

# Lechlade Neighbourhood Development Plan (NDP) 2014

## Summary of Lechlade NDP survey responses

From the NDP event held in Lechlade Memorial Hall on 15<sup>th</sup> and 16<sup>th</sup> March 2014

**122 respondents**

*N.B. All percentages are out of 122 and are rounded to whole numbers. Please note that some totals add to 99% or 101% rather than 100% due to rounding.*

### Section A: Housing

**A1: The housing allocation for Lechlade in the consultation paper for the CDC Local Plan is 140 dwellings up to 2031\*. If adopted, this will represent approximately 11% housing growth for Lechlade\*\*. By how much do you think Lechlade's housing/dwelling number should grow over the next 20 years?**

*\* Planning permission has already been granted for 92 dwellings. \*\* There may be small discrepancies in numbers due to definitions of terminology such as households and dwellings and according to the specific census table used.*

	Number of resps	% of 122
140 dwellings (approx 11%)	86	70%
200 dwellings (approx 15%)	9	7%
265 dwellings (approx 20%)	7	6%
Other (please state)	16	13%
No reply	4	3%

#### Other:

The responses to "Other" can be summarised as follows:

- None 5 respondents
- The minimum 3
- Less than 11% 5
- Other answers 8

**A2: What type of housing do you think Lechlade will need in the future? (please tick all that apply)**

	Number of resps	% of 122
3-4 bed homes	79	65%
1-2 bed homes	98	80%
Flats/apartments	39	32%
Bungalows	54	44%
Sheltered/retirement	83	68%
Owner occupied	95	78%
Privately rented	35	29%
Social housing	69	57%
Buy to let	7	6%
Other (please state)	5	4%
No reply	2	2%

## Other:

Common responses included:

- Care home needed 7 comments (3 specified 'residential', 4 'nursing')
- There should be a mixture of housing types 4 (e.g. to create a balanced/diverse community)
- Shared ownership housing needed 2

## Comments:

The most common subjects included in responses were:

- More housing needed for older people\* 11 comments (e.g. smaller properties for downsizing)
- Small scale rather than large developments 6
- Housing for young people needed 5
- Local economy 5
- Affordable housing needed 4
- Housing for families needed 3
- There should be a mix of housing 3

\*There were also 3 additional comments on downsizing which did not specifically mention older people.

(N.B. Where comments mentioned more than one topic, they were split to allow for categorisation. This only applies to a small number of comments.)

## A3: What is your opinion regarding the need for affordable housing in Lechlade? (Don't forget to complete your housing needs survey form - delivered to your home last month)

The comments can be summarised as follows:

- In favour of affordable housing 55 comments
- In favour, but not too much 7
- In favour, but with conditions 9 (e.g. for local people; for first time buyers; sympathetic design)
- Against 7
- Other comments 17
- No opinion 4

## A4: Future development in Lechlade will need to reflect the character of the town. In your view, what is the character of the town?

The most common answers were:

- Cotswold town
- Market town
- Small town
- Friendly/welcoming
- Attractive/beautiful/charming
- Historic/History
- Vibrant/lively/busy/thriving
- River
- Amenities
- Cotswold stone
- Community
- Traditional
- Village/Village feel
- Church

- Tourism

**A5: What does 'good development' look and feel like to you? (You may wish to consider things like flood mitigation, build quality, sustainability, number of dwellings in a development)**

Common responses included:

- Address flood mitigation 32 comments
- Ensure high build quality 20
- Incorporate parking 14
- Keep development small scale 11
- Incorporate green spaces 8 (includes both gardens and spaces within developments)

**A6: Please add any other comments you think the Group needs to consider re housing in Lechlade:**

The comments can be summarised as follows:

- Comments about specific sites, either to use or protect 11 comments
- Avoid flood risk 9
- Infrastructure/facilities/traffic/employment 7
- Provision for older people 5
- Scale of development 4 (e.g. small scale; sustainable growth)
- Protect green spaces 3
- Social housing needed 3
- Housing for first time buyers needed 2
- Other comments 14

