

# Planning the Future of South Bucks



## A new plan and a new type of plan

The Council has to prepare a new Plan, which, subject to new legislation expected in spring 2004, will be called a Local Development Document (LDD). It will replace the South Bucks District Local Plan and will take policy forward to 2016. The new Plan will reflect the community's vision and aims. It is intended that Local Development Documents will be shorter than Local Plans and only deal with key policies. Planning policies will also reflect objectives of the District's Community Plan, which has itself been based on Parish Appraisals prepared by Parish Councils and local communities.

### Key Partnership Objectives of the Community Plan are:-

- Reducing crime and fear of crime
- Improved health for all
- Increased community spirit and involvement
- A prosperous place to live and work
- A pleasant and healthy environment

## Our vision for the District

The Council's long-term vision is centred around:

- V1** strong and united communities which respect each other's individuality, but also come together - through their Council - to fight unnecessary change;
- V2** a District where people can continue to live with an appropriate mix of housing, but which retains its greenness and space;
- V3** a joined-up and holistic approach to needs, with the Council leading as a co-ordinator and voice of the community.

Working towards this long-term vision, our main aims for the next three to four years is to:

- A1** maintain and further strengthen the Green Belt;
- A2** plan for a thriving and sustainable South Bucks, with vibrant towns and villages;
- A3** help residents to feel safer in their homes and in the community, and encourage a stronger community spirit;
- A4** help to provide a clean and decent District where there is pride in, and ownership of, our surroundings & public space.

### National priorities are:-

- Promoting healthier communities and narrowing health inequalities
- Promoting the economic vitality of localities
- Meeting local transport needs more effectively
- Transforming our local environment
- Creating safer and stronger communities
- Improving the quality of life of older people
- Improving the quality of life of children, young people and families at risk
- Raising school standards

## We need your views

The Portfolio Holder for Planning Policy, Cllr. Bill Lidgate, says: "The new Local Development Document will play an important role in providing the planning framework for the implementation of the Council's vision and the Community Plan. The Government expects all local authorities to have a new LDD in place by April 2007 and much guidance from the Government is still awaited. Nevertheless, I do not think that the Council should put the subject on hold until matters become clearer and more guidance becomes available. So we are acting now to make sure our policies are up to date.

"Residents need to be aware that planning guidance emanating from Government threatens the very nature of our District and I hope that local people will take an keen interest in the consultation process."

*The Plan will help to identify sites particularly for new homes as well as setting out the factors to be taken into account in assessing the suitability of sites for other types of development whether it be a new shop, business or recreation area. Sometimes choices may have to be made between competing uses for key sites.*

*This paper sets out the key issues and some of the possible options. Each key issue has been related to the suggested vision and aims. This paper is intended to generate discussion about the issues that will have to be addressed in the new Plan and its priorities for action.*

The current Local Plan needs updating to take account of national priorities and new Government guidance, to reflect the Regional Planning Guidance for the South East and the new Buckinghamshire Structure Plan.

One key aim of the Plan is to promote sustainable development, which, very simply, is development that meets present needs without adversely affecting future generations. The Council is vehemently committed to the protection of the Green Belt and intends to maintain and strengthen the Green Belt even further.

We will build on the currently adopted Local Plan, and where Government policy allows it, we will take forward those aspects that have been successful, and re-examine other aspects to reflect changing priorities of the local community.

# Providing enough housing of the right types and in the right places

## Background

*Providing sufficient new homes in the right locations, of suitable designs, sizes and types, and at a cost that can be afforded, are key challenges for the Plan.*

*The Plan will need to take account of Government guidance on Housing (PPG3) which requires most development to take place in existing towns on previously developed land - with an increase in housing densities, improvements in design, and more mixed use development.*

Planning guidance for Buckinghamshire set out in the new draft Structure Plan includes the following objectives:

- The amount of new development on previously developed land to be at least 60% in the period 2006-2011 and at least 70% in the period 2011-2016. We have set our own target of 85%. This will help us protect existing green areas;
- Development primarily to be accommodated in the main urban areas which are excluded from the Green Belt;
- Policies to achieve a minimum average net density of 30 dwellings per hectare for new housing development;
- High quality design;
- By 2016, 40% of new housing development completed to be within the affordable housing category;
- The provision of 1,500 additional dwellings in South Bucks during the period 2001 - 2016 (at a steady rate, including about 200 already built).

