

Blockley Parish Council
Neighbourhood Priorities Statement

January 2026





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Foreword

Chair of Blockley Parish Council– Jonathon Bryan

The ability of Blockley Parish Council to resume its Neighbourhood Development Plan process stands as a testament to its growing strength and the cohesion of its membership.

Long considered a fundamental step in implementing guardrails for future development across the Parish, Council have understood the resource burden required to do an effective job of building the policies and undertaking the consultation required to deliver a pragmatic and evidence-based plan aligned to the needs of our community.

Owing to the extreme revised housing targets imposed upon Cotswold District Council by central Government, we face a pivotal moment to regain momentum and work in partnership with all stakeholders who are impacted by and involved in delivering these revised targets.

To establish a legislative footing from which to strengthen our voice and effectively communicate our wishes for the future of our community, this Neighbourhood Priority statement serves as a critical first step in a substantial body of work which we are committed to delivering for our Parish.

My express thanks go out to all who continue to make this process possible: Fellow councillors, our staff, trusted professional advisors and our engaging Parishioners. I cannot stress enough how important your voice and pragmatic consideration of the challenges that we face are. I look forward to continuing to shape the future of our community together as we aim to preserve the beautiful landscape and community in which we live, together.



Introduction

What the Neighbourhood Priority Statement (NPS) is and how it will be used

Neighbourhood Priority Statements (NPS) were introduced as part of the UK's Levelling Up and Regeneration Act 2023. They are designed to capture local aspirations, issues, and ideas for a neighbourhood's future, acting as a broad guide for planning and feeding into the creation of a more formal [Neighbourhood Plan](#).

In Blockley Parish Council's (BPC) priority statement process, every parish resident had the opportunity to share the issues that mattered most to them, through public meetings and a parish-wide survey. As such, the BPC NPS represents an authoritative statement of the community's views, which stakeholders will use in the following ways:

1. BPC will use NPS findings to influence property developer proposals to CDC by making sure they understand parishioner views about the types of development needed and those that are unacceptable.
2. BPC will also use what we learned to influence where and how Gloucestershire County Council (GCC) and Cotswold District Council (CDC) spend money in the parish,
3. Additionally, BPC's own spending in the parish will be guided by identified priorities, including those that GCC or CDC are unwilling or unable to address.
4. In addition, CDC and GCC will use BPC's NPS findings when making planning decisions; both have a statutory duty to consider the community views captured in an NPS when deciding on parish issues, especially with respect to submissions for building approval.

The wider context of the BPC NPS

In March 2025, the UK central government more than doubled CDC's housing target, demanding 18,650 new homes by 2043. The implications of this sudden and unexpected change are severe – in their Local Plan, UK District councils are legally required to identify a supply of deliverable sites to meet a minimum of 5 years' housing need. The new target automatically tipped CDC into a "Tilted Balance" position, a position no council ever wants to be in, The "Tilted Balance" is a key concept in the National Planning Policy Framework (NPPF) - councils in a "Tilted Balance" are pushed into a default position of "approval" when evaluating new planning applications, including applications that would have been rejected in a



balanced position. To date, CDC's planning team are operating as if they were still in a balanced position, but to avoid a glut of potentially damaging speculative applications, CDC is now updating its Local Plan to regain balance. As part of that process, new home targets have been suggested for all existing principal settlements across the Cotswolds district, and the village of Blockley has been asked to find sites for 130 new homes.

At this stage, the 130 new homes target is just a proposal; it is not a hard and fast target, and specific site evaluations have yet to happen. Obviously, our NPS work has a bearing on CDC's mission to regain balance, at least as far as Blockley Parish is concerned. We have therefore discussed in this report the findings relevant to Blockley's provisional CDC target.

How the Blockley Parish NPS was created

In July 2025, three public meetings were held, one in Blockley, one in Draycott and the last in Paxford. During these sessions, parishioners shared what they most appreciated about the parish and their respective villages, as well as their concerns and aspirations for the parish's future. The issues explicitly raised and those implied were subsequently incorporated into a questionnaire, which was distributed in early September 2025 to every household in the parish (see Appendix One). To encourage response, local publication 'The Voice' covered the initiative, and requests to complete the survey were included on the BPC website, Facebook page and BPC noticeboards. Additionally, BPC's councillors delivered reminders to every parish home. A very good response rate was ultimately achieved (28% of full-time residents)*, yielding a robust sample size for analysis of 446.

* In survey research, response rates of 30% or more are considered excellent



Blockley Parish Overview

Blockley Parish is one of the largest parishes in England, covering approximately 12 square miles and is home to nearly 2,000 full and part-time residents. The parish sits in the Northern part of the Cotswold National Landscape and comprises mainly farmland and woodland, with significant clay deposits lying between limestone hills. An abundance of springs dot the area and feed the streams flowing through Blockley, Aston Magna and Draycott villages. The other main settlement, Paxford, lies on open, level ground drained by the Knee Brook, a tributary of the river Stour.