## Section B: Employment

**B1: To what extent do you agree with the following statements?**

	Strongly agree		Agree		Disagree		No opinion		No reply	
	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122
Local employment should be encouraged in Lechlade	66	54%	45	37%	1	1%	2	2%	8	7%
We should create an environment that encourages the Business Community to invest in more niche and individual shops in Lechlade	66	54%	41	34%	2	2%	2	2%	11	9%
A link should be created between the town centre and riverside park	61	50%	32	26%	4	3%	11	9%	14	11%

**Comments about retail offer in Lechlade:**

69 people made comments. Common topics included:

- Too many charity shops 10 comments
- Would like more individual/niche shops 10
- Would like more cafés/coffee shops 7

## B2: The Marina: To what extent do you agree with the following statements?

	Strongly agree		Agree		Disagree		No opinion		No reply	
	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122
We should create a welcoming front to the marina	74	61%	34	28%	2	2%	4	3%	8	7%
We should encourage mixed usage for the marina	47	39%	45	37%	7	6%	12	10%	11	9%
We should encourage boardwalks, shops and cafes around the marina	58	48%	37	30%	9	7%	9	7%	9	7%
We should encourage limited residential dwellings around the marina	25	20%	33	27%	39	32%	14	11%	11	9%
We should make the marina more suited to narrow boats	30	25%	47	39%	9	7%	25	20%	11	9%

### Other comments about The Marina:

77 people made comments about The Marina. 44 of these indicated that it needs improving, the most common criticism being its untidy appearance (e.g. “a terrible mess”; “a junk yard”; “an eyesore”). The other 33 comments were mixed, but several respondents remarked on its potential.

## B3: Employment premises: To what extent do you agree with the following statements?

### We should encourage employment through:

	Strongly agree		Agree		Disagree		No opinion		No reply	
	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122
Providing light industrial units in Lechlade	23	19%	41	34%	30	25%	16	13%	12	10%
Providing small business workspace in Lechlade	36	30%	62	51%	7	6%	7	6%	10	8%
Providing live/work units in Lechlade	28	23%	41	34%	10	8%	26	21%	17	14%

### Other comments about appropriate sites for encouraging employment:

The responses can be summarised as follows:

- Old station site 4 comments (e.g. ‘especially the area to the east end’)
- Roundabout 3 (e.g. North of Perrinsfield roundabout)
- Riverside 3
- Outskirts of town 2
- Other sites 3 (e.g. to west or north)
- Other comments 29

## Section C: Tourism

### C1: How important do you feel it is to attract tourists to Lechlade?

	Number of resps	% of 122
Very important	82	67%
Quite important	37	30%
Not important	2	2%
No opinion	0	0%
No reply	1	1%

#### Comments:

There were 55 comments for this question. Common topics included:

- More/better parking needed 10 comments
- Tourism important for shops/trade 10
- Improve/make more use of riverside 8

### C2: How important are these issues in attracting more tourists to Lechlade?

	Very important		Quite important		Not important		No opinion		No reply	
	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122
Parking	97	80%	22	18%	1	1%	0	0%	2	2%
Traffic congestion	87	71%	30	25%	3	2%	0	0%	2	2%
Opportunities to sit and watch the world go by	75	61%	35	29%	7	6%	0	0%	5	4%
Activities such as walks, fishing etc.	81	66%	31	25%	4	3%	1	1%	5	4%

#### Other (please state):

The most common answers in response to 'other' are summarised below.

- Make more use of river/riverside 8 comments (e.g. more facilities; more accessible; a leisure resource)
- Better/more varied shops 7
- Better/clearer signage 4
- Better facilities for pedestrians 4 (e.g. pedestrian crossings; wider pavements/roads)
- Address traffic problems 3 (e.g. speed limit; ban HGVs)
- The church as an asset 3
- Would like more cafés 3
- Better signage needed for car parking 2
- Better cycling facilities 2 (e.g. off road cycleways)
- Comments on historic aspects 2 (capitalise on this; the history boards are good)

#### Comments:

35 people made additional comments. Common topics included:

- Improve parking situation 7 comments
- Make more use of river 5

### C3: How important are these options for promoting the town?

	Very important		Quite important		Not important		No opinion		No reply	
	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122
Promotional leaflet	55	45%	41	34%	15	12%	3	2%	8	7%
Improved website information for visitors	76	62%	34	28%	3	2%	0	0%	9	7%
Heritage walks	65	53%	44	36%	4	3%	2	2%	7	6%
Guidebook	54	44%	47	39%	10	8%	1	1%	10	8%
Town map/Business Boards	70	57%	38	31%	4	3%	0	0%	10	8%

### Any other ideas?

Within their responses some people commented on the options in the table, whilst others made additional suggestions. (Please note that as in the previous question, a few comments have been placed under more than one heading if applicable.)

