbourhood Plan should have to protect the natural environment.

Nine out of ten (89%) wished to see the preservation of the local landscape and 85% felt it was important to preserve the views from the village.

Table 6:

What priorities should the Neighbourhood Plan have in protecting the natural environment?	%
Preserve the local landscape	89
Preserve the views from the village	85
Promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland	83
Manage the visual impact, scale and location of alternative or renewable energy installations	82
Protect high grade agricultural land from inappropriate development	82
Minimise the level of noise and other forms of pollution caused by development and transport infrastructure	81
Preserve our villages' minimal street lighting policy and thus the dark nature of the village	81
Promote the preservation and restoration of key local habitats and wildlife diversity	80
Base: (All Respondents)	(223)

In terms of protecting the quality of the existing built environment, 91% of parishioners wanted to ensure that any development is in harmony with the rural character of the neighbourhood and sits well in the landscape. Just over eight of ten residents felt building design should be in keeping with the scale, location and appearance of existing buildings and they wished for the boundaries of the village to be defined and preserved.

Table 7:

What priorities should the Neighbourhood Plan have in protecting the quality of the existing built environment?	%
Ensure that any development is in harmony with the rural character of our neighbourhood and sits well in the landscape	91
Building design to be in keeping with the scale, location and appearance of existing buildings	82
Define and preserve the boundaries of the village	81
Use signage and street furniture in keeping with the character of the village	74
Promote a high level of energy conservation/sustainability in new buildings	71
Use traditional local building materials where appropriate	69
Base: (All Respondents)	(223)

Of those responding three elements should be in the Plan to protect and enhance the quality of any new buildings, namely there should be design that respects the scale of the existing village (88%), green space and gardens promoted (85%) and that all power and telephone lines to be routed underground if possible (82%).

Table 8:

Should the Neighbourhood Plan aim to protect and enhance the quality of any new buildings by promoting the following?	%
Design that respects the scale of the existing village	88
Green space and gardens	85
All power and telephone lines to be routed underground if possible	82
Signage and street furniture that respect the locality	74
High levels of energy conservation in new buildings	69
Use of traditional building materials	62
Minimum standards for living space in dwellings	57
Base: (All Respondents)	(219)

4.3 Character of the Parish and Planning & Development

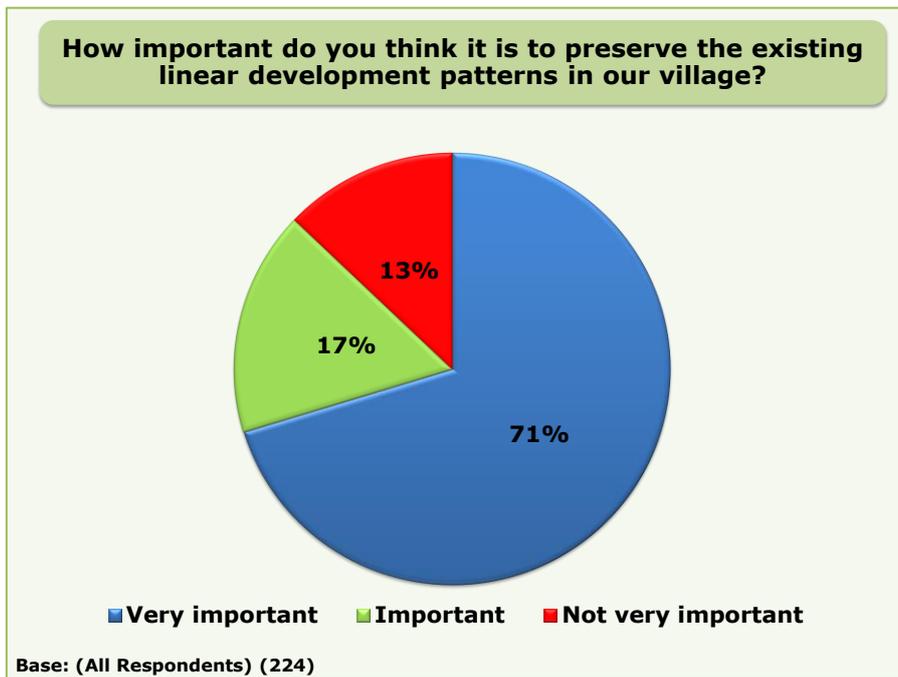
The villages in the South Lenches Parish are officially situated in what is defined in the County Landscape Character Assessment as a 'Timberland Plateau Area'.

Such an area is defined as follows: "The settlement pattern is a variable one of dispersed farms and hamlets with occasional villages or wayside cottages". Official Landscape guidelines for such an area say it is important to "maintain the characteristic dispersed settlement pattern, avoiding the formation of pronounced settlement nuclei" - i.e; no large groups/estates of houses outside of the central core of a village.

All of the villages have a predominantly linear settlement pattern with dwellings running along the main roads through the villages. In Church Lench, the main 'settlement nucleus' is the centre of the village around the Conservation Area, including The Croft. Linear development is predominantly along Evesham Road, Ab Lench Road, Low Road and Atch Lench Road. Atch Lench, Ab Lench and Sherriff's Lench are all linear developments.

Residents were asked how important they felt it was to preserve the existing linear development patterns of the villages. Exactly seven out of ten rated it as very important, 17% important and 13% not very important.

Chart 1:

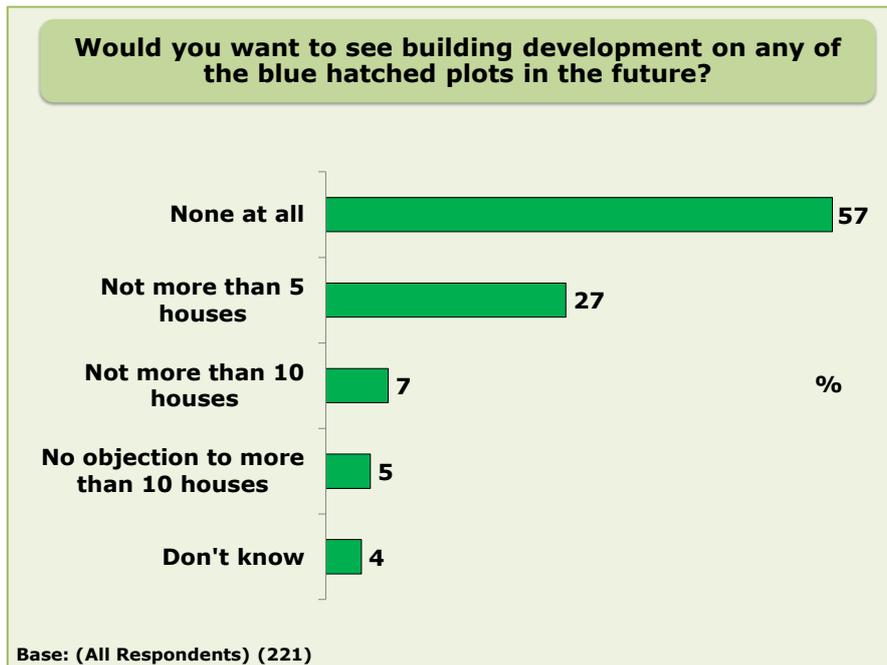


4.4 Future Development

Wychavon DC conducted a 'Strategic Housing Land Availability Assessment' in 2014 and some local landowners volunteered plots which they considered had potential for housing development. Potential plots were shown on a map shaded in blue at the end of the questionnaire. These only affect Church Lench. (See map in appendix)

57% of those replying to the survey did not wish to see building development in any of the blue hatched plots in the future. Just over a quarter (27%) said not more than five houses. 5% had no objection to more than ten houses being constructed.

Chart 2:

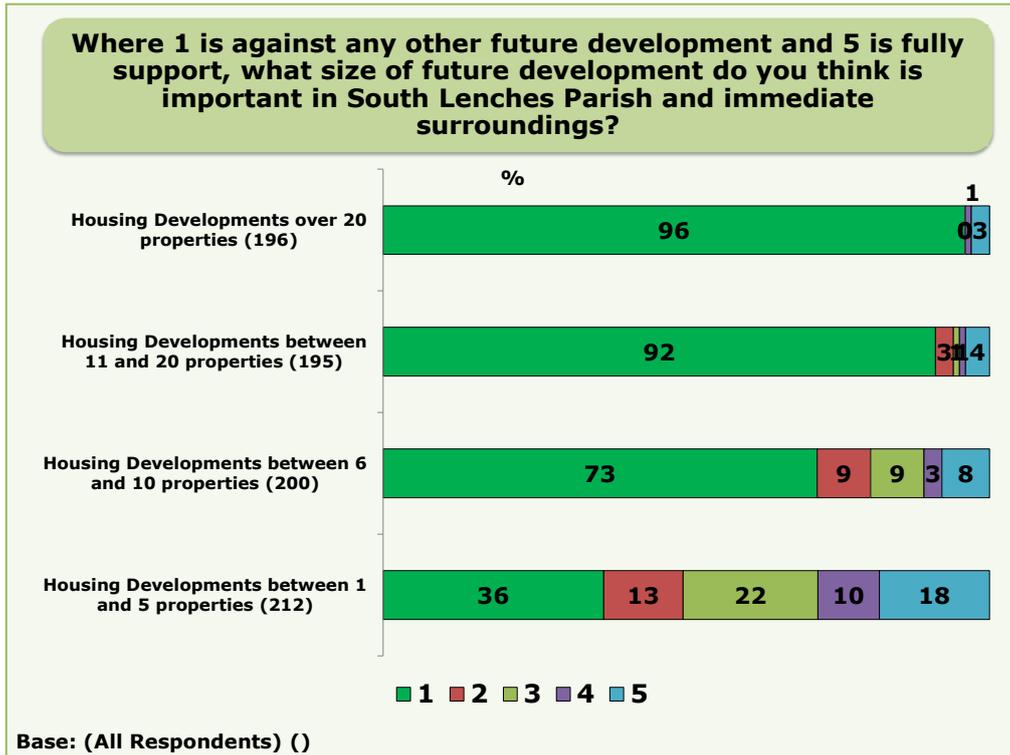


Residents were asked to rate what size of future development they felt was important in South Lenches Parish and the immediate surroundings.