Blockley village is the parish's principal settlement, running for about a mile along the northwest side of Blockley Brook, in a deep valley which opens out to a flatter flood plain. This topography has greatly influenced the village's character, with development following the valley floor and steep sides, creating a distinctive linear settlement. The village's 12 water mills, which once utilised the area's spring-fed streams, were recorded in the Domesday book and at various points in their history, the mills handled grain, timber, cider, flax, wool and silk. Indeed, in the first half of the 19th century, it was silk that saw the mills reach their financial zenith, and it was the removal of protective tariffs in the 1860's that saw the local silk trade collapse and the mills close for good. The architectural legacy of the silk period is still evident in the village, though, with the mills now converted into private residences and mill workers' houses packing the narrow, steep-sided valley through which the streams and high street pass.





Three small commercial parks are also located within the parish, the largest and oldest is the Northwick Park Industrial estate, adjacent to Northwick Park mansion. During WW2, the mansion served as an important US army base before the D-Day invasions, while the industrial estate's buildings accommodated Polish refugees until the 1960s. The business park at Draycott is also well established, and the Northcot brickworks, near Paxford, have been producing high-quality bricks from the local clay for more than a hundred years.

Blockley Parish's location in the Cotswolds, its natural beauty and history make the parish a highly desirable place to live, and house prices reflect this fact – average house prices are roughly twice the national average.



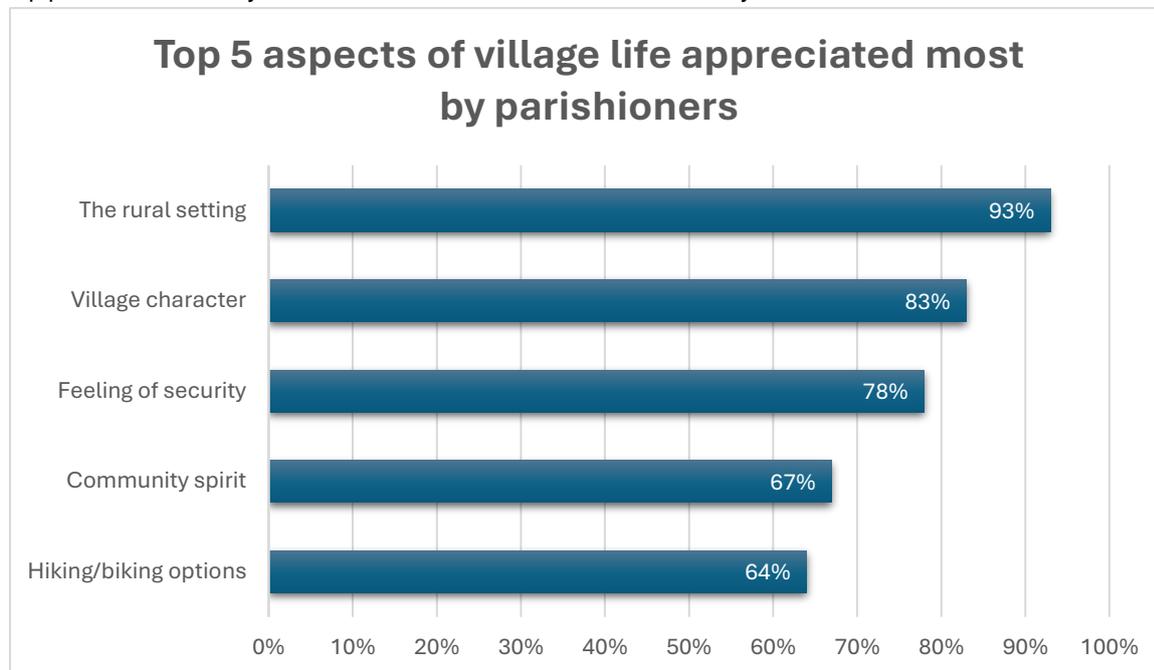
KEY FINDINGS

Note: Survey data were tabulated, and tests of statistical significance were applied to reveal differences between population centres, age groups, genders and intention to stay long-term in the parish. The analytic approaches utilised are summarised in Appendix 2.



Parish residents appreciate what they have.

The parish's natural beauty, active villages and vibrant history are deeply appreciated by residents, as is the way of life it affords them:



Parishioners' appreciation of their rural lives is reflected in their intention to remain in the parish long-term; only 7% intend to move away during the next 5 years - in a typical UK community, 9.5% to 10% move **every year!**

Of course, though, a largely static population provides limited opportunities for newcomers to move into the parish, and a limited supply drives up house prices, i.e., exactly the conditions that the central government argues will be altered by increasing the supply of new homes in Blockley and other parts of the Cotswolds. They argue that building new homes and increasing supply will drive down prices and make more homes affordable for the less well-off. This is a theory based on sound economics, and it applies to large parts of the country, just not the Cotswolds! CDC and independent researchers have demonstrated that several unique conditions exist in the Cotswolds that make the mechanism irrelevant:

1. High Desirability - those moving to the area come from all around the country, but particularly from the Southeast, where people with significant capital to spend take up limited parish housing supply with no drop in prices.
2. Developers understand this and naturally follow the new home building patterns that yield the most profit, which results in a larger proportion of



spacious detached homes in the Cotswolds than in other parts of the country. Developers also "bank" land, thereby controlling the speed and extent to which new homes reach the market, keeping demand high.