The Community Plan for South Bucks recognises the importance of improving housing provision for all sectors of the community. There are particular needs for starter homes and affordable housing.

On this basis, we set out below some of the key issues that will need to be addressed in the new Plan.

**Key Issue 1.1 - Locating new homes**  
*(focussing on urban areas, without "town cramming")*  
This refers to V1, V2 and A1, A2, A3 and A4

In order to achieve the housing target we need to make best use of land in urban areas - otherwise there will be a need to build in the Green Belt. In South Bucks the main source of land for additional housing is likely to be the continuing redevelopment of present residential property in the urban areas. However, to some extent this involves the agreement of a number of house owners to assemble land for development, and also often raises issues of access. In many cases demolition for access or felling of unprotected trees is required. The likelihood of each area coming forward is uncertain. Other options, such as redevelopment of sites currently in other (non-residential) uses could also provide some new dwellings.

Initial indications are that more houses in the main built areas could deliver enough development required for the plan period. However, that will be dependent on landowners and builders. We are aware that this option could be unpopular but Government has directed that this approach is required and with good design, this is the most sustainable approach and the best way to protect green belt land.

## Options for Housing Location

### I. Infill development, Redevelopment, Conversion

There are several ways of accommodating more homes in our urban areas, such as:

- Sub-dividing some existing large homes into apartments;
- Encouraging the re-development of very large residential plots- at a higher density;
- Where there are several large gardens together, combining these gardens to make a larger site for new housing.



We are undertaking background work in the form of an Urban Capacity Study for potential future development opportunities on previously developed land. We would like your views on any site in the towns and villages that you think might be promoted for development. It may well be difficult to please everyone. However, we will need to identify sufficient sites in the new Plan to meet the level of provision that we have been set.

**Q 1. Do you know any sites or buildings that you think might be appropriate for residential development?**

### II. Higher densities

According to Government guidance, local planning authorities should encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare). Higher densities close to centres, maximising walking and the use of public transport, provide the most effective and most sustainable use of land.

**Q 2. Do you think that higher density near town and village centres and public transport routes might be more acceptable, if areas further away were given more protection?**



Policy GB12 in the present Plan seeks to protect sites that adjoin the Green Belt from over development. This may commonly require that development would be at a lower density. However, this may now be regarded as out of line with current density guidance.

The policy could be relaxed in a way that it still focuses on quality and appropriate design but could be achieved at more normal urban densities. It would give a harder edge to urban areas, but would not involve building on green belt land.

**Q 3. Do you think Policy GB12 should be relaxed to make more efficient use of land and help meet housing needs?**

### III. Residential Areas of Exceptional Character (RAEC)

There are four areas (two in Beaconsfield and two in Gerrards Cross) in our District given the status of RAEC. Existing planning policy seeks to protect these areas from over-development and restrict for example, the conversion of single dwellings into flats or the introduction of backland development. The RAECs within the District are very low density. Government guidance regarding housing has changed dramatically and is now seeking to make best use of the land by increasing densities. Our recent attempt to introduce additional RAECs has resulted in strong objections from the Government Office for the South East, on the grounds that RAECs are not in line with national Planning Policy Guidance. It is the Government's intention to encourage higher densities and it considers that developers should be able to deliver higher densities that still respect local character. If we do not follow the Government's approach then this is likely to put more pressure on other areas for housing. Clearly it will be important to ensure good design to keep the character of the area.

**Q 4. What are the most important features that make up the character of your area?**

### IV. Employment sites

A study undertaken recently for the Structure Plan states that local authorities should undertake a review of existing employment sites, and that it may be appropriate to allow some employment sites to transfer to other uses particularly where they currently cause unacceptable environmental or traffic impacts. The current Local Plan does not promote the use of employment sites for residential development. However, given the increasing need for housing (particularly affordable housing), consideration may need to be given to use employment sites that have become unsuitable, for housing redevelopment.