The most common suggestions are summarised below:

- Develop guided/mapped walks 7 comments
- Information boards/town map 4 (e.g. these are useful; provide more)
- Provide more information of other kinds 6 (e.g. clubs; hotels; town talks; internet)
- Promote/make more use of river/riverside 5
- Provide more cafés 3
- Good signage needed 2
- Address traffic/parking issues 2
- Improve attractiveness 2

### Comments:

The comments have been categorised. (One comment appears under two categories as it applies to both.) The topics commented on can be summarised as follows:

- Internet 4 (e.g. good; more accessible than leaflets; use to help visitors plan trips)
- Guidebooks/leaflets 4 (e.g. leaflets/web better than guidebooks)
- Information boards/maps 2 (should be easily readable; too many)
- River/riverside 2 (regatta; reopen towpath; make more of riverside)
- Events 2 (town event mid-summer; Lechlade loaf & Bake offs)
- Other 9

### C4: How important do you think it is to have a new visitor centre at the Community Library?

	Number of resps	% of 122
Very important	60	49%
Quite important	42	34%
Not important	10	8%
No opinion	3	2%
No reply	7	6%

## C5: Other comments about tourism:

45 respondents made comments in response to this question. Common topics included:

- Signage 9 comments (e.g. reduce signage; should be in a sympathetic style)
- Library 8 (e.g. increase facilities; include visitor centre; open at peak times)
- Tourism is important 7
- Parking 2 (more parking needed)

## Section D: Town Centre

### D1: Would you welcome more parking convenient to the shops?

	Number of resps	% of 122
Yes	77	63%
No	26	21%
No opinion	11	9%
No reply	8	7%

### D2: Would you support mostly parallel parking on the street rather than “echelon” diagonal parking, as now?

	Number of resps	% of 122
Yes	41	34%
No	66	54%
No opinion	10	8%
No reply	5	4%

### D3: Would you welcome a 20 mph speed limit in the central town conservation area?

	Number of resps	% of 122
Yes	105	86%
No	11	9%
No opinion	3	2%
No reply	3	2%

### D4: Should we restrict the speed and movement of HGV lorries by narrowing the road widths?

	Number of resps	% of 122
Yes	88	72%
No	22	18%
No opinion	5	4%
No reply	7	6%

### D5: If sufficient parking can be assured elsewhere nearby, would you welcome a significant part of the Market Place restored as a public space for all?

	Number of resps	% of 122
Yes	88	72%

No	22	18%
No opinion	6	5%
No reply	6	5%

**D6: To what extent do you agree with the following statement? 'I would welcome the maximum use of the "shared space" ideas of road planning which will be a key to the major changes in parking and traffic management set out above'.**

	Number of resps	% of 122
Strongly agree	41	34%
Agree	30	25%
Neither agree nor disagree	20	16%
Disagree	13	11%
Strongly disagree	7	6%
No reply	11	9%

**D7: Additional comments and guidance from you:**

**What do you most like and dislike about the current situation in the Lechlade town centre? Any other comments about its future?**

### Likes

8 people mentioned things they liked about Lechlade town centre. The responses were varied but the most common were:

- Shopping facilities 2 comments
- Ability to park outside shops 2
- Nice/fine buildings 2

### Dislikes/Suggestions

By far the most common comments written in response to question D7 were about roads, traffic and parking. These were a mixture of dislikes and opinions/suggestions, though there was often a thin line between the two.

There were 57 comments about roads/traffic and 42 comments about parking.

Common topics in the comments about roads/traffic were HGVs, pedestrian safety and shared space.

In addition there were 7 comments about the appearance of certain parts of the town (unattractive, untidy etc.), 3 about signage (too much) and 3 about the lack of community/leisure space.