An overwhelming 96% were against any other future development of housing over 20 properties, with similarly 92% against developments between 11 and 20 properties.

Three-quarters (73%) were against any housing development between 6 and 10 properties. Almost one in five respondents fully supported housing developments between one and five properties in size.

Chart 3:

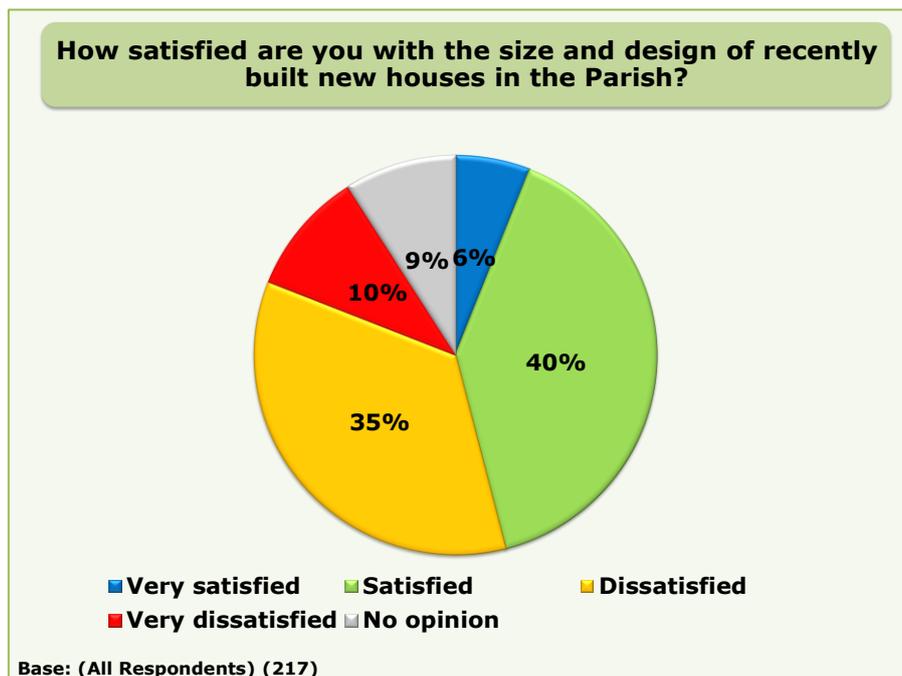


4.5 Recent Building Size and Design

Asked how satisfied or dissatisfied they were with the size and design of recently built new houses in the Parish, 46% of respondents were satisfied to a degree, with a similar percentage (45%) dissatisfied in some way. 9% expressed no opinion.

Respondents were asked to say what they did not like about the size and design of recent building if they were dissatisfied in some way. 108 people made comments and these are shown in the appendix.

Chart 4:



From a list of five options, parishioners were asked what kind of new development they felt was need in the parish. Over two-thirds (69%) thought it should be limited to infill on sites within the existing built-up area. Almost a half (49%) said development should be affordable homes and 43% suggested single homes.

There was little support for backfill and expanding beyond the existing defined development boundaries.

Table 9:

What kind of new development do you think is needed?	%
Limited to infill on sites within the existing built-up area	69
Affordable homes	49
Single homes	43
Backfill – building behind the lines of existing properties	16
Expanding beyond the existing Defined Development Boundaries* at the ends of Evesham Road, Ab Lench Road and Low Road in Church Lench	14
Base: (All Respondents)	(197)

Residents were asked to identify locations in the Parish which they thought were suitable for new homes to be built. 88 responses were made and the list of locations given by 88 people is included in the appendix.

On the flip-side, respondents were asked to list locations which they think are not suitable for new homes to be built. 113 replies to this question were received and these are listed in the Appendix.

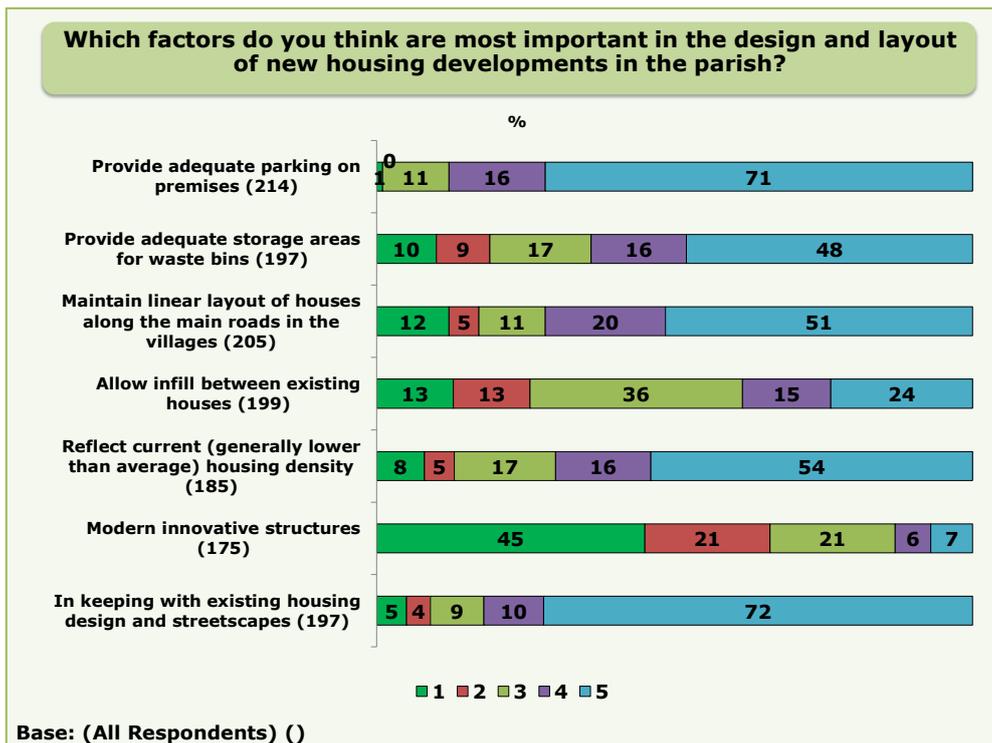
Residents were given a list of factors to find out what were the most important for the design and layout of new housing developments in the parish. They were asked to rate on a scale of 1-5, where 1=not important at all to 5 is very important.

Two factors stood out as most important, 72% rated wanting the layout to be in keeping with the existing housing design and streetscapes, and similarly 71% wanting the provision of adequate parking on the premises.

Modern innovative designs were gleaned to be the least important at 45%.

47 respondents provide additional views on this question and these comments are included in the Appendix.

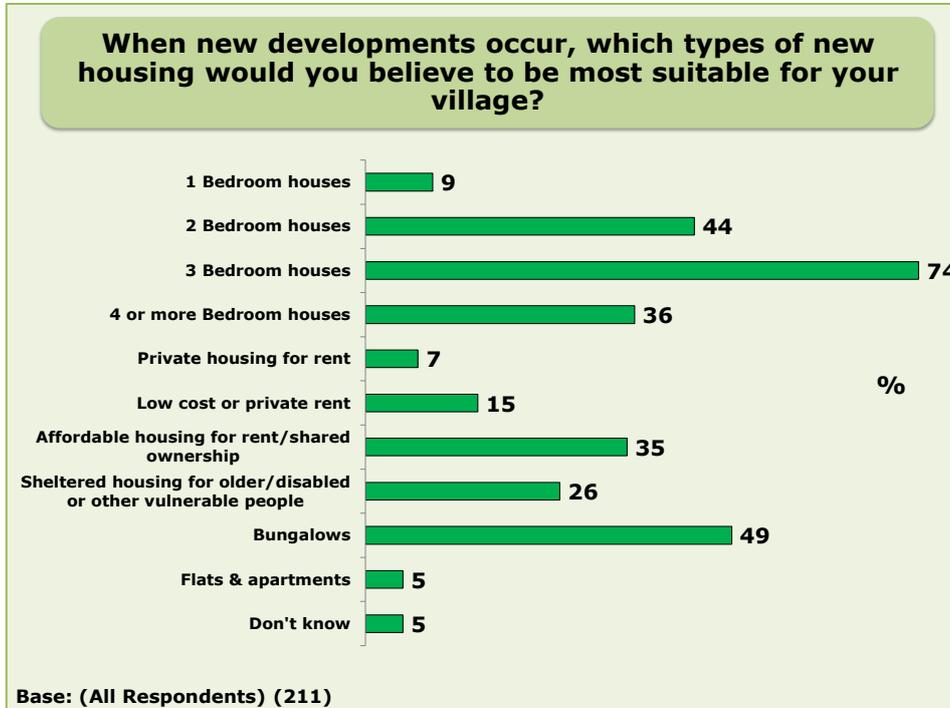
Chart 5:



When new developments occur, residents were which types of new housing would be most suitable for their village.