Accordingly there may be cases where it would be appropriate to change the present policy E5 so that it does not protect all employment sites.

- Q 5. Should we allow the redevelopment of unsuitable employment sites for housing?
- Q 6. Do you know of any present employment sites that are giving local problems, which might be better to develop for new housing?  
If yes, could you please name them.

**V. Green spaces**

Within the settlements in the District there are a number of 'Green Spaces' that contribute to the character of the locality.

These are identified in the present Local Plan and Proposal Maps, which can be viewed on our website, at our offices and at public libraries within the District.

Some of these spaces might have lost their original quality and we are seeking your views on whether the Council should delete any of these Green Spaces which might not be particularly important any more, in order to help meet our additional housing requirement.

- Q 7. Are there any Green Spaces in towns and villages that could be used for housing development?

**VI. Release land from the Green Belt**

The main function of the Green Belt is to prevent towns and villages from merging and to safeguard the countryside. To achieve this, there are strict controls over development. The Green Belt should only be used to accommodate future development as a last resort.

- Q 8. If sufficient land could not be identified for housing from the options above, would you agree to release of land from the Green Belt, particularly adjacent to existing urban areas?
- Q 9. Are there any particular sites or types of site you would think could be released from the Green Belt, and, if so, why?

**Key Issue 1.2 - Helping to meet our needs for affordable housing**  
*This refers to V1, V2 and A2 and A3*

Guidance and surveys at regional, county and local level indicate that South Bucks is a very expensive area for housing and much more needs to be done to provide housing which is affordable. The term "affordable housing" is very often perceived as being "social housing". Affordable housing means housing of an adequate standard which is cheaper than that which is generally available in the local housing market. In theory this can include sufficiently low-cost market housing, both rented and owner-occupied, key worker housing and some sheltered accommodation for the elderly. Clearly, needs vary from area to area in accordance with local circumstances, such as housing cost and income levels in the District.

**Options**

The planning process has a role to play in the provision of affordable housing, via policies in its Plan and by negotiating provision from development when reaching decisions on planning applications. Currently in housing schemes of 15 or more dwellings the Council seeks 20% of the bedspaces to be provided in the form of units of affordable accommodation. But this is not delivering the number of dwellings needed. Options that the Council can consider might include:

- |   |   |   |
|---|---|---|
| a) Seeking provision from development of 10 or more dwellings, rather than 15 or more                                 | d) Seeking a higher % obligation than the 20% in the existing policy, perhaps as high as 40%                                    | h) Allowing the redevelopment of employment sites wholly or mostly for affordable housing   |
| b) Seeking provision from smaller sites (perhaps as small as 0.3 hectare) even if less than 10 dwellings are proposed | e) Where sites are specifically allocated for housing on the Proposals Map seeking an even higher % for affordable housing      | i) Considering the release of land from the Green Belt, particularly adjacent to existing urban areas, for development for affordable housing |
| c) Having an even lower minimum (perhaps as low as 2 dwellings) in settlements with less than 3,000 people            | f) Encouraging/requiring higher densities on sites  | j) Allowing affordable housing in rural areas where otherwise no development would normally be permitted                                      |
|   | g) Considering the release of certain identified green spaces in the towns and villages for wholly or mostly affordable housing |   |

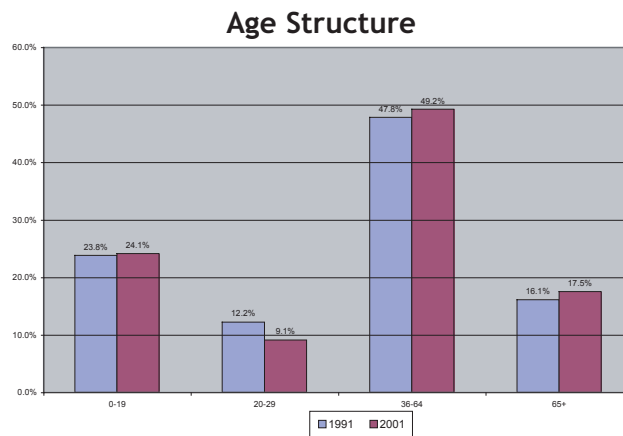
- Q 1. Which of the above listed options (if any) would you agree with?