Many of the above comments (roads/traffic/parking/appearance etc.) mentioned the Market Place with 21 comments in total under this heading.

**D8 FOOTNOTE: If you have children at St Lawrence School would you welcome landscaped echelon diagonal parking for school needs at the East end of St John Street (beyond the entrance to Wharf Lane)?**

N.B. Percentages are not shown for D8 because the question was only relevant to a sub section of the respondent base. 22 respondents gave an opinion on the issue, of which 18 said 'Yes' and 4 said 'No'.

	Number of resps
Yes	18
No	4
No opinion	12



**E1: How important are each of the following types of facility/service for Lechlade?**

	Very important		Quite important		Not important		No opinion		No reply	
	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122
Meeting halls/rooms	98	80%	16	13%	0	0%	1	1%	7	6%
Green spaces	107	88%	8	7%	0	0%	0	0%	7	6%
Medical facilities	112	92%	4	3%	0	0%	0	0%	6	5%
Local schooling - primary school	111	91%	1	1%	1	1%	2	2%	7	6%
Local schooling - nursery/playgroup	107	88%	4	3%	1	1%	2	2%	8	7%
Library	93	76%	22	18%	1	1%	0	0%	6	5%
Sports facilities	92	75%	20	16%	3	2%	0	0%	7	6%
Infrastructure	82	67%	20	16%	0	0%	3	2%	17	14%

**E2: How well do they meet Lechlade's needs?**

	Very well		Well		Poorly		No opinion		No reply	
	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122	No. of resps	% of 122
Meeting halls/rooms	45	37%	57	47%	5	4%	4	3%	11	9%
Green spaces	37	30%	57	47%	17	14%	0	0%	11	9%
Medical facilities	78	64%	32	26%	1	1%	5	4%	6	5%
Local schooling - primary school	66	54%	31	25%	0	0%	14	11%	11	9%
Local schooling - nursery/playgroup	48	39%	32	26%	1	1%	27	22%	14	11%
Library	67	55%	41	34%	4	3%	4	3%	6	5%
Sports facilities	23	19%	55	45%	17	14%	18	15%	9	7%
Infrastructure	7	6%	49	40%	24	20%	16	13%	26	21%

**E3: Please comment on Lechlade's future needs for these facilities/services:**

- Meeting halls/rooms
- Green spaces
- Medical facilities
- Local schooling - primary school
- Local schooling - nursery/playgroup
- Library
- Sports facilities
- Infrastructure

The number of comments for each facility/service were as follows:

- Meeting halls/rooms 54 comments
- Green spaces 53
- Medical facilities 49
- Local schooling - primary school 44 (of which 7 said they didn't have an opinion or didn't know)
- Local schooling - nursery/playgroup 32 (of which 9 said they didn't have an opinion or didn't know)
- Library 43 (of which 1 said they didn't use it)

- Sports facilities 44 (of which 2 said they didn't have an opinion or didn't know)
- Infrastructure 35 (of which 2 said they didn't have an opinion or didn't know)

Many respondents felt the facilities/services were already adequate or good, while others made suggestions for improvements or other comments, including:

- Meeting halls/rooms: Need more; Cheaper
- Green spaces: Need more; Need to be protected
- Medical facilities: Improve parking (7 comments); Expansion needed if more houses built
- Local schooling - primary school: Improve parking (3); Expansion needed if more houses built
- Local schooling - nursery/playgroup: Improve parking (2); Expansion needed if more houses built
- Library: Useful/needed/vital (9)
- Sports facilities: Swimming pool (5); Gym (4)
- Infrastructure: Road repairs needed (4); Bypass needed (3); Too many lorries (3)

#### **E4: Please list any other facilities/services needed in Lechlade and add any further comments:**

##### **a) Other facilities/services**

Common suggestions for other facilities/services included:

- More public transport 6 comments (e.g. to Oxford)
- Gym/sports centre 4
- Facilities/services for children/young people 3 (e.g. activities; youth space)
- Water sports 2 (e.g. canoeing, sailing, rowing)
- Café/coffee shop 2

##### **b) Further comments**

14 respondents made further comments. The most common topic was roads/traffic, with 8 comments. Within this topic, issues included HGVs, a bypass and shared space.