Three-quarters of those responding felt three-bedroomed houses would be best, followed by a half indicating bungalows and 44% two-bedroomed houses.

Chart 6:



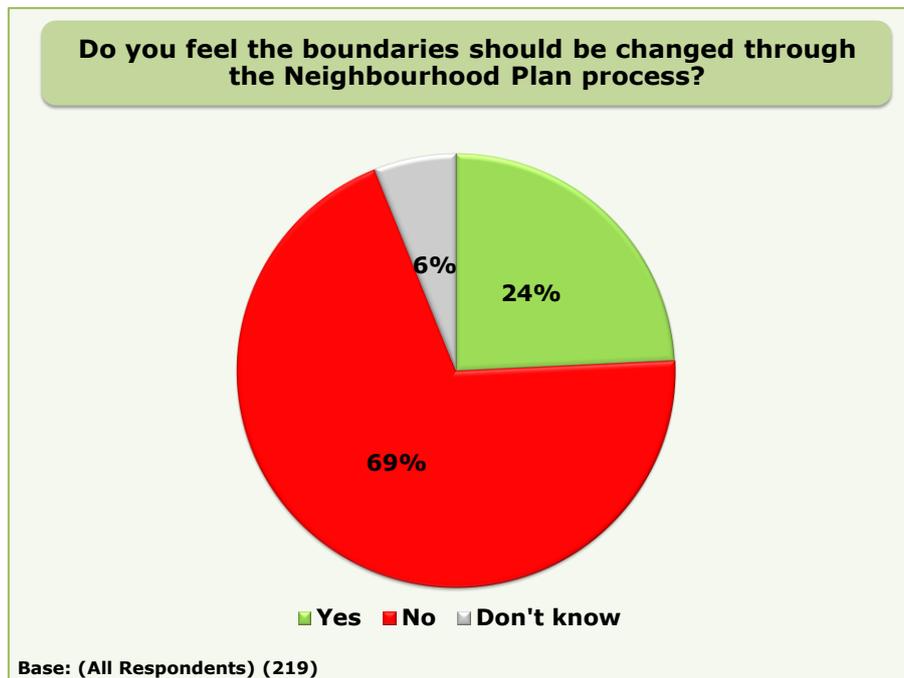
4.6 Maintaining the 'Defined Development Boundaries'

Defined Development Boundaries' are the lines* drawn around the existing housing developments in Church Lench and Atch Lench - mostly along the back of the gardens and around the ends of the last houses in the villages. They were tightly drawn up many years ago and developers are not allowed to go outside of them except in very special circumstances. It was understood that these boundaries can be changed as part of the Neighbourhood Plan.

The Development Boundaries were shown on a map in the questionnaire from Wychavon District Council. (See Map in Appendix)

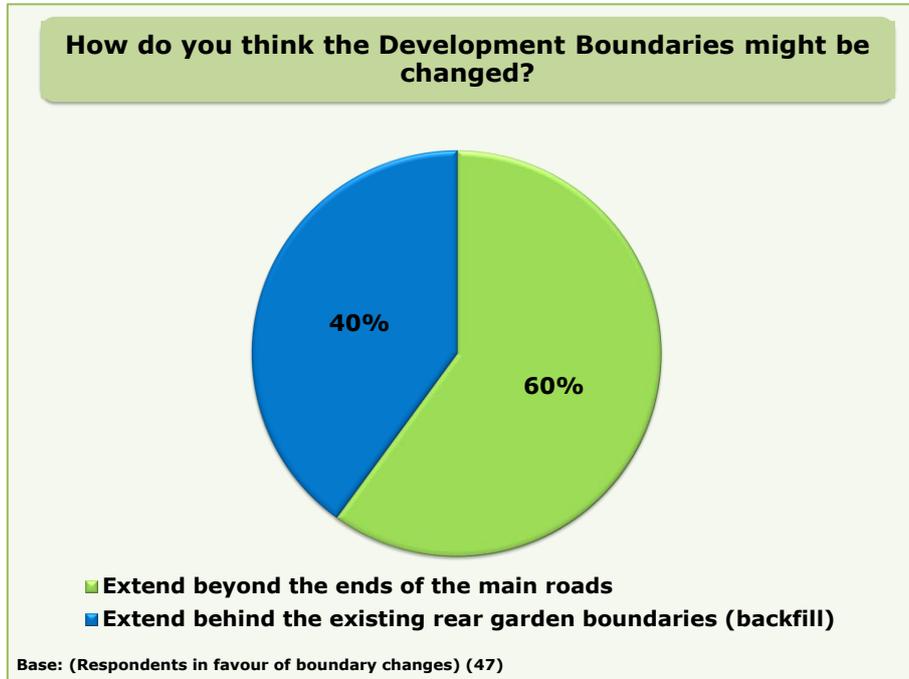
A quarter of residents felt these boundaries should be changed (24%) and seven in ten (69%) were not in favour.

Chart 7:



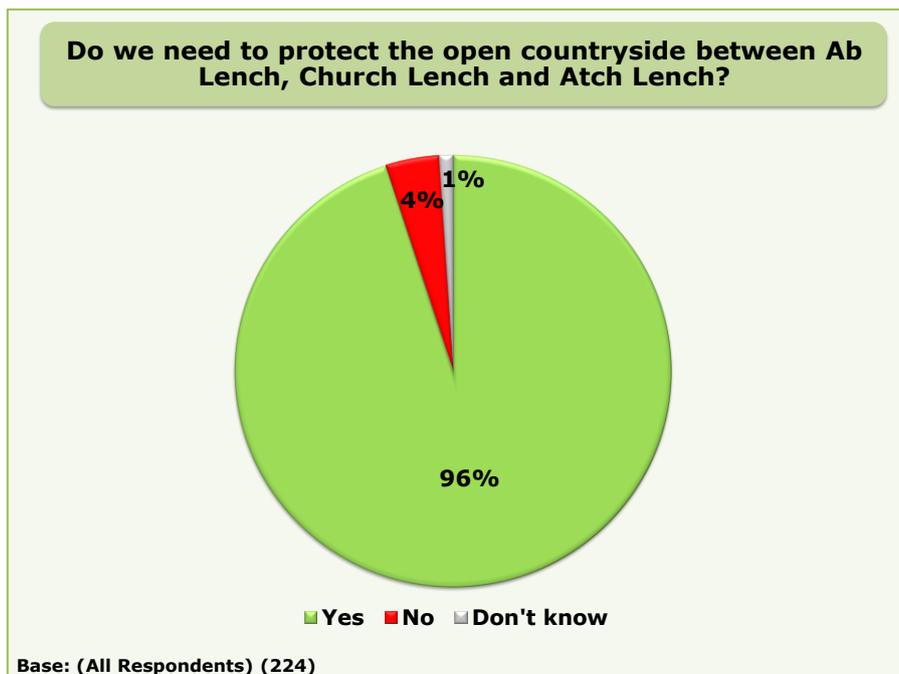
For those in favour of boundary changes these respondents were asked to think how they might be changed. Exactly six out of ten felt they should extend beyond the ends of the main roads and the rest felt the extension should be behind the existing rear garden boundaries (backfill).

Chart 8:



Asked if the open countryside between Ab Lench, Church Lench and Atch Lench be protected, an overwhelming 96% said yes.