3. As a result, although for many years, CDC has consistently met national housing supply tests, house prices have continued to increase, and affordability has worsened; the 2024 median property price in the Cotswolds was 10.8 times the median local earnings figure, versus an average of 7.54 in the rest of England and Wales.

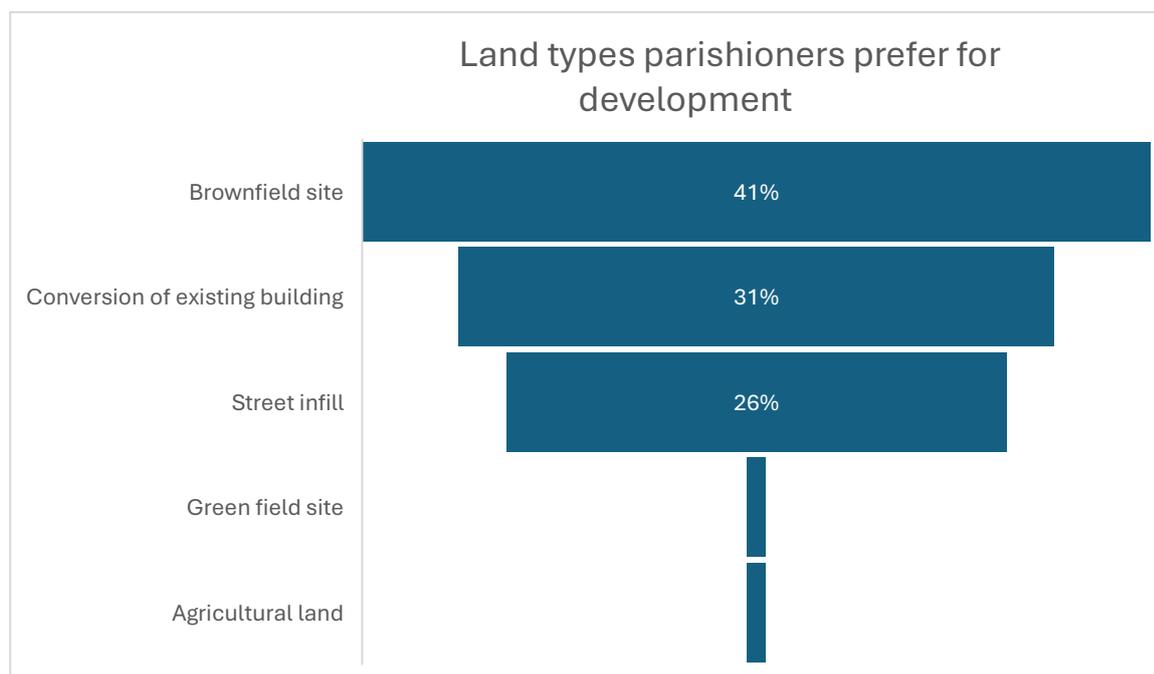


Parish Residents are open to the right kind of change.

Blockley Parish homeowners benefit from the Cotswolds' housing sector dynamics and might be expected to feel invested in maintaining the status quo; However, they also recognise the challenges young families and those on limited incomes face in finding accommodation in the parish's various communities. In consequence, the majority of parishioners (63%) are open to development **if it addresses what they perceive to be tangible local housing needs**. And they are clear about what those needs are:

- 37% think the parish needs a supply of starter homes
- A further 34% see a need for small/medium-sized homes (3-4 bedrooms)
- A fifth believes that the parish needs more bungalows, shared ownership options or social housing
- Just 6% argue that the parish needs additional, large, 5+ bed homes

Moreover, parishioners hold clear views about the types of land that any additional housing should be built on, and there is a strong preference for the reuse of already developed land rather than the development of greenfield sites or agricultural land:



Strong local preference for infills, conversions and the redevelopment of brownfield sites puts the parish residents into diametric opposition to most of the property developers interested in Blockley – reusing existing sites is the least attractive option for developers, who prefer the “blank canvas” freedom of a greenfield site or agricultural land, where they can avoid costly and complex clean-up operations. The absence of appetite for either greenfield site development or



building on agricultural land is a natural dampener on new home builds, but two other barriers also exist for developers:

1. Blockley parish sits entirely within the protected Cotswolds National Landscape, and central government has so far shown no inclination to remove that protection
2. And as the Blockley Environmental Group noted in their consultation response to CDC's Local Plan, the UK produces just 53% of the food it consumes (according to the government's own Food Security Report), and the Cotswolds is a key contributor; more than 80% of the Cotswolds is used for farming. Blockley parish farms produce meat, dairy and crop products, often focused on organic and regenerative practices, so safeguarding such land must surely be a priority that outweighs the government's push for additional housing. All the more so, given the world's increasingly fragile geopolitical state!



Parish residents expect new housing to be environmentally friendly.

