

Great Wolford Village Design Statement Survey Results 2018

The survey took place between late January 2018 and February 23rd. All households received two questionnaires per household and were delivered and collected by a local resident. 121 questionnaires were returned which is an excellent response.

Guiding Principles

The purpose of this survey is to obtain the views of Great Wolford residents for a Village Design Statement (VDS). A VDS aims to give guidance in the consideration of planning applications, to inform residents and their architects and builders of developments the village finds desirable, and to influence, for example, highways authorities and utility companies.

Although Great Wolford is not included in the nearby Area of Outstanding Natural Beauty (AONB), it lies within the Cotswold Fringe which Stratford has designated a Special Landscape Area (SLA). Development proposals relating to settlements that lie within a SLA must respect the current and historic relationship of that settlement within the landscape. Development is restricted to small-scale community-led schemes that meet a need identified by the local community. The main area of the village is designated a conservation area. The 2015 Great Wolford Housing Needs Survey identified a specific need for two 2 bedroom houses at a housing association rent.

New development (subject to current planning restrictions)

Q1	In principle would you approve of new building outside the conservation area?			
	68 (57%)	Yes	52 (43%)	No

Q2	If such building were to occur, where would you prefer it to take place? (Tick all that apply)			
	21 (21%)	Anywhere	15 (15%)	Along the Todenham Road
	50 (49%)	Along the Moreton Road	29 (28%)	Along the Little Wolford Road

Q3	Would you approve “infill building” within the current built up area?			
	61 (51%)	Yes	58 (49%)	No

Q4	What is your view on the replacement of an existing building with one or more dwellings?			
	12 (10%)	Not under any circumstances	100 (83%)	Depends on design
	9 (7%)	Free from constraints		

Q5	Would you support additional housing as identified by the Housing Needs Survey?			
	78 (69%)	Yes	35 (31%)	No

Extensions and Conversions

Q6	Should there be constraints/controls placed on the extension or conversion of existing private properties...? (Tick one box per row)	Yes	No
		For any proposed change	71 (63%)
	For a major change in the external appearance	101 (92%)	9 (8%)

Q7	Should there be constraints/controls placed on the future development of redundant farm buildings for a major change in the external appearance?			
	95 (80%)	Yes	24 (20%)	No

Q8	Would you prefer the use of such converted farm buildings to be...? (Tick all that apply)			
	74 (65%)	Domestic	14 (12%)	Light industrial
	16 (14%)	Commercial	36 (32%)	No preferences

Details and Materials

Q9	What type of new building would you prefer?	
	43 (36%)	As near as possible in design and material to other buildings in the village
	58 (48%)	As near as possible in design and material to other buildings in the village in terms of appearance but modern materials should be permitted
	19 (16%)	New buildings should be able to incorporate modern technology and design

Q10	Which of the following materials would you prefer to be used in new construction? (Tick all that apply)			
	Walls			
	112 (95%)	Stone	20 (17%)	Artificial stone
	83 (70%)	Old brick	42 (36%)	Carefully selected red brick
	7 (6%)	Any brick	15 (13%)	Any other material
	If any other material, please specify – 14 responses			
	<ul style="list-style-type: none"> • Glass, timber • Grey iron stone brick, glass, wood, steel • Oak • Wood • Match existing • Oak • To match the existing Cotswold stone. Not red brick. • Timber • Wood • Wood • Timber • Wood • Contemporary materials that complement traditional materials • Cotswold stone 			

Q11	Which of the following materials would you prefer to be used in new construction? (Tick all that apply)			
	Roof			
	101 (85%)	Slate	92 (77%)	Stone
	48 (40%)	Reproduction stone	67 (56%)	Thatch
	69 (58%)	Carefully selected tiles	56 (47%)	Dormers
	50 (42%)	Roof lights	9 (8%)	Any other material
	If any other material, please specify – 5 responses			
	<ul style="list-style-type: none"> • Brick, glass, wood, steel, iron • Oak • Concrete • Wood, Zinc • 11x7 Cotswold Concrete Tiles 			

Q12	Which of the following materials would you prefer to be used in new construction? (Tick all that apply)					
	Window Frames					
	108 (92%)	Wooden	33 (28%)	PVC	51 (43%)	Metal
	98 (83%)	Stone	10 (8%)	Any other material		
	If any other material, please specify – 1 response					
	<ul style="list-style-type: none"> • As long as it is in keeping with the surroundings 					

Q13	Please list any material below that you find objectionable.
	38 responses included in the Appendix.