Chart 9:



4.7 The Needs of Older People

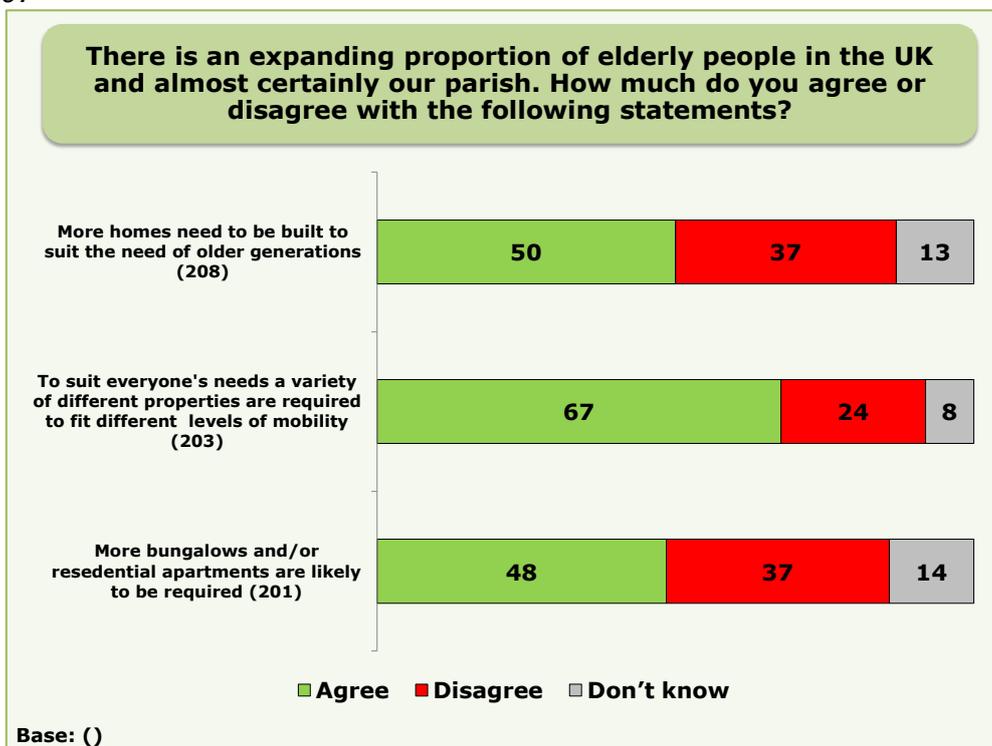
It is a fact there is an expanding proportion of elderly people in the UK and in the parish. Residents were given three statements to agree or disagree to.

Exactly half of those surveyed agreed that more homes need to be built to suit the needs of the older generations, with 37% disagreeing.

To suit everyone’s needs a variety of different properties are required to fit different levels of mobility, exactly two-thirds agreed with this statement.

Almost a half of residents (48%) agreed that more bungalows and /or residential apartments are likely to be required, with 37% disagreeing.

Chart 10:



89 responses made additional comments for any extra views they wished to make on the survey topics. They are listed in full in the Appendix.

APPENDIX

SOUTH LENCHES NEIGHBOURHOOD PLAN

LITERAL RESPONSES

Q7 - If dissatisfied or very dissatisfied, please say what you do not like about them (size and design of recently built new houses)	
3	The majority of newly built houses are too big for this village
4	There has been enough development now in our village; the only development we would be in favour of would be infill on large gardens or conversions. We are not in favour of backfill
5	Backfill is not an option. Use of large gardens or conversions is the best way forward
6	Too many. Caused chaos and damage to surrounding area and roads
9	However, there is a need for some smaller 3 bed properties as there are people in Church Lench who want to downsize and there is no optionality or availability. Only expensive £600k+ houses seem to be being built, this restricts potential incomers and facilities such as the school will be compromised with an ageing demographic. The sports clubs have to pull from a very wide geographical area to be tenable
12	The houses currently being built in Evesham Road, Church Lench are:- Out of character / Not fitting the linear development in Evesham Road / There are no street lights or footpaths leading to the village centre facilities
13	Too big
14	Properties too large and jammed on very small sites too close together
15	Low Road, Church Lench - new properties are inappropriately large for space they occupy
17	Most of the houses are too large for the plot
23	Evesham Road development of 5 houses doesn't fit well in size or style. Low Road developments ok in both size and style. Traffic speed and access are crucial to constrain for safety of residents
24	Low Road development ok. Not keen on appearance of Evesham Road developments
25	Too large
26	Too large
28	Overly large, far too expensive. Crammed too close together, unappealing design
29	Some gardens are too small for family life
30	Family size houses have insufficient outdoor space for growing families
31	The houses are all too big - not one of a reasonable price for young people - no social housing which this village needs
32	They are large houses occupied by couples (usually older). We need smaller homes for young families and retirees
33	New house next to road on Evesham Road far too high and obtrusive - should have been a bungalow
34	All four - five bedroom mansions for only 2 people to live in. A missed opportunity to build 2-3 bedroom terrace homes for younger families on Evesham and Low Road
45	5 Houses being built west of Evesham Road is too many houses squashed onto a plot. Houses are not in keeping and are cheap looking!!
49	They are too big and too close to the road
50	Too large and not affordable by villages
51	Too large, ostentatious, and only for those with deep pockets

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52	The latest development on Evesham Road has no garden space and design does not fit in with the village
56	Houses in Church Lane are in keeping with local area and are not close together
57	Satisfied with size as family homes. A bit dissatisfied as opportunity to do something more interesting in design in some of the locations, a bit lacking in green space
60	Sick and tired of £600,000 houses only being built and blocking Low Road for 3 years. The pot holes, mud and encroachment of cars, trades and now building materials onto the road are a disgrace
61	Too large
63	They do not fit into the village in design
67	I wasn't happy about the extra building at all. But when I saw the size of the homes, and the prices they have been sold for, I was shocked the council have allowed it. The last thing our village needed was 3/4 million homes. Smaller homes, perhaps semis should have been built instead. By this, I do not mean social housing estates
68	Houses are too large and have destroyed the rural feel on entering this beautiful traditional village. Smaller houses of more traditional style further back from the road and more affordable to local villagers would be better
69	The new houses on Low Road are very nice but their size and price excludes new families or people wishing to downsize but stay on the parish from considering them
70	Most are too large (4+ bedrooms) and therefore very expensive. They dwarf the smaller houses nearby
71	Too big, too expensive for ordinary people
77	Not affordable
78	Not affordable
79	Whilst the new houses are very nice and improve the plots in which they are located (except Evesham Road development which is horrible) they are all very large and too expensive for families
80	The size of new houses in the village mean there is no possibility for young people living here to buy them
81	Too many large size houses. No opportunity for first time buyers to move into village
82	New houses all appear to be much taller than adjacent houses. Type and colour of bricks do not match existing properties (Evesham Road)
84	Some are far too large and domineering
85	Houses too big
86	Too large and change the country village setting into millionaire's row
94	Too dominant on the street scene. Too large - smaller low cost housing required
97	All too big, why not some smaller for starter homes
98	They appear to be predominantly large and detached. We should aim for smaller, sustainable and innovative units
99	Recent houses are uniformly large and expensive. We need more variety - we need smaller, inexpensive (not affordable) houses
103	Too big for our village
106	Scale and height next to adjacent properties along Evesham Road is inappropriate
108	Ones being built along Evesham Road are too large compared to surrounding buildings and not in keeping with the village. However, houses down Low Road are better and more in keeping
111	I think a lot of the new build are too modern they need to be more in keeping with existing properties
119	Too large and over priced
120	The style of houses built along Low Road are not appropriate for a country lane in a rural village. They now dominate the landscape and overshadow the adjacent properties

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123	Too large, expensive inappropriate
126	Evesham Road houses very modern brick, not in keeping with village, very close to road. Very close together
127	New houses being built on Evesham Road. Modern brick, too close to road. Very full
130	Brick pattern on Evesham Road development appears out of character with existing buildings. Overall, satisfied with size and design of developments on Low Road
131	Brick pattern on new builds on Evesham Road appears out of character with existing buildings. Overall, the size and design of the developments on Low Road have been in keeping with the character of the village
136	Low Road houses ok, fit in well. Evesham Road not appropriate, very poor brickwork
138	Too large, too close to roads
140	The houses are too large for the plot size
142	Recently built houses in the parish are large and expensive for the young who need starter homes to continue to live in the villages
143	Far too large - not housing required in village, Smaller houses would have been more desirable - more affordable houses for young people
150	The recent development along Low Road is completely out of character
152	Certain properties are very contemporary in design and out of character with the Lenches. The west side of Evesham is / has become overdeveloped
155	Too many, too large, too expensive, too much disruption while building goes on
159	Too many houses built
160	Too many have been built putting pressure on roads and drainage. Evesham road development houses are too high - spoil views
161	Cramming, large and expensive, smaller quality properties preferable
163	Some of the new houses in Low Road are, in my opinion, too large but they are a pleasing design. However, the ones in Evesham, although not yet finished, do not appear to be fitting in
164	Although perhaps too large in scale the new houses in Low Road seem to be designed and built to an appropriate standard and style for the village. The houses currently under construction in Evesham Road are not appropriate in style or choice of brick, a planning approval error in my view
165	The infilling along Low Road is not all in keeping with the village
169	Prefer green fields as this is why we moved to the village!
170	If I had wanted new homes around me I would have moved into town. Church Lench has already been ruined by modern development
171	The houses should not have been built
172	Too many houses have been built
174	Houses are too big and the land could have been used for smaller, more affordable housing
175	Too large and bearing down on bungalows on the other side of the road, due to lie of land. However, did they get planning as only bungalows on that side before!
176	Too big, also rather boring
178	They all appear to be very similar design and all executive large detached
179	All the new properties on Low Road, looks the same. The surface of the road is awful
180	Q7 - Low Road could have had perhaps two sets of semi-detached houses, instead of all large 5 bedroom expensive houses. Q5 - Evesham Road sight is already being built. I would not wish houses to be built on the other two sights as this would affect too many other properties and privacy
183	Looks too large
184	Individually all ok, bar the houses in Low Road west side, are overpowering as a group
185	Too many executive style properties. We need homes for families with incomes less than 40k. The social mix and age profile of village is not sustainable