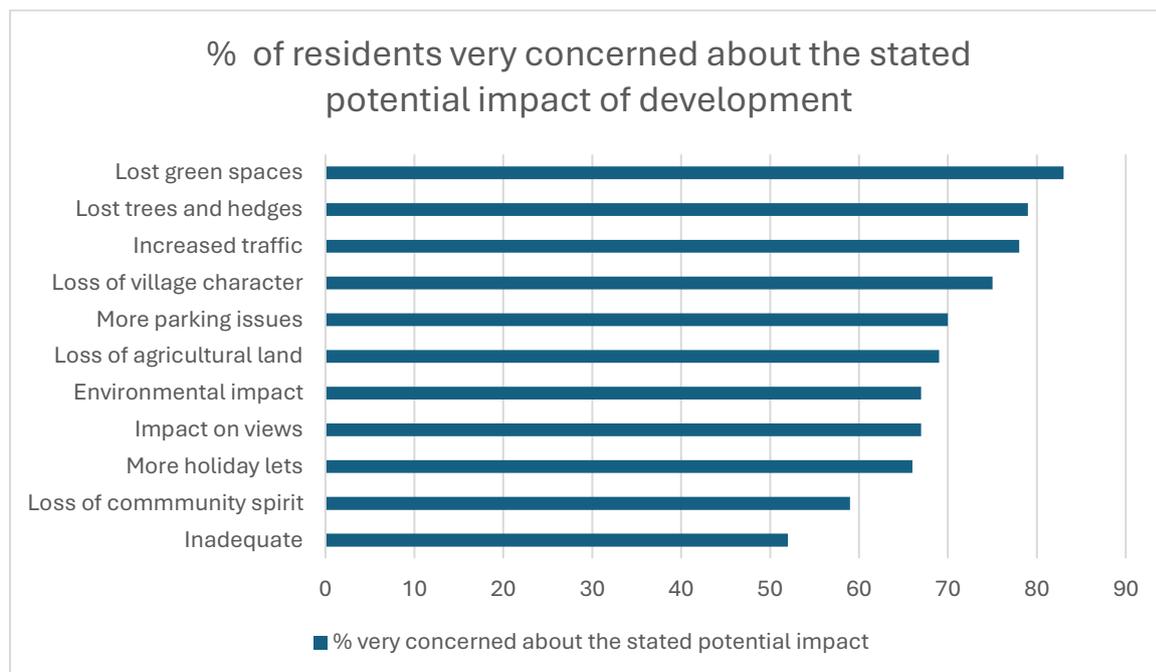
The tension noted above between what developers would prefer to build and what residents will accept goes deeper: CDC's planning policies are, in their words, "Green to the Core"; their plans for the use and development of land are guided by policies such as The Climate Emergency Strategy, The Ecological Action Plan and The Green Economic Growth Strategy. Many Blockley Parish residents also want any new home developments to be eco-friendly, so while eight out of ten residents want to see new homes built with traditional materials, to blend in with existing street scenes, significant numbers would also like to see more green design features incorporated, too; over 50% of residents would like to see new homes built with roofs designed to collect rainwater for recycling, and upwards of 49% would like to see homes built with materials that have limited environmental impact, as well as homes equipped with "grey water systems", homes that generate their own electricity and homes with limited sound and light pollution. Currently, developers view most of the above features as merely "nice to have."

Where residents and developers might more often be on the same page is in the area of wildlife protection: 7 out of 10 residents want to ensure that further developments do not harm the area's wildlife, and developers are legally required to protect existing species and their habitats, so they do so. Likewise, 80% of residents insist that new builds do not exacerbate the already challenging traffic situation in Blockley village, and a majority expect additional sewers and other infrastructure to handle any larger-scale development, both of which are legal requirements that developers must meet.



Legitimate parishioner concerns must be recognised.

Although the majority of parish residents are open to development that addresses the concrete needs they believe exist, one-third of residents believe that any new development is simply unnecessary. Those who believe the status quo is optimum do not differ in their demographic makeup from those open to development; the differences are attitudinal. Legitimate concerns exist that should be respected and managed in any approved future developments (see below).



The concerns expressed are wide-ranging, and while they certainly reflect concern about negative impacts on what residents hold most dear about their current community (loss of community spirit, loss of green spaces in which to enjoy on walks or bike rides, loss of village character, etc.), large numbers are also concerned about potential development exacerbating existing material problems. For example, concerns about traffic volumes and speeds in Blockley and Paxford are long-standing; parking in Blockley is a constant challenge, and the number of holiday lets in Blockley is already a major concern. Many believe that new properties are often acquired by absentee landlords instead of locals, and absentee landlords often fail to maintain their properties adequately. Moreover, visitors renting these homes naturally arrive in parish villages intent on having a good time, but don't always respect their temporary neighbours' preference for peace!