**Key Issue 1.3 - Improving Housing design; achieving smaller sizes, higher densities and good quality**

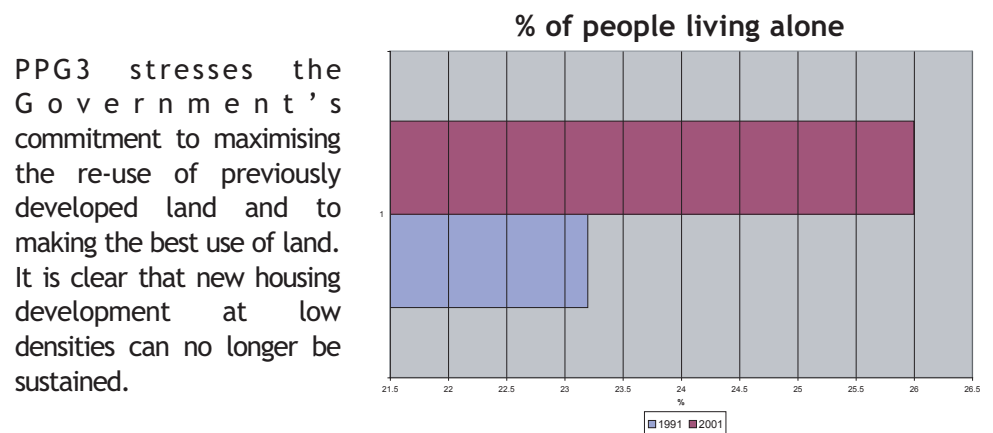
*This refers to V1, V2 and A1, A2, A3 and A4*

The characteristics of households are changing, primarily with growth in one and two person households. This is partly due to the increasing number of divorces and people deciding to live alone before they start a family. The proportion of elderly people in the population is also growing as people are living longer. The average household size in South Bucks shrunk from 2.58 in 1991 to 2.5 in 2001. The traditional family house may not meet some people's needs and there may be scope to think more imaginatively about the design of new housing. The following graphs show the 'age structure' and 'people living alone' within South Bucks.

The Plan can help ensure that the needs of residents of the District are reflected in the house types and sizes provided. The provision of a mix of housing size, type and tenure can better meet future needs and can provide residents with the opportunity to move homes at different stages of their lives without having to leave the area.



The Government is urging local authorities and developers to ensure that new development is well designed and maintains local distinctiveness. In South Bucks there are many conservation areas, listed buildings and residential areas of a very pleasing character, where the design of new development is particularly important.



PPG3 stresses the Government's commitment to maximising the re-use of previously developed land and to making the best use of land. It is clear that new housing development at low densities can no longer be sustained.



- Q 1. Would you agree that an increased number of smaller dwellings would best meet future needs in our area?
- Q 2. How can new housing design best contribute to the character of the area?

Higher densities can be achieved without detriment to the suburban character of the area as these photographs show.

*Top: Development for 8 apartments. 55 dwellings per ha*

*Right: Mix of apartments and small terraced dwellings 46 dwellings per ha*



**Energy and Resource efficiency**

Regional Planning Guidance for South East England sets out that development should be located and designed to enable more sustainable use of the Region's natural resources. The new draft Structure Plan also states that all new development should use as little energy as possible. The orientation of dwellings in relation to the sun is important in influencing the potential to reduce energy requirements within the home. Also solar panels can help reduce energy consumption - and perhaps utility bills. Thus, we could introduce new policies promoting energy and resource efficiency features in housing design, such as solar panels, provided that they do not appear unduly prominent and obtrusive in the streetscene and affect the character and appearance of the surrounding residential area.

- Q 3. Would you support this approach?