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186	There is no provision for young families who are unable to afford houses over £500,000
189	Very satisfied with development on going west of Evesham Road. Very dissatisfied with linear development along west of Low Road. Enormous imposing houses totally swamping houses on opposite side of road. Road safety does not seem to be considered. These new houses of where there are five are not on map 55
190	Very satisfied with development along west of Evesham Road - sensitive size of houses, energy efficient. Very dissatisfied with linear development along Low Road - huge imposing houses, with pedestrian safety vastly overlooked, no footpaths, traffic speed does not respect 30mph zone
191	My comment only applies to Low Road not Evesham Road
192	My comment only applies to Low Road not Evesham Road
193	It varies - the houses down Low Road are fine, but at the entrance to the village, there are 5 new houses built that are squashed onto a plot and not in keeping with the rest of the village
195	Too big for the plots, too large and too close together. No character appropriate to the village
197	This question seems to display bias towards the not satisfied. There is no opportunity to explain for those who are satisfied. So far recent house builds appear to be of sound design, appropriate to their location and of a reasonable size for the price
201	Recently built properties totally out of the pockets of younger generations. How on earth did the properties on Evesham Road get planning permission with regard to the choices of finish i.e. bricks
202	Too many large properties all together - disproportionate within the village. Insufficient mix of housing
203	Lack of housing mix. Why no 2/3 bedroom houses?
208	Too big, built too close to the road, more traffic created on roads not suitable
209	Too big, too close to the road, have created more traffic on roads not suitable for extra traffic
211	The houses on Low Road are too large, it is unlikely that young families can afford them and we need more children to support the school
212	The houses on Low Road are too large, dominating the bungalows outlook and the slow build has caused continual aggravation to long term residents and local traffic
219	Some recent development along Low Road, Church Lench, mainly infill are excessively large dwarfing existing buildings. There is also some use of external timber cladding which does not appear to be in keeping with the existing house design nor the character of the village
222	Most of the houses recently built on Low Road are too big, impressive and imposing for a small village. The new development opposite 'Stockholm' Evesham Road and next and behind 'Trafield' - is a disgrace to the planning department of Wychavon. The brickwork and height of the property first on Evesham Road is so ugly - the planning department as a whole should visit this site and be ashamed - because it's too late
223	The new development of 5 houses in Evesham Road looks awful, are too tall, and two properties behind an existing property. The planners should be made to come and look at what they passed. It might make them think harder at what they pass in the future!
225	Houses along Evesham Road (new development) not in keeping with the rest of the village (very modern design)

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Q9 - Are there any locations in the Parish which you think are suitable for new homes to be built	
1	Land backing onto the croft - along Evesham Road / The land behind church / Land behind Low Road
2	Farm buildings behind Manor Farm, change to up to 4 houses in keeping with the surroundings, see map at back
4	Any house with large gardens at the front or to the side of existing house
6	No. New development destroys the very reason people choose to live in parishes such as this
8	Don't know
9	Further down Low Road between Church Lench and Rows Lench, near the livery/kennels as the roads and infrastructure are in place
12	Considering the number of new houses already built, I doubt there is much suitable land left. There may be potential for the odd infill and conversion of defunct agricultural buildings
18	21-09
19	21-09
21	Space tracking station site - Sheriffs Lench
22	Space tracking station site - edge of Sheriffs Lench currently overgrown and an eyesore and unused
23	Perhaps along Evesham Road, linear only
28	No
29	Dutch barn at the end of Farm Lane has been subject to conversion of use application. This would make an excellent family home
30	Farm buildings no longer in use should be converted appropriately to preserve them rather than allowing them to fall into disrepair
31	21-11,21-03
32	21-03,21-11
33	No
36	Land between new houses and woodlands on west side of Low Road. Land between west view and Stockland House east of Low Road
45	None!
50	Those marked in blue
53	There are opportunities for further infill down Low Road
60	None - leave us alone
66	No
67	None at all
68	No
69	Derelict barn close to Church and Church Lench
70	Along Low Road - beyond the new ones being built, but smaller houses
71	Along Evesham Road between areas 21-07 and 21-09
79	No
80	None
84	I would not object to some infill (but not backfill) beyond development boundary on Low Road, East side. The development boundary as defined in Map 55 has already been breached by several houses. The de facto boundary existing should not be extended within the next 15 years at least
89	Space in garden of Stockland house Low Road, Church Lench i.e. infill between west view, Stockland house and yew tree cottage
94	Adjacent to Evesham Road just beyond village built up area
95	No

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96	No
103	No
105	There are locations in Sheriffs Lench
106	Along roads in linear manner within 30mph boundary
107	Along roads in linear manner within 30mph boundary of village
109	Along roads in linear manner along 30mph boundary
110	No
118	No
124	Left hand side at end of Malt House Lane
125	21-03, field behind croft. Field adjacent to the squirrels' top of Malt House Lane
126	Map 55 - 21-04 and 21-01
127	Map 55. 21-04 and 21-01
130	None
131	None
132	No
136	Behind club
138	None
139	Small plot on south side of Atch Lench Road between lowest house and Whitsun brook. A logical parallel to the properties on north side. I admit to ownership of said plot, but am not keen to develop
148	No
149	No
150	Plot 21-09 would be very suitable for 3 smallish type houses, there are already 5 dwellings in the area, 3 barn conversions and 2 cottages plus craftsman workshop and Hill Barn Orchard and Sandfields further into orchard. 21-03,21-04 are also suitable for development
152	See map 55. Providing new homes are built in a sympathetic style to existing houses at low density with a focus on homes for young families at prices they can afford
155	None
159	No more development needed
160	No more development needed. We have had our fair share in Church Lench
161	Most suitable sites have already been used during last 2/3 years
163	Do not want any more development at all. But infill is preferable, do not wish to identify sites
165	None
166	Some linear development along Low Road and Lench Road
169	Space between houses 1-12 Atch Lench Road, Church Lench
171	No more houses are needed. Enough have already been built
172	No more houses should be built
178	Apart from any infill (not between the ex-local authority houses on Atch Lench Road) there should be no further development. There is a danger of developer creep if we continue to allow small scale developments
181	Linear development beyond existing houses on both Evesham Road and Low Road
182	Keep to linear developments beyond houses on Evesham Road and Low Road
185	Village hall and land behind with adopted access off main street. The village hall should be relocated to club/sports club. Infill plots exist in Sherriff's Lench and Atch Lench - these opportunities must be placed in scope
188	No
189	Behind Brock House - Low Road - Existing road, sensitive development would not affect

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	existing properties. Pink area 21-09, alongside barn conversions and linear hoses to Sandfields (I have marked on map)
190	The plot behind brock house, east of Low Road - existing lane, lane drops down development sensitive development would not overlook existing properties. Development would not be noticed if secluded. / The pink shaded plot 21-09, ideal infill development by existing barn conversions and other linear houses. / Oak farm along Low Road east of Low Road behind Brock House is now a considerable development please see 3 boxes, with a house being built large livery stables, living accommodation, numerous buildings from which a farrier now lives. With a considerable amount of traffic using lane throughout the day
193	No
195	None - enough done
197	Space already identified in blue. Space between farm lane and sewage works. Who identified pink areas as not suitable? as far as I can tell no local consultation took place on those
199	No
200	No
201	None
208	None
209	None
217	None
220	No
222	None
223	Infill all along the Low Road

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Q10 - Are there any locations which you think are NOT suitable ...	
2	Not in particular
4	All backfill development
5	Backfill
6	All of them! No new development needed
9	No more in the heart of the village (Church Lench as it is already becoming too congested, street parking reducing already narrow roads
10	Blue hatch locations on map, ref 21-11 and 21-10
11	Ref map 55, blue hatched area 21-10 and 21-11
12	Land behind Mayfield attached Lench Road, Church Lench for all the reasons set out by objections. i.e. size of development, access, potential flooding, increased vehicle use. Not sustainable to name a few. Also, all the land to the rear of Low Road, and attached Lench Road due to similar problems
13	The plot behind Brook House, the plot behind Mayfield
14	No backfill should be permitted that is outside the boundary. Knocking down existing properties to provide access destroys other residents' provisions previously enjoyed and overloads the road junctions
15	The land behind Mayfield is not suitable and it is outside the village boundary. Building behind peoples' gardens is not acceptable
18	21-04,21-03,21-07,21-10,21-11,21-01,21-02,21-08,21-05,21-06
19	21-04,21-01,21-02,21-03,21-05,21-06,21-07,21-08,21-10,21-11
23	The areas shaded pink on map for reasons give, except 21-02, which is already developed. 21-10 has already been declined planning, rightly. 21-11 would create a traffic/access problem on Low Road
25	Outskirts of village
26	Outskirts of villages
27	Plot behind Brock House
28	Any of the 'pink hatched' areas on Map, back filling of new gardens
31	21-04,21-10
32	21-04,21-10,21-05
33	All areas hatched in red on plan
45	All of them
50	21-05,21-06
51	Malt House Lane - difficult access to main street from available land
52	The Mayfield Plot - road is too narrow for more traffic
53	I don't think there should be further development behind existing houses
57	Between Church Lench and Atch Lench (to maintain village separation / communities) / Behind Church - Village hall - should be designated as 'local green space' as a community asset through the NP process. / All heritage orchards - should be designated as local green space through the NP process
58	Behind church in Church Lench / Next to Church Lench village hall / All village orchards / Land between Atch Lench and Church Lench
60	All listed on map accompanying
61	Field at back of croft
66	Whole village
67	The plot currently been considered, behind Brock House. There are no locations in Church Lench that would be suitable for development
68	Church Lench
70	Down at Lench Road, access between Tudor House and Corner House too narrow and no