Boundaries, Landscape & Parking

Q14	Which of the following five approaches to the village do you feel should be most protected from visual change? (Tick all that apply)			
	73 (69%)	From Todenham	69 (65%)	From the Ridgeway
	60 (57%)	From Moreton Road	72 (68%)	From Little Wolford
	63 (59%)	From Barton Road		

Q15	Which open spaces within the parish do you think are most in need of protection?
	76 responses included in the Appendix.

Q16	Which of the following views within the village do you think the most worthy of protection? (Tick all that apply)			
	99 (92%)	Crossroads towards church	81 (75%)	Crossroads towards Todenham corner
	53 (49%)	Crossroads towards Moreton	53 (49%)	Crossroads towards Hillside Farm
	75 (69%)	Front of Church looking north	33 (31%)	From the Leylands into the Village

Q17	Which of the following boundary treatments do you favour? (Tick all that apply)			
	92 (77%)	Stone walls	33 (28%)	Fences
	93 (78%)	Hedges native species	32 (27%)	Hedges any species
	50 (42%)	Mixed approach		

Q18	Do you think that there should be restrictions on parking in the village?			
	55 (48%)	Yes	60 (52%)	No
	If yes, please suggest ways in which parking could be improved.			
	45 responses included in the Appendix.			

Roads, Footpaths & Streetscape

Q19	If there were additional measures to reduce the speed of vehicles through the village which changes would you favour? (Tick all that apply)			
	69 (64%)	Gateway style entrances	69 (64%)	20 mph speed limit
	20 (19%)	Speed bumps	11 (10%)	Other
	If other traffic calming measures, please specify below.			
	9 responses included in the Appendix.			

Q20	Which of the following measures would you support to improve road and verge maintenance?			
	33 (35%)	Widening the roads at the expense of verges	67 (71%)	Installation of kerbs to prevent encroachment

Q21	If kerbs are your preferred measure to improve road and verge maintenance, what is your preferred material? (Tick one box only)			
	21 (29%)	Granite edging	6 (8%)	Random stones
	15 (21%)	Kerbstones	30 (42%)	Mixture of the above

Q22	Do you regard overhead cables as undesirable? (Tick all that apply)			
	60 (56%)	Within the village	30 (28%)	They are not undesirable
	43 (40%)	Throughout the parish		

Q23	Do you regard the quality of present footpaths as satisfactory?			
	62 (55%)	Yes	51 (45%)	No

Q24	Should there be a plan for tree planting in the parish?			
	92 (79%)	Yes	24 (21%)	No

Additional Comments

Q25	Please feel free to add any relevant comments in the box below			
	31 responses included in the Appendix.			

APPENDIX

Q13 - Please list any material below that you find objectionable.

- Any material that does not match existing village buildings.
- Any material which affects the appropriate appearance of the whole village
- Any modern cladding
- Anything that isn't linking with the current look & feel of the village.
- Artificial stone ("Bradstone"). Cheap new bricks.
- Artificial stone. Materials not used in local buildings/constructions. Plastic windows.
- Artificial/reproduction stone for walls, PVC windows
- Bright coloured plastic
- Fake stone
- Metal
- Modern bricks not colour matched. Coloured roof tiles.
- Pebble dash cladding
- Plastic cladding + windows. Brightly coloured panels or doors.
- Plastic which looks like plastic!
- Plastic, concrete
- Plastics
- Plastics
- Poor design no PVC
- PVC + Bradstone
- PVC windows
- PVC windows
- PVC windows and conservatories

- PVC, aluminium
- PVC, artificial stone
- Red brick
- Standard UPVC
- UPVC
- UPVC
- UPVC, concrete
- White PVC

Q15 - Which open spaces within the parish do you think are most in need of protection?

- Diana Henderson's field (to rear of Carters Leaze/The Leys). * Field opposite Shepherds Close. * Village green.
- All
- All
- All
- All
- All around the Village Green
- All fields with footpaths, i.e. from the Church to Nethercote, and from the Leys/Ingram Close side of Moreton Road across to, and including Mount Sorrell fields from Todenham Road to Wolford Woods, crossroads and green.
- All of them
- All of them
- All of them
- All of them!
- All open spaces in the village need some sort of protection, that doesn't mean they cannot be built on with careful consideration.
- All open spaces which enhance the views towards the village from any direction.
- All the fields + woodlands regardless of use as arable land or for pasture
- All the fields and woodlands, stream sides, footpaths, etc.
- Area between village and Wolford Wood
- As far as possible any new building should not impinge on existing properties
- Centre of village green and paddock.
- Church Approach Great Wolford
- Church to Nethercote
- Church to Nethercote