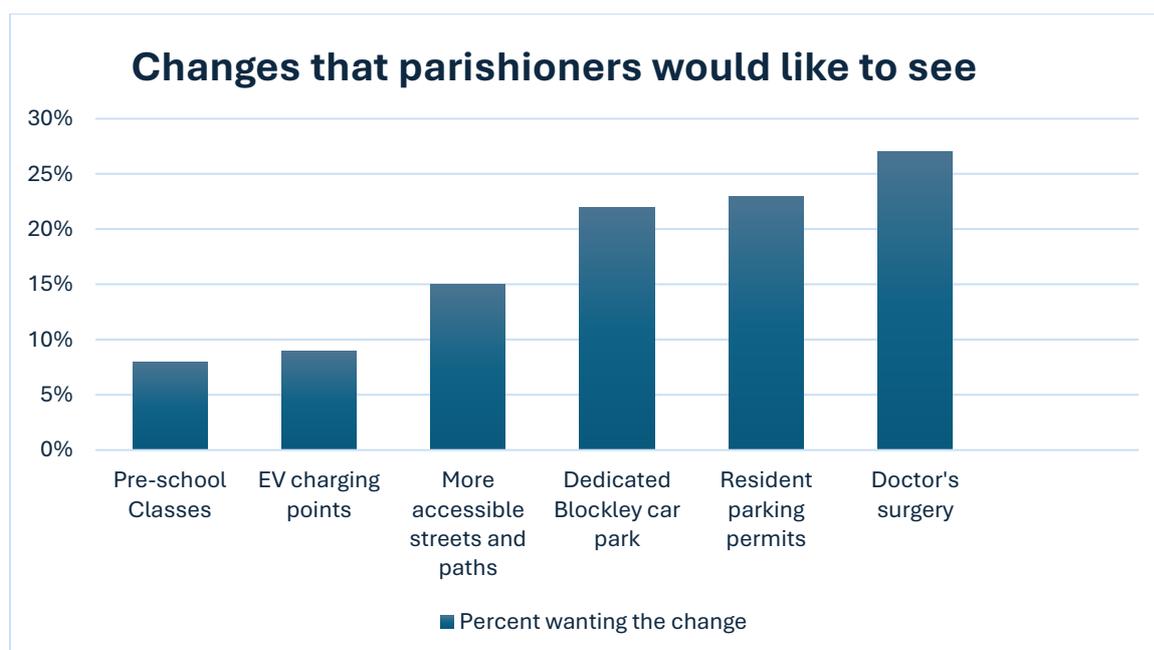
Other parish wishes and concerns

The basic shape of each Blockley Parish settlement predates the motorcar by hundreds of years, and while infrastructure has been added over time to accommodate the widespread increase in vehicle numbers, gaps remain. One of the most widely felt gaps is the absence of adequate footpaths, especially for elderly and disabled residents. This issue is most acutely felt in Blockley and Paxford, where over 60% of residents believe that additional pavements are either essential or important.

Many residents also raised concerns about the state of the parish's roads, citing the many large potholes as a risk to driver safety, and the tyre damage caused when they cannot be avoided as an unacceptable cost to living in the parish.

On a more positive note, some residents would also like to see steps taken to grow the local economy, enabling younger residents to find local employment that pays sufficiently well for them to find a foothold in the parish housing market. And more immediately, as illustrated in the data below, large numbers of parish residents would like to see the return of a doctor's surgery. In this context, it's important to recognise that the Royal College of GPs uses a guideline of 1,800 patients per doctor for a viable practice, so a sole practitioner could potentially find Blockley attractive only if most parishioners joined their practice. Given that a doctor's surgery was given as a requirement by just 27%, this might not be feasible. But given that the UK average per GP is currently around 2,300 (an indication of an overstretched system), and anecdotally, many parishioners complain that they cannot see their doctor when they need to, the idea seems worth further exploration.

A central Blockley car park and resident parking permits are also in demand, partly to handle the parking challenges that currently exist, but also to provide protection from the large number of visitors Blockley village receives. EV charging stations and the provision of pre-school classes would also be welcomed.





Summary and proposed actions

What we learned	BPC's next steps
<p><i>Most Blockley Parish Residents accept that some new housing is needed in the parish, but they have a clear view about what type of housing is required and what type of land should be used for development:</i></p> <p>Required are: smaller and starter homes, bungalows and homes built on shared ownership models. More large homes are <i>not</i> required.</p> <p>New homes should make efforts to include more environmentally friendly building materials and building features, such as generating their own electricity and capturing rainwater for reuse.</p> <p>New homes should first and foremost make use of street infill opportunities, brownfield sites and the conversion of existing structures. The use of agricultural land and green space should be a last resort.</p>	<p>BPC will take the following actions:</p> <ul style="list-style-type: none"> - Communicate to CDC's planning team what we have learned; they are legally obliged to take note - Share parish resident requirements with each property developer who submits a building application to CDC, and object to any applications that fail to address stated resident needs and expectations
<p><i>Legitimate concerns exist about the impact of new property developments:</i></p> <p>Traffic volumes and parking are already issues in the parish, especially in Blockley itself. Any additions need to avoid making parking and traffic issues worse.</p> <p>The character and sense of community that exists in the parish's villages is highly valued and must be enhanced, not depleted, by any new builds. This is most likely to happen if homes are built with locals in mind rather than individuals seeking second homes or holiday lets, of which there are already perceived to be a deleterious number in Blockley.</p> <p>Negative environmental impacts must be completely avoided</p>	<p>BPC are currently, or are about to take, the following actions to manage traffic speeds through parish villages</p> <p>Speed cameras in Blockley</p> <p>White gate installations at the entry to each parish settlement</p> <p>Speed strips to gather concrete data on speeds through each village</p> <p>BPC has also requested to be included in GCC's Community 20s initiative, to reduce speeds through each parish settlement to 20mph</p> <p>Although BPC cannot directly control the number of holiday lets in the parish, we can and will advocate for CDC to include local connection policies in their updated Local Plan. These policies require new housing to meet a principal residence test, or a specific policy stating that developments cannot be used as holiday lets</p>