# Managing Transport and Parking Sustainably

## Transport - Our existing provision

Traffic levels on our roads are high and causing concerns in terms of congestion and environmental impact. Public transport is able to cater for some demand on some routes but cannot be expected to replace the car for many journeys. Two railway lines provide for east/west movement in both the north and south of the District. Planning has an important role to play in terms of reducing the need to travel for some journeys and in reducing the impact of transport. The Plan will be expected to seek to reduce the need to travel by locating new development in the main centres where there is an opportunity for walking and for linked trips. In addition to reducing levels of travel, the Council is also seeking to increase the use of alternative modes of transport to the private car, including public transport, walking and cycling.

**Key Issue 2.1 - How to relieve or resolve key transport problems**  
This refers to V1 and A2, A3 and A4



There are several instances where industrial use of large and smaller sites generates lorry traffic which needs to use unsuitable roads to deliver to and from the premises. Options that the Council is pressed to consider include the redevelopment of particular employment sites, perhaps for housing, traffic management measures or new roads- though the latter may need to be funded by further development. Depending on the circumstances, there may be cases where a combined package of these options may produce the best results, working in close liaison with the County Council.



## A more sustainable approach to parking Standards - The Issues

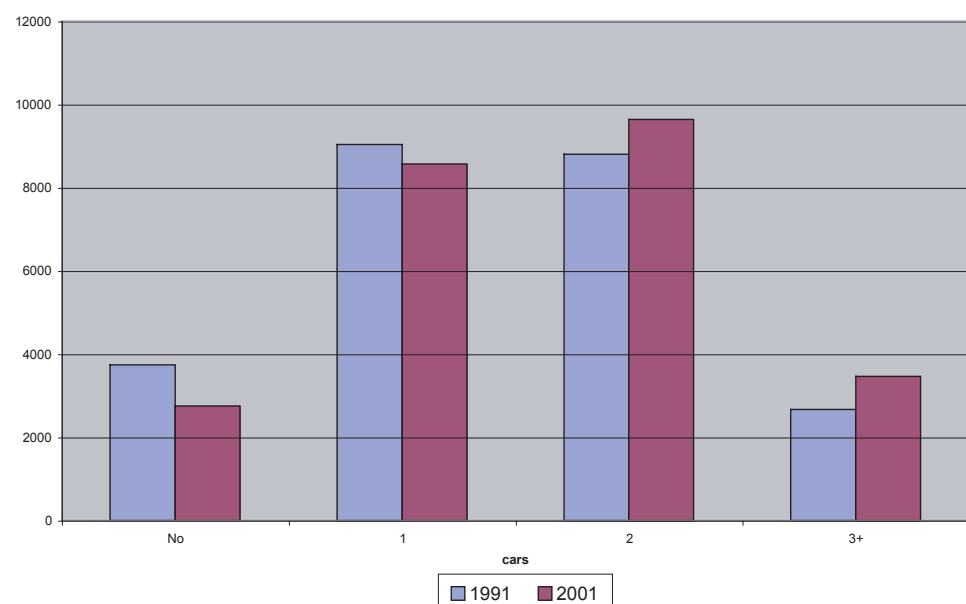
The parking standards set out in our existing Local Plan are minimum standards. These were set in order to make sure that when a new development is built, that enough parking is always provided on site. However, more recent Government guidance is that Councils should encourage people to use other more environmentally friendly forms of travel, such as walking, cycling, car sharing, public transport. The availability of parking has a major influence on the means of transport people chose to get to a destination. Recent Government guidance says that local authorities should generally reduce some of their parking requirements, and that they should have maximum rather than minimum parking standards. Thus the Council needs to consider what parking requirements it will set for the future.

**Key Issue 2.2 - Moving to more sustainable parking standards and provision**  
This relates to V1, V2 and A2, A3 and A4

The level of car ownership in South Bucks is higher than that in South East England as a whole, with an average of 1.6 cars per household. Within the South East Region, South Bucks has the third lowest percentage of households with no car or van.

Low parking standards may have some desirable impact upon people's choice of travel modes, but it may also have a significant impact upon the level of parking taking place on street. It may also impinge on the viability of some town centres if it is perceived that insufficient parking provision is provided to serve that centre, compared to its competitors. The shortage of public transport in many areas has also to be taken into account.