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	footpath
71	Locations along A6 level road. Junction of A6 Low Road and Main Street is too narrow and dangerous, with no footpath
73	Near Spring Hill Farm on border or Atch Letch in pink on attached plan. It would in effect join Church Lench to Atch Lench, thus destroying the separation of the two villages/hamlets. Spring Hill Farm already has a large 4 bed house, supposedly built as a shepherd's cottage
79	Outside the existing building lines and rear/front garden infill buildings. The Low Road developments have infilled the building line and is a good example of good practice
82	Site 2109 this plot is a run off for water draining off bridleway and site of soakways for existing properties
84	Low Road west side / Land to the rear of main street north side (e.g. red hatched plots 21-02 and 21-08 on map 55. / Plots 21-05, 21-06 on map 55 / Plot 21 off Atch Lench Road, to the north of Atch Lench
85	No backfill please
89	Any further development to the west side of Low Road beyond the new development of Orchard view
94	No more development
95	Yes, ideally everywhere unless it's a brown field site
96	Yes, ideally everywhere, unless it is a brownfield site
98	Existing settlement boundaries should be maintained where possible. There is potential to replace poorly designed 1960/70's houses on a large plots with multiple units
104	21-06,21-05,21-10,21-07,21-11
105	21-05,21-06,21-07,21-10,21-11 and old observatory site at Sherriff's Lench
106	Behind properties along Low Road and Atch Lench Road (blue area on map)
107	Behind properties on Low Road, Atch Lench Road
108	No backfill or new building beyond the 30mph limit
109	Behind the houses along Low Road and Atch Lench Road
110	The areas already shaded in dark blue are not suitable for new homes
113	Areas 21-06, 21-03, 21-05. Too large and certainty of traffic problems
114	21-03,21-04,21-05,21-06 - as identified in pink on map 55 and considered unsuitable by Wychavon
118	The village now has housing all along roads to the village boundary. All the possible sites now move into the fields off the roads - this destroys the 'ribbon effect' the villages are known for and prevent spoiling the views the area is known for. The village does not have the infrastructure for more and more housing - over the last 3 years there has been building of some sort taking place. Give it a rest
123	21-08,21-02
126	21-08,21-11,21-10
127	21-08,21-11,21-10
129	21-01,21-03,21-04,21-05,21-06,21-07,21-08,21-09,21-11
130	Any outside the existing boundary. No non-linear development
131	Any outside the existing boundary, no non-linear development
132	As red areas on map
138	No more development at all
142	No development between Church Lench and Atch Lench. No development outside existing village envelopes
143	No joining up of Church Lench, Atch Lench. No building outside existing village envelope
148	All hatched blue on Map 55
149	All hatched blue on Map 55

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150	Obviously 21-06 and 21-05
152	Boundaries can be stretched out from the roads / lines of development but not further along those lines or villages will merge and / or extend too far
155	Back land development should be forbidden
158	The field at the end of Malthouse Lane. The Mayfield site
159	All areas outside black boundary live on map. No more development outside village boundaries
160	All of the areas outside the black defined village boundaries on the map
161	New houses etc. not required
163	Do not wish to see any more development. The area in Low Road marked in blue on map. The area behind Mayfield
164	Any new building proposals should be resisted. Replacement of existing properties, or improvement is in most cases acceptable
165	Any land that could not be identified as linear development
166	Contain a village spread, define the village boundaries
167	None are suitable
168	None are suitable
169	Mayfield and any that overlook other properties
171	All areas shaded blue or pink on the map. We do not need more housing
172	All areas shaded on the map in pink or black, any areas outside the black boundary
174	Any area outside 'defined development boundaries'
175	Definitely none outside boundary area
176	21-02,21-03,21-04,21-05,21-06,21-08,21-09,21-10,21-11
177	21-01,21-02,21-03,21-04,21-05,21-06,21-08,21-09,21-10,21-11
178	Apart from any infill (not between the ex-local authority houses on Atch Lench Road) there should be no further development. There is a danger of developer creep if we continue to allow small scale developments
181	None to be built along Lench Road - in order to preserve the identity of Ab Lench none along Atch Lench Road - to preserve the identity of Atch Lench. No building behind existing houses or other buildings in the parish
182	I think not the villages should be kept separate and not gradually joined together through development
185	Further linear extension of the villages
189	I agree that other pink shaded are not suitable
190	21-10 pink shaded area, stated earlier as not suitable has now got two enormous houses on!! With three more houses along Low Road. It is a shame map 55 is not current. It may fail to give current overall picture to all completing this survey - I agree that all other pink shaded areas are not suitable
191	The rear of the houses along Evesham Road. Looking towards Malvern Hills
192	The rear of houses along Evesham Road. Looking towards Malvern Hills
193	I am not against development, but it needs to be low impact with green space and only a few houses on a plot
194	Any backfill or any land outside the village boundaries
195	Yes - anything outside village boundary
197	Field to right on hill from Church Lench to Atch Lench, dangerous bend
199	No new homes at all. Except possible in fill between houses
200	All blue hatched plots shown on map
201	Unnecessary
202	21-03,21-04,21-05,21-06

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203	Not suitable - 21-01,21-03,21-04,21-05,21-06,21-09, also opposite 21-07
208	21-10 - Mayfield. 21-11, Brock house - access totally unsuitable, 21-08 - Outlined in pink. All other locations outlined in pink
209	21-10 - Mayfield. 21-11 - Brock House access totally unsuitable. 21-08 - Outlined in pink. All other locations outlined in pink
211	Outside existing village boundary
212	Any developments outside the existing village boundaries
217	Field at the end of Malthouse Lane a) access (very narrow lane) b) Waterford site
218	At the end of Malthouse Lane, left hand side of the bridle path, as this would be a hazard for any vehicles, of any size or shape, getting in and out of Malthouse Lane. The bin lorry has to reverse down to empty the dustbins and this is very dangerous especially at the junction of the lane onto Main Street
223	Any location behind other properties

Q11h - Any additional views on the above you might have on design and layout of new housing developments	
1	These questions are designed to avoid anyone favouring non-linear development i.e. Q4 should have option of 'not important at all'
9	Average houses in the Lenches have 2/3 cars. The villages were never meant to have this volume of traffic
12	The Lenches have many types of building from modern to black and white and this works well. Two roofs in Evesham Road, Church Lench demonstrates that modern can work
21	General need for new houses - beware of NIMBYism in the parish
23	Traffic impact, as well as off road parking is crucial
25	Roads require better maintenance. Mains water supply needs to be updated
26	Maintenance of road surfaces, quality of surface on Evesham Road is appalling
29	Interesting barn conversion should be encouraged as long as they come with family gardens
32	We need small family houses, affordable and some for rent. Plus, housing for the elderly
35	Roads should be improved, to calm traffic. Speeding is a problem
36	The infrastructure cannot take more homes until the roads and speeding traffic is addressed. The volume of traffic is too much
57	Character of village is of different designs / ages, therefore 'in keeping' needs care to avoid copies / appearance of housing estate. / Infill needs to avoid being jammed / Highway design to avoid looking like country roads, not over designed, kerbs, lighting etc. which urbanise / All houses to have names / Use hedges not fencing on street side / Grass verges where possible
58	Villages not to look like housing estates, roads to feel like country roads / Infrastructure not to look sterile / All houses to have names no house numbers / Hedges rather than hard solid fences / No street lighting / Footpaths to not be enclosed by fencing
60	None needed, none should be built
67	I am reluctant to tick any boxes, as I don't want any more development
69	New houses should meet highest current standards for energy efficiency
79	On road parking throughout the village is increasing and all new properties should be able to park at least 3 vehicles on their own land
81	Missed opportunities in recent developments - no integral solar roof panels
89	The gardens provided by recent developments in Low Road are out of proportion to the size of the houses i.e. the gardens are far too small and the houses take up the majority of the area of the plots
99	Maintain existing roof heights
106	Similar height and scale properties needed to those of adjacent properties
107	Equal scale buildings - bespoke design. Good examples - Low Road
113	Boxes on items not ticked should not ever be considered
118	Don't develop off the roads into fields
136	Keep buildings away from skylines
149	We do not need any further development
150	Church Lench has already been spoilt regarding design - is a mixed hotch potch. I've been here 60+ years. I remember the idyllic village that some think it still is
159	No more houses needed. We have had our quota
160	No more housing is needed. We have had enough new houses
161	Further development not required
166	Linear development does not mean more houses on existing gardens or plots
169	Do not overlook existing properties or reduce their light
171	No new developments

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172	No more houses. Enough have been built recently
180	Q11 - Infill between existing homes should only be allowed when there is sufficient space, without affecting those either side
184	Our village isn't a picture postcard Cotswold village. It is already a mixture - brick, stone, timber, all different ages. That's what I liked when I came and still do
185	One of two croft type backfill developments running parallel to existing roads. Provision for pavements possible
188	Parking above all else is the problem with new homes. None should be allowed with parking for at least 3 cars
189	Modern innovative structures - using efficient energy - green materials that reflect the nature of a village in current 2016. A housing density that respects privacy and noise. A development that considers recreational activity along road side safely
190	The provision of paths for pedestrians - road speed needs addressing, we have increasing amount of children/adults walking on roads, cyclists, dog walkers, horses. Traffic is far too fast
197	I think maintaining linear development is a mistake. This means that villages will end up joined up together. Better to expand village boundaries and fill in behind existing buildings
203	There must be sufficient off road parking, roads are narrow
208	Do not want any more development in the village. There is no infrastructure or amenities. The character of the village should be retained. The roads cannot cope with any extra traffic
209	Do not want any more development in the village because there are no amenities and the infrastructure is not there. The village cannot cope with anymore extra traffic. The character of the village should be retained
217	There is no point in building low cost housing, anyone living in this village must have access to a car to shop or find employment. Public transport is very limited and unreliable and this village still classed as unsustainable without shops, post office, doctors etc.