<p><i>Parish residents are committed to living in the area in the long-term in far greater numbers than most other areas of the UK. Naturally, therefore, residents want to see the services available in the parish increase over time. Key inclusions wished for are:</i></p> <p>A Doctor's surgery (and a chemist)</p> <p>Pre-school classes</p> <p>EV charging points</p>	<p>BPC will attempt to demonstrate to GCC and the NHS's Clinical Commissioning Groups the need for a surgery in the parish and will support subsequent planning applications</p> <p>Consideration is underway of potential EV charging locations in the parish.</p> <p>We will investigate what pre-school support is feasible for BPC to provide</p>
<p><i>Traffic volumes and parking are issues throughout the parish, but especially in Blockley. Parishioners would like to see both issues addressed through:</i></p> <p>Resident parking permits, or something similar</p> <p>A central car park in Blockley</p>	<p>BPC is evaluating the feasibility of making the St George's Hall car park a public car park, perhaps at certain times</p> <p>GCC holds the legal power to grant resident parking permits – BPC will lobby them to do so</p>
<p><i>Pavements in Blockley and Paxford are inadequate in number and quality, especially for those with mobility issues, and they have been for a while. The issue now needs to be addressed.</i></p>	<p>GCC have indicated that they lack the funds to make the improvements needed. BPC are exploring the funding of strong plastic tracks to provide safe footpaths in the most troublesome places</p>



BPC's approach to the CDC consultation process on the updated Local Plan and Blockley's housing target

BPC will continue to take a constructive approach to CDC's requests for new housing in the parish. It is in everyone's interests to help CDC escape from the negative tilted balance position it is now in. As long as CDC remains in a tilted balance position, BPC expects to see applications made for greenfield site development, including the use of current farmland. In such cases, we will use what we learned from parish residents to constructively manage our opposition, but we are also working with Chipping Campden-based surveyors, Gooding Group (Cotswolds) Ltd, to produce an interactive multi-layered mapping of parish land, which BPC will use to evaluate planning applications in terms of building suitability. The tool will incorporate flood plain data, the location of springs and waterways, and other variables and will be a valuable tool in evaluating the feasibility of initial developer planning proposals.

But while BPC will be constructive and supportive in our relationship with CDC, we must recognise that the constraints imposed by existing legislation, and the neighbourhood priorities described in this report, make the realisation of 130 new homes hard to envisage:

1. BPC continues to explore sites that could potentially be developed with limited impact on the conservation area and local green spaces, but based on the 2021 SHELAA and subsequent legislation, which provides additional environmental protection, adding 130 homes in Blockley would almost certainly require the use of currently protected land.
2. Moreover, development on the scale envisaged would require the demonstration of a clear public interest, and based on what residents have told us, that's a very hard case to make: The large number of second homes and profitable holiday lets, (which contribute positively to local businesses like the cafe, shop and pubs), contribute to elevated house prices, pushing both private rental and home purchases beyond the reach of full-time residents on low or even average incomes. In consequence, it seems unlikely that additional homes will improve affordability for local people; in fact, it is much more likely that new housing developments on land allocated through the Local Plan will see the number of second homes and holiday lets grow, thereby contributing to the existing challenges, not solving them!

So, while we accept that new homes will be built in the parish, we do not believe that 130 new homes are viable without impacts that will be unacceptable to residents or contrary to existing legislation. We will therefore help CDC reach a lower target for Blockley, grounded in current legislative protections and our parish priorities.



Appendix One

The NPS survey

Questionnaire

On the following pages is the paper version of the questionnaire used in the NPS survey. The same questions were also asked in a format optimised for digital completion.

About Vision One Research

To ensure respondent anonymity, Blockley Parish Council has commissioned Vision One to conduct research on our behalf. Vision One Research is an independent market research agency based in the UK and as registered members of the UK Market Research Society is bound by the MRS Code of Conduct; as such we comply fully with all GDPR regulations. Your information is used for research purposes only and you will not be contacted in the future as a result of taking part in this study. Further details about Vision One can be found at www.visionone.co.uk



Your Village, your future, your chance to have a say

Over the next few months, Blockley Parish Council will produce a Neighbourhood Priorities Statement (NPS) that reflects the views of the communities in our parish – the people who know the area best. The NPS will set out the vision and aspirations for our Parish and sit alongside the Cotswold District Council's Local Plan. The vision and aspirations set out in our NPS will be considered by CDC Planning Officers when determining planning applications, so this is your opportunity to shape the place you live over the coming years.