Number of cars/vans per household in South Bucks



## Options - Non-Residential Parking

A sophisticated approach would be to seek to apply a different set of standards for new developments, depending on the availability of alternative means of transport to the car and on local characteristics. In areas where there are few realistic alternatives, the car will inevitably remain the dominant means of transport. In settlements where public transport, cycling or walking are available as a choice, more restrictive parking provision might be applied.



As part of reducing car use should we lower parking standards and levels of public provision whilst recognising that parking spaces in town centres have to be provided in order to keep our shopping centres viable.

### A revised parking strategy might aim to:

- Encourage reductions in existing privately owned non-residential car parking spaces, or the usage of these spaces;
- Introduce new cycle parking standards for all new development as well as new car parking standards;
- Ensure that changes to parking provision do not undermine the economic viability of areas;
- Promote high quality facilities for people with mobility impairments in all parking areas;
- Improve safety and personal security standards in parking areas.

- Q 1. How would you react if parking in your preferred centre was reduced? a) make no difference to your visits  
b) go less often c) go elsewhere  
d) visit it on foot or by bike, bus or train
- Q 2. Alternatively, which centre do you feel needs more parking provision?
- Q 3. Would you like to see more cycle stands?

In order to reduce congestion, people might be prepared to travel to work or school by public transport, car sharing, cycling and walking. Less congestion would mean quicker journeys, less pollution and better health.

- Q 4. If you don't use public transport, what would make you switch to buses or trains?
- Q 5. Should parking standards for new employment and shopping development be related just to the size of the development, or also to the ease of access by bus, train or bike?

Some Parish Appraisals stated that public car parking should be provided or improved at Railway Stations.

- Q 6. How, and at which stations should public car parking be improved?

## Residential Parking

Currently for dwellings with two or three bedrooms we require two parking spaces per dwelling. PPG3 advises that parking standards that result, on average, in development with more than 1.5 off-street parking spaces per dwelling are unlikely to reflect the Government's emphasis on securing sustainable residential environments. In some cases 1.5 spaces might suffice as there will not always be two people occupying a two bedroom house or flat. Also in other cases there might be sufficient on-street parking available, or dwellings might be closer to public transport. In future we have to work to maximum parking standards in line with Government guidance with particular reference to the figure given above.

- Q 7. Could we reduce in particular the parking provision for a two bedroom dwelling to 1.5 spaces (on sites of more than 1 dwelling)?

## Maintaining thriving communities, facilities and services

*The quality of life can be improved through access to services such as shops, community facilities, schools, health provision and public transport. While the Local Plan cannot directly provide local facilities, it can seek to promote and protect existing services, and reserve sites for realistic future intentions. It can*



*also play a vital role in the Community Plan aim of achieving prosperous places to live and work. Some villages may always be too small to make the provision of services profitable and so the idea of looking at groups of villages to sustain services may offer a more viable option.*



### Key Issue 3 - Community Facilities and Leisure This relates to V1, V3 and A2 and A3

From the Parish Appraisals, one particular theme was identified, namely the desire for a secondary school in the east of the District. However, currently there are not sufficient children in the area to warrant a new school which could not be built in any event before 2010.

- Q 1. Nevertheless if demographic changes took place and funding was provided, where would be the most appropriate location/site for a secondary school in the east of the District?
- Q 2. Are there any other community and leisure facilities needed, and where?

## Maintaining a strong and healthy local economy

It is important that the Plan provides for the type of employment uses which will provide jobs for local people and enhance the prosperity of the District. The Plan can help to achieve this by protecting land for employment uses, encouraging mixed use developments and, if appropriate, by identifying any additional employment land. As part of the preparation of the Plan, the Council needs to undertake a review of employment land in order to consider which sites should be retained in employment use and which may be redeveloped for alternative uses, having regard to implications for the local economy.

### Key Issue 4 - Employment This relates to V1, V3 and A2

Key Issue 1.1 raises the scenario of allowing some employment sites to be redeveloped for housing. A study has indicated that if demand from employers and businesses is to be met, then it will be necessary to plan for an increase in industrial floorspace. However, there is unlikely to be an increase in the number of local people available to work (primarily because we have an ageing population). Hence, whilst there would be more job opportunities available

locally, the net effect would probably be more people travelling into the District from adjacent areas in order to work.