- Crossroads/Church
- Diana Henderson's Ash Tree Farm
- Earth works by Church, Village green, all footpaths
- Everywhere
- Field in centre of village. Village Green.
- Field opp. The Retreat. Green with telephone box.
- Field opposite "The Retreat". Area opposite last houses on Todenham Road
- Fields at Great Wolford - near Pond. Village Green.
- Fields next to village
- Green
- Green.
- Green. Todenham Road - stunning - as per "The Holiday" movie!
- Linda Jeffcott's field is an important open space and should be protected for historical + aesthetic reasons.
- Paddock in centre of village. Also village green.
- Paddock in centre of village. View towards Todenham.
- Paddock in middle of village
- Paddock in the centre of the village. Agricultural land on all approaches to village.
- Surrounding the Church
- That along the Moreton Road where a "Farm" proposed building on current high banked green fields.
- The "Green" between the X Roads or the Church. The pasture on the corner of the Back Lane, Todenham Road & The Ridgeway
- The area of the Village Green + Church. The fields beside the Church.
- The centre area only.
- The entire village of Great Wolford and its surrounding areas, such as the fields and the public footpaths.
- The field in the centre of the village
- The field on the corner next to Jasmine Cottage
- The field on the corner of the Todenham Road with village road.
- The fields beyond the church, the little paddock opposite the track leading to the Ridgeway, the land around the Ridgeway
- The Green
- The Green
- The Green (opposite thatched cottage)
- The Green opposite Shepherds Close. The fields between the Church and Nethercote.

- The Green, Homefield's Field
- The Green, The Ridgeway, the small field on the corner opposite The Retreat.
- The Green.
- The Green/crossroads. Church area.
- The little field in the village
- The open fields on the North side of the Todenham Road should be protected as these have been purchased to encourage wild flowers of natural habitat. Also, this road is too narrow and should be protected.
- The original central 'village green' is that owned by Linda Jeffcott's bungalow as this means that the village was once one of three types of English historical villages
- The paddock owned by Linda Jeffcote. (Homefield Paddock). Field opposite sewage works on Brook Hill. Garden attached to House on Hill below Hillside Farm.
- The Pub. Footpaths to Nethercote & to Todenham
- The pub. Footpaths to Nethercote & Todenham
- The small paddock in centre of village. The Ridgeway. The Village Green. All fields adjoining the built-up area of village.
- The Village Green to Church. The fields beside the Church.
- The village green, it is being eroded
- Village Green
- Village Green
- Village Green, Churchyard and approach, verges on all roads
- Village Green, Ridgeway
- Village Green, Ridgeway
- Village green, The Ridgeway, small field at the Todenham corner (opposite the thatched cottage)
- Village green, Todenham Road.
- Village Green, Todenham Road.
- Village greens, play areas/recreation grounds
- Ville Green
- Wide grass verges, Village Green, Ridgeway

Q18a - If yes, please suggest ways in which parking could be improved.

- Restrict on road parking. 2. Designated parking areas. 3. Maximise parking on drives.
- Any future buildings should not be allowed unless parking for two vehicles is provided out of village parking could possibly be an answer to problems we have at the moment.
- Any new construction should have space for two vehicles.
- As car ownership grows so will need for parking on the road. Any new development should have parking built in. I don't know what the solution is.
- As most of the houses in Wolford are weekend residents, let the people who work in the towns live in the towns.
- As the problem is only at weekends stop the use of second homes. Let those who work in the towns, live in the towns.
- At crossroads and Todenham Corner.
- But it is already restricted naturally by the road widths
- Chicane opposite Fox & Hounds could use Fox & Hounds car park as it is not used for F&H
- Clear designated spacing to avoid cars just being put anywhere, which can be hazardous to traffic speeding through the village.
- Common sense - not parking on a bend, not parking in private areas.
- County Council should fund opening up of Ingram Close paved area to provide off street parking for residents within their own boundaries. Parking in front of Carters Leaze is problematic - however probably contributes to slowing general traffic down.
- Damage to grass verges
- Do not know enough about availability of parking spaces for residents on front of Carters Leaze to be able to say that parking outside there should restrictions on cars parked on the road as road is narrow there
- Double yellow lines +/- or time restrictions!
- Double yellow lines near blind corners, especially crossroads and Moreton Rd. Dedicated parking bays by crossroads to stop verge parking.
- Driveways
- Find land for a car park somewhere/make sure people use their drives to