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Q16 - Please write any additional views you might have here.	
1	See previous remarks re Q4 and bias towards linear development / Too many questions do not allow for prioritising favourable features / The whole questionnaire is designed to produce above outcomes
2	We need to encourage families and younger villagers
4	We have no village shop, PO, Public house, bus service, church bench therefore is not suitable for further development
5	Lack of facilities - no more development required as no infrastructure
9	The plan must consider the demographic profile of the Lenches residents; the cost of entry, lack of smaller properties is prohibiting families and young professionals from entering. This in turn puts pressure on our amenities - school, sports clubs etc. In the time we have lived here, we have lost the shop and post office. Public transport is inadequate and even school routes are restrictive. The plan is also all the Lenches not just Church Lench which due to higher numbers of inhabitants, is also experiencing the most nimbysism and kickback. Recent building activity would suggest infill is ok but backfill is not!
15	I would object strongly to any backfill type proposal. It is inappropriate to build behind someone else property - this invades their light and space and creates noise pollution
17	Each application should consider individual, even outside boundaries. No backfill
18	Q15 - I disagree that we need to build to accommodate people's needs according to their mobility. Most people can adjust their homes to suit their needs. Thank you for providing a very clear and concise questionnaire
19	I would prefer to see development on brownfield sites, or alternatively the conversion of existing buildings. Q8 - I don't think any new development is needed
21	Elderly people with mobility problems perhaps not suited to rural living
22	Q15 - Sheltered / elderly accommodation not suitable for rural locations due to lack of facilities e.g. shops, surgery, decent public transport
23	It is essential to maintain the character of the villages of the parish, and settlement pattern currently exists and is defined above
26	Q11 - Houses should not look cramped together
29	Q12 - Larger family homes are needed to encourage families with children to move into the villages in order to support schools and community groups and provide a younger are profile overall
30	Villages such as ours are in danger of becoming retirement enclaves. It is important to provide housing suitable for younger families to maintain the vitality of the villages. Given lack of public transport, inadequate parking is also an issue
32	We need affordable small houses. We need retirement and even a nursing home
35	Q15 - Bungalows take up too much ground space
36	Vehicles travel at great speed along Low Road, a few at 60-70mph. Many of the residents would like traffic calming in the form of concrete ramps at intervals from the 30mph start point. Horses, elderly, children, everyone are not safe using Low Road. The installation of ramps require street lighting above so I can't rule out street lighting
53	The village has grown significantly over the last few years and the road infrastructure is creaking. Further development would require improved infrastructure
54	Q8 - There should be provision for youngsters to live and work in the area. If it does not happen then I worry we will become increasingly old, isolated and complacent
56	Developments need to be in keeping with the villages. People drive too fast through the villages and would be good to have mechanisms in dangerous corners to slow cars down
57	Need policies that are criteria based and flexible / Development in Church Lench does affect Atch Lench - i.e. noise, lighting, traffic etc. / Need to address footpaths, maintaining and enhancing access, maintaining rural character, replacing stiles for improved access. / Questions 1-3 are difficult to disagree with but misleading i.e. yes to manage effects of renewable energy, should not be misread as no to renewable energy. Yes, protect from inappropriate design is not no to development

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58	Q8 - Footpath management and access needs to be improved
67	Our village has no facilities - no shop, bus service, doctors. It is totally unsuitable for any more development, and this includes residential apartments for older people, or any social housing
69	Some smaller houses within the parish would allow older residents to downsize without leaving the area
73	There will inevitably be a need for further housing. New housing should keep the character of the villages. Separation of the villages and hamlets should be maintained. For example, Atch Lench could expand if necessary towards Harvington, opposite the orchard. But not down the hill that joins it to Church Lench
76	Q13 - The existing boundaries are over restrictive and bad so too much infill (e.g. on West side of Evesham Road) Q13a - The boundaries should extend beyond the ends of main roads and should allow backfill (Q13a should allow both boxes to be ticked) Q14 - The open countryside should be protected between these settlements but some developments within these settlements should be allowed
79	Q15 - Most older people are better suited to living closer to town and better facilities / bus routes. It takes emergency vehicles too long to reach the village to encourage more older people
81	Q13 - There is no mention of policy outside the 2 villages covered by development boundaries. e.g. The hamlet along Farm Lane, part of Atch Lench and only partially covered by the map. Further infill along here would seem very reasonable but so far has been refused. This kind of development is far more acceptable by the village than multi-house schemes
84	There is a need for low cost housing protected by suitable covenants to ensure it remains low cost and available only to low income family owners/renters, but of course that is not at present profitable for builders. Until that situation changes, development should be discouraged
86	The character of the village is changing from sleepy agricultural to a dormitory for the rich. All the youngsters have been forced to move away to affordable housing, my family included. The latest spate of developments has taken huge amounts of land for wealthy families, whereas the same space could have accommodated blocks of affordable or rental properties for the youngsters whose families have built, supported and inhabited the villages since the Doomsday book was written
89	For future developments in the village properties should have a larger proportion of the plot designated for garden / leisure areas
95	Q15 - If you reach an age or condition where you need such facilities (plus doctors and shops) - move to a less remote village or town, as we intend to do. Encourage migration, stop child benefits. We need our land to feed ourselves. Too many people and cars in a finite space
96	Q15 - If you reach an age or condition where you need such facilities (plus doctors and shops) move to a less remote village or town, as we intend to do. We need to keep our land to feed ourselves. Too many people and cars in a finite space encourage migration
103	Please don't spoil our village
104	Church Lench / Atch Lench are totally unsuitable for large housing developments. The infrastructure is inadequate already - narrow roads, no bus service, abysmal internet access
105	There needs to be an improvement in services if development is to be considered. Areas in Sherriff's Lench could sustain limited development only with current level of services including abysmal internet access
106	Q13 - Oak Farm boundary is incorrectly shown on this map. The farm is indicated in an area which is actually the gardens of properties along Atch Lench Road. This is the area adjacent to the blue area indicated on the map
107	Q13 - Oak Farm (off Low Road) is incorrectly defined on map and extends into gardens belonging to properties on Atch Lench Road - need correction and GDP revisions. Highlighted on map
108	See map attached for the wrong boundary of Oak Farm

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109	Please see corrections to map re boundaries of Oak Farm
112	Q14 - To also protect the open countryside around Sherriff's Lench
113	Additional housing must be considered in conjunction with health service and local shopping provision
114	Q7 & Q12 - We have enough large detached houses now and need the type ticked in Q12 in the future
122	Important to keep the village feel. Too much development, particularly if concentrated could affect that
124	Q12 - More affordable housing perhaps smaller properties, properties to be in keeping with nearby houses and surroundings
125	The village needs more housing of varying size and affordability in keeping with existing properties and considering views of other residents
126	Future development Q5 west of Evesham Road has already been developed so is irrelevant
130	Current infrastructure does not support additional development. e.g. construction on Low Road caused considerable disruption and existing facilities, like the school, would face significant pressure from major additional development
131	Current infrastructure does not support additional significant development from a construction point of view (the Low Road development has caused considerable disruption) e.g. volume of traffic, parking and existing facilities such as the school would face significant pressure
139	Q13 & Q14 yes or no are too blunt. It all depends
141	Q11 - Parking is a major problem around the croft. Visibility at junction with the main road and parking in the croft by non-residents particularly at school opening and closing time. Is there room at Church Lench school for any more children?
148	As category 3 villages enough development has taken place in the last few years, resulting in an unacceptable increase in amount of traffic
149	Questions 5, 6 & 8. As a resident of Low Road, we have suffered over 3 years of disruption in the form on noise (up to 7 days per week) heavy trucks (up to approx. 40 a day) damage to the road. Virtually a one-way road due to contractor's vehicles, fires burning on the sites, radios blaring. I therefore think we have had enough development in Church Lench. P.S some people are finding the situation quite stressful which is affecting their health
152	Young families with children need to be able to afford homes to revitalise our ageing villages
154	Q13a - 21-04,21-03 suggest these areas are never built on - it would cause an imbalance to area behind Evesham Road
159	No more development please. Main Street is already busy and does not need more traffic. Also wildlife around here is stunning. Let's protect this, look after habitats
160	A resident down xxx who is proposing development behind his bungalow is trying to influence other residents down xxx to support his proposal. He has given them drinks and food
162	Q15 - Elderly people require transport to live in either Church Lench or Atch Lench or indeed any of the Lenches so really putting up residential homes is not feasible unless they provide transport
163	Q13 - I would only agree to a boundary change if it prevented further development. Q15 - The village has no facilities to support sheltered accommodation or old peoples' flats/bungalow - all carers would add more traffic, no doctors, buses limited etc.
164	Q13 - I would support a change of boundary only if that will help prevent further development
165	Q15 - Older people need to be housed nearer to towns
166	There is a danger of village sprawl. / A number of additional houses have already been built along the east side of Low Road, does this mean they were built without planning permission
169	Would like to see traffic calming measures introduced to protect walkers (including those with dogs). 90% of vehicles down Low Road exceed 40mph some 60mph. No pavement for safety
170	Personally, I do not want to see Church Lench being spoilt with further new homes and