This questionnaire aims to determine, in broad terms, what our community's priorities are, identifying the issues that matter most to you. Please respond either by completing this paper questionnaire or an online version, which can be found at:

<https://emea.focusvision.com/survey/selfserve/4c5e/bpc>



Whichever way you choose, your responses will remain confidential.

We will create a summary of what we learn and share it with the community at a series of community events, and the final report will be available for comment on the parish website.

This questionnaire will close on 2nd October 2025.

Part I Thinking about your village

Q1. In which part of the parish do you live? (Tick ONE box only)

- | | | |
|-----------------------------------|---------------------------------|--------------------------------------|
| <input type="radio"/> Aston Magna | <input type="radio"/> Ditchford | <input type="radio"/> Northwick Park |
| <input type="radio"/> Blockley | <input type="radio"/> Draycott | <input type="radio"/> Paxford |

Q2. Are you? (Tick ONE box only)

- | | |
|--|---|
| <input type="radio"/> A full-time resident | <input type="radio"/> A part-time resident (i.e., your main home is somewhere else) |
|--|---|

Q3. What do you like most about your village? *(Tick ALL that apply)*

- | | |
|--|---|
| <input type="checkbox"/> Close to family or friends are nearby | <input type="checkbox"/> Sense of community spirit |
| <input type="checkbox"/> Close to amenities, including places of worship, etc. | <input type="checkbox"/> Village character and atmosphere |
| <input type="checkbox"/> Close to schools or nurseries | <input type="checkbox"/> Feels like a safe place |
| <input type="checkbox"/> Close to local shops, businesses, etc. | <input type="checkbox"/> Rural setting and views |
| <input type="checkbox"/> Easy to travel to work | <input type="checkbox"/> Walking or cycling options |
| <input type="checkbox"/> Size and type of available housing | Other <i>(Please specify)</i> |
-

Q4. As things stand, how likely are you to continue living in your village for the next 5 or more years? *(Tick ONE box only)*

- | | | | | |
|-----------------------|-----------------------|--------------------------------|-----------------------|-----------------------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Very likely | Fairly likely | Neither likely
nor unlikely | Fairly unlikely | Very unlikely |
-

Q5. *Please answer question 5 if you answered very unlikely or fairly unlikely to question 4. Otherwise, please go to question 6.*

What is motivating you to move? *(Tick ONE box only)*

- | | |
|---|---|
| <input type="radio"/> Job change | <input type="radio"/> Changing character of the village |
| <input type="radio"/> Moving closer to family | <input type="radio"/> The potential for large-scale
development in the village |
| <input type="radio"/> Other <i>(Please specify)</i> | |
-

Q6. Which of the following would you **most** like to see made available in Blockley Parish? (Tick **ONE** box only)

- | | |
|---|--|
| <input type="radio"/> A doctor's surgery | <input type="radio"/> A chemist |
| <input type="radio"/> EV car charging points | <input type="radio"/> A dentist |
| <input type="radio"/> Pre-school classes for 3-5 year olds | <input type="radio"/> A dedicated car park in the centre of Blockley |
| <input type="radio"/> More dedicated green spaces | |
| <input type="radio"/> Resident parking permits (to reduce congestion caused by non-residents) | |
| <input type="radio"/> Better internet and phone coverage | |
| <input type="radio"/> More accessible streets, paths, and public buildings so that people with mobility challenges can move about easily and safely | |
| <input type="radio"/> Other (Please specify) _____ | |

Q7. And what is your **second** priority? (Tick **ONE** box only)

- | | |
|---|--|
| <input type="radio"/> A doctor's surgery | <input type="radio"/> A chemist |
| <input type="radio"/> EV car charging points | <input type="radio"/> A dentist |
| <input type="radio"/> Pre-school classes for 3-5 year olds | <input type="radio"/> A dedicated car park in the centre of Blockley |
| <input type="radio"/> More dedicated green spaces | |
| <input type="radio"/> Resident parking permits (to reduce congestion caused by non-residents) | |
| <input type="radio"/> Better internet and phone coverage | |
| <input type="radio"/> More accessible streets, paths, and public buildings so that people with mobility challenges can move about easily and safely | |
| <input type="radio"/> Other (Please specify) _____ | |

Q8. How necessary are additional pavements in your village to enable residents to walk safely without being in the road? (Tick **ONE** box only)

- | | | |
|---------------------------------|---|----------------------------------|
| <input type="radio"/> Essential | <input type="radio"/> Important but not essential | <input type="radio"/> Not needed |
|---------------------------------|---|----------------------------------|

Q9. If new homes are built, they can be added in several ways. Please rank your preferences from the options below. (To do this, please write 1 to 5 in the boxes provided. Give a 1 to your first preference and a 5 to your least preferred option.