- Q 1. Should we plan for an increase in industrial employment opportunities - or not?

The Buckinghamshire Structure Plan (new Draft) sets out that additional areas may be identified for new, high quality employment generating development, provided that any such proposals would be in accessible locations and would not result in a net increase in the total amount of employment land within South Bucks.

It has been suggested that there is a shortage of very small starter units for new businesses.

- Q 2. Should the Council be more proactive in providing such units (e.g. accept proposals for barn conversions or redevelopment of redundant depots)?

# Local Shopping Opportunity; Vibrant and Quality Centres

The two District Shopping Centres and four Local Shopping Centres in the District provide for local needs. There are no main town centres in the District, but High Wycombe, Uxbridge, Slough and Maidenhead are close by and are convenient to different parts of the District. The County Council commissioned a retail survey as part of its retail policy review. The study suggests that food and “day to day” spending is forecast to increase by 22% and durable goods (electrical goods, books, etc.) spending is likely to increase by 53% between 2001-2016. There is a reasonably good range of durable and food retailers within the District Shopping Centres (Beaconsfield [New Town] and Gerrards Cross), with a slight deficit in food store provision in Gerrards Cross. However, the planned Tesco store will remove this. The potential for significant growth in the supply of durable floorspace is likely to be limited. In order to improve their role, however, the District’s town centres should be maintained and where appropriate enhanced by planning policies that allow for small scale development and redevelopment. A new shopping centre in Stoke Poges is also expected to replace the existing one. Any new retail development needs to complement existing facilities in the towns and villages and will need to ensure that the vitality and long term viability of the town centres are not compromised. To help this, the Government has set a “sequential test” that where any new shopping is needed, sites should first be sought within existing centres. In addition to these centres there are village shops and local shopping parades throughout the District. This network of shops needs to be maintained to ensure that residents have easy access to local shops and services. Planning policies help the Council decide on any applications to change premises from retail to other related uses.



**Key Issue 5 - Retail; keeping our shopping areas viable**  
This relates to V1, V3 and A2, A3 and A4

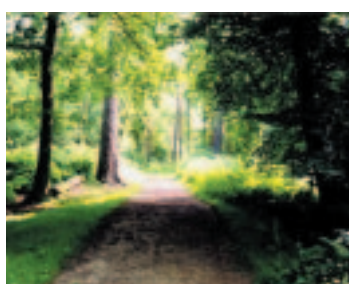
- Q 1. Where do you think that there is a shortfall in provision and where should any new shops and leisure uses be promoted?
- Q 2. How do you think shopping centres could be kept vibrant?
- Q 3. Are there any sites in your town or village that have development potential? If so, where?

Pedestrianisation and environmental improvement schemes can significantly improve the quality of the environment in shopping centres. An enhancement project is in preparation for London End, Beaconsfield. District or Local Shopping Centre plans could be produced to identify opportunities and set out a strategy for each centre.

- Q 4. Are any particular centres in need of enhancement, in terms of their shopping or environmental quality, or their related leisure or community facilities?

# Protecting and Enhancing the Built and Natural Environments

One of our aims for the District is to maintain and further strengthen the Green Belt. The purpose of the Green Belt is to safeguard the surrounding countryside from encroachment. Land which has been built on is lost forever as open land. Government guidance continues to emphasise that Green Belts are as relevant today as they have ever been. The new Structure Plan does not consider any strategic release of land within South Bucks from the Green Belt to be justified within the plan period. Whilst inclusion of land in the Green Belt is not dependant on its landscape quality, the Council has nevertheless commissioned a survey of the extent of damaged land within its area. If appropriate ways can be found to restore damaged land, the Green Belt may be seen to be “strengthened”. In particular, objectives for the restoration and conservation of the Colne Valley, following past and continuing mineral extraction, are set jointly by a Partnership of all its constituent authorities within the vision of a “Regional Park”.