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	developments and all the additional traffic and infrastructure that this entails. I moved to Church Lench to enjoy a home in a semi-rural environment without street lights and pavements and public transport. Church Lench has changed so much sense I have moved here that I am actually considering moving house - if I can sell! Church Lench seems to have gone from a desirable place to live to a no go area with little or no property selling - I wonder why
171	We have had enough building already in Church Lench. No more buildings please. Please protect our villages and stop expanding them. Enough has already been built, protect our wildlife
172	No more houses need to be built. Black boundaries need to be kept to. Please do not spoil our villages, preserve the wildlife, village atmosphere and rural identity
173	In view of question 15, I do think that the older generation are quite isolated in the village and by building more bungalows or homes suitable for the elderly is not going to help them, especially if we are cut off by bad weather
180	Q15 - Need to remember each new house usually has two cars and that adds to all aspects of village life - busy roads, vehicle noise
181	Q8 - Only expanding beyond existing boundaries at the end of Evesham Road and Low Road - not Ab Lench Road. Q13a - Only maintaining a linear development Q14 - It is essential to preserve as much as possible the countryside between Church Lench, Atch Lench and Ab Lench to preserve each as a definite separate identity
182	Q13 - Only to extend linear development Q14 - As previously stated. Keep the villages separate retaining their own identity
184	I feel that change and growth is inevitable and I can't judge what the demands will be in the future. Our roads can't cope safely with much more traffic, slow managed growth needed. Larger houses could be converted
185	I found the tone of some questions to be leading. These surveys must not hint at nor be reflective of the PC's collective standpoint
188	Future development of the Mayfield plot should not have 9 homes, a maximum of 5 should be allowed. The traffic on Low Road is already busy and 9 homes will only exacerbate the problem
189	Inaccurate map 55 - not giving residence full scale of development that already exists along Low Road - west of Low Road and stretching down to Oak Farm. I feel this is misleading creating a false impression - out of date impression/info
190	I think map 55 should have been updated to show all recent development in Church Lench - it is misleading, giving a false impression particularly of Low Road. I have added houses recently built
191	Houses in low road are of good design - pleasing to look at are not imposing on existing residents (new build). Houses in Evesham Road are not in keeping with village architecture. Bad design and impose on existing residents, the lack of strength in the village and council
192	Any additional building in the village should take into account its imposition to existing housing. The new building in Low Road is ideal good design and not interfering with residents in the village. The new build in Evesham Road however does impose very much on existing residents. Had the village as a whole backed up the opposition to the build it may not be as it is!! Very important we all stand together. XXXXX
193	As Low Road becomes busier, it is dangerous for children as cars are parked along the road and people speed. Traffic calming is needed
195	After recent development in our village we feel Church Lench is full!
199	In the past five years we have noticed traffic levels have increased dramatically due to new developments. There needs to be better police control of speeding cars through the Lenches and possible weight restrictions on some roads
200	I refer to Q2 as I do not think the current new development on Evesham Road is in keeping with either the scale, location or appearance of the existing village in any way what so ever
203	Q15 - You need a car to live here - housing must reflect that and have sufficient off road parking
208	The character of the village should be protected. There is no infrastructure or amenities to

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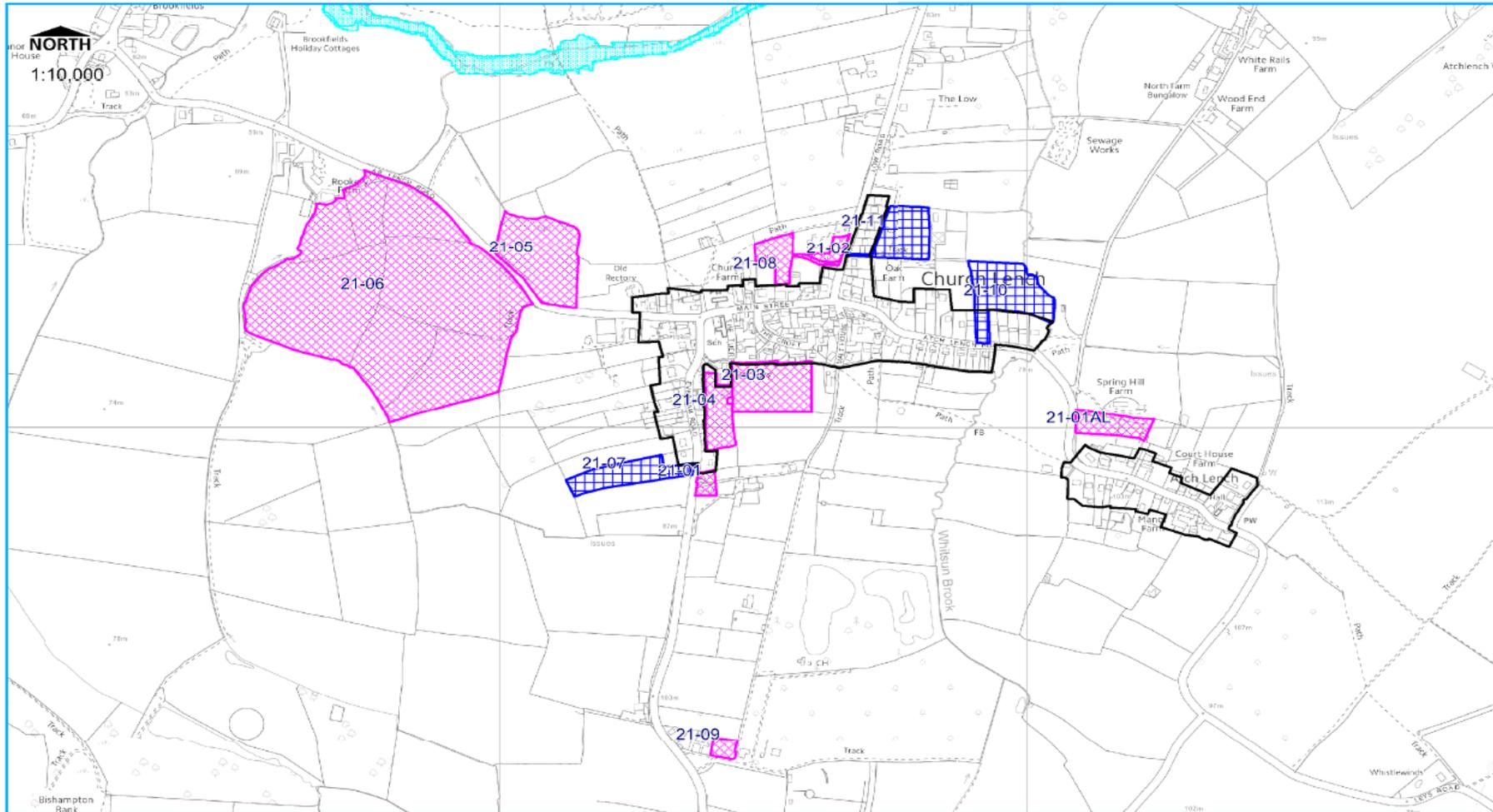
	support any large development (or small). The current recent development has created considerably more traffic through the village because there is very little public transport. The grass verges in Low Road have been destroyed by building works
209	I believe the character of the village should be protected, because there is no infrastructure as such the village could not cope with any large development. The current development has created considerably more traffic through the village as people have to use cars because there is very little public transport. The building works in Low Road has destroyed the grass verges
210	What about Sherriff's Lench. Also - broadband speed not improved in Sherriff's Lench like other Lenches
218	Q13 - Note only has been inserted, as this would be the best way, if boundaries have to be changed. However, the village has not got the road structure, especially through Atch Lench and on the road to Sherriff's Lench. Narrow roads that cannot be widened because of properties on the edge of the road!!
219	Q13 - It would seem appropriate to move the western boundary along Low Road from the centre of the road to a line which follows / extends the line of the rear boundaries of existing properties on the western side
221	Q1 - Future development should not put a strain on the existing infrastructure - drains, road verges etc. without improvement for all. Q12 - The villages cannot fulfil the needs of all especially as it has few amenities

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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: Category 3 Villages
Church Lench

MAP 55



Category 3 Villages : MAP 55

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