- Insert new homes into gaps in existing streets
 - Use brownfield sites, e.g., the old brick works in Paxford
 - Build on current agricultural land
 - Build on green spaces – current non-agricultural land
 - Convert existing buildings into dwellings, e.g., agricultural buildings
-

Q10. What types of housing, if any, would you like to see built in the parish over the next 5 years or so? (Tick ALL that apply)

- Starter homes
 - Low-rise accommodation/flats
 - Small/Medium-Sized homes (2-4 beds)
 - Retirement/sheltered accommodation
 - Social Low-cost accommodation
 - Private rented accommodation
 - More accessible housing to enable disabled people to live independently
 - Larger homes (5 or more beds)
 - Bungalows
 - Affordable housing/ shared ownership
 - Other (please write in)
 - Nothing - no additional housing is needed
-

Q11. Which of the following should BPC encourage developers to include, or manage, in any new developments in your part of the parish? (Tick ALL that apply)

- Homes with the potential to generate their electricity
- Homes equipped to collect rainwater from roofs, patios, and other surfaces for various uses after treatment e.g., irrigation and flushing toilets
- Homes that blend in with existing housing styles and construction materials
- Prevent or limit holiday let ownership
- Homes equipped with "greywater" systems, i.e., recycling water from sinks, showers, baths, and washing machines
- Exceed standard building regulations for insulation
- Have gardens large enough to grow some food
- Homes built using construction methods that limit climate change impacts, e.g., keeping homes cooler in the summer
- Limit light and sound pollution

Continued...

Q11. *Continued*

- Ensure that new developments do not increase central village traffic and parking issues.
 Work with existing services (e.g., sewers) and, if not, incorporate appropriate additions.
 Protect existing wildlife
- Don't know
 None of the above

Q12. What concerns, if any, do you have about the ways that new housing developments could impact your village? *(For each statement below, tick ONE box, to indicate how you feel)*

	I am very concerned	I am mildly concerned	I am not concerned
Loss of agricultural land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of green spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Impact on views	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More holiday lets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of trees, hedges, and other aspects of the natural environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased traffic through the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environmental impact	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of village character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of community spirit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of climate resilience	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking pressures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inadequate public transport network to meet demand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Impact on wildlife	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Part 3**Getting around**

Q13. Thinking about your most common journeys (e.g., school run, commute to work, trips to shops, etc.), what is your primary mode of transport? (*Tick ONE box only*)

- Walk Cycle Bus Other _____
- Private Car / Motorbike / Van

Q14. What determines your primary mode of transportation? (*Tick ALL that only*)

- Cost Travel time Limited/ no alternatives Safety
- Convenience Environmental considerations Other considerations

Part 4**Finally, a bit about you**

Q15. How old are you? (*Tick ONE box only*)

- 18-24 25-34 35-44 45-54 55-64
- 65-74 75+

Q16. What is your gender identity? (*Tick ONE box only*)

- Male Female Transgender Non-binary
- Other Prefer not to say

Q17. What is your marital status? (*Tick ONE box only*)

- Married Widowed Divorced/ separated
- Single Prefer not to say

Q18. What is your employment status? (*Tick ONE box only*)

- Full-time Part-time Contract or temporary Unemployed
- Retired Unable to work Prefer not to say



Appendix 2: Analytic approaches utilised

Decision on weighting the NPS survey data

The final survey sample represented all parish age groups, but it underrepresented the proportion of younger adults in the parish and overrepresented older residents:

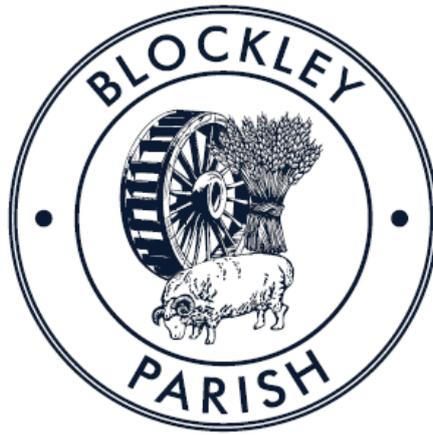
Age Group	2021 Census	NPS survey 2025
18-24	6%	2%
25-34	9%	5%
35-44	10%	9%
45-54	17%	11%
55-64	23%	24%
65-74	17%	26%
75+	18%	22%

Applying weights to correct imbalances like those illustrated above is common in survey research; however, in this case, the decision was taken not to do so, for both practical and technical reasons.

There were no meaningful statistically significant differences on key survey questions between age groups, so pragmatically, there was no value to weighting - in effect, the imbalance in the sample did not impact the messages contained in the data. Additionally, weighting the 18-24 and 25-34 age groups would have risked introducing distortion into the weighted picture because both groups had sample sizes below the recommended 30 minimum sample size for weighting.

Tests of statistical significance

Statistically significant differences in the proportions of sample subgroups in the proportions using each question option were determined using the Chi-square non-parametric analysis technique. Significant differences between mean scores were tested using the T-test statistical procedure. In both cases, 95% confidence intervals were applied.



Thank you!