**Key Issue 6 - Strengthening the Green Belt**  
This relates to V1, V2 and A1, A2 and A4

- Q 1. Would you agree that restoration of damaged land would strengthen the Green Belt; and could you suggest other ways of “strengthening” the Green Belt?
- Q 2. Are there any appropriate activities in the Green Belt that would be acceptable, perhaps to help fund restoration of damaged land (e.g. forms of outdoor recreation or short rotation forestry)?
- Q 3. What more could we do to conserve and make the best use of the Colne Valley Regional Park?

# s next?

If you would like to make any comments on any of the issues raised in this leaflet please send them before 31 January 2004 to:

South Bucks District Council  
Planning Policy  
Council Offices  
Windsor Road  
Slough SL1 2HN

Responses from the consultation exercise will form the basis for preparing the Deposit Plan which will be published for consultation in 2005

For further information and advice please contact us in any of the following ways:

By visiting the Council Offices in Slough;

By telephoning us on 01753 676247 / 676278 / 676280;

By faxing us on 01753 676269

By email: [planning@southbucks.gov.uk](mailto:planning@southbucks.gov.uk)

By visiting our website <http://www.southbucks.gov.uk>

Copies of this consultation paper will also be available at:  
Public libraries in the District and Town/Parish Council offices

We will be holding public meetings to discuss key issues and options, and also to seek your views on local issues in your area.

Please fill in the questionnaire, cut out, and send back in the freepost envelope provided before 31 January.

The public meetings start at 7.30pm and the dates and venues are listed overleaf.



## South Bucks Local Development Document: Key Issues and Options Paper Questionnaire

The Council is seeking your views on the Key Issues and Options Paper to help review the Local Plan. We will only use the information provided to us to help in preparing new planning policy.

### Personal details *(It is optional for you to complete these details, but they will help us with our analysis of your answers)*

Which Parish/Town do you live in? \_\_\_\_\_ Which Parish/Town do you work in? \_\_\_\_\_

How long have you lived / worked in the district? \_\_\_\_\_  Resident  Business  Developer  Local Authority  Other

Male  Female Age:  under 18  18-24  25-44  45-65  65+

If you would like to be kept informed about future stages in the preparation of the Plan, please provide us with your name and address

Once completed, please cut out, fold and return in the freepost envelope provided

Please note that the rest of the paper provides a context to the questions and important background information, and it will be important to read the consultation paper before filling in the questionnaire.

#### Key Issue 1.1 Locating new homes

Q1. Do you know any sites or buildings that you think might be appropriate for residential development?  Yes  No  
If yes, could you please name them.

Q2. Do you think that higher density near town and village centres and public transport routes might be more acceptable, if areas further away were given more protection?  Yes  No

Q3. Do you think Policy GB12 should be relaxed to make more efficient use of land and help meet housing needs?  Yes  No

Q4. What are the most important features that make up the character of your area?  Landscape  Trees  
 Housing design  Other  
If other, could you please describe.

Q5. Should we allow the redevelopment of unsuitable employment sites for housing?  Yes  No

Q6. Do you know of any present employment sites that are giving local problems, which might be better to develop for new housing?  Yes  No  
If yes, could you please name them.

Q7. Are there any Green Spaces in towns and villages that could be used for housing development?

Q8. If sufficient land could not be identified for housing from the options listed in the Paper, would you agree to release of land from the Green Belt, particularly adjacent to existing urban areas?  Yes  No

Q9. Are there any particular sites or types of sites you would think could be released from the Green Belt, and, if so, why?

#### Key Issue 1.2 - Helping to meet our needs for affordable housing

Q1. Which of the options listed in the paper (if any) would you agree with? Add an \* to any option you think is a priority.  
 A  B  C  D  E  F  G  H  I  J

#### Key Issue 1.3 - Improving Housing design

Q1. Would you agree that an increased number of smaller dwellings would best meet future needs in our area?  Yes  No

Q2. How can new housing design best contribute to the character of the area?

Q3. Would you support more energy and resource efficiency in housing design?  Yes  No

#### Key Issue 2.2 - Moving to more sustainable parking standards and provision

Q 1. How would you react if parking in your preferred centre was reduced?  
 make no difference to your visits  go less often  
 go elsewhere  visit it on foot or by bike, bus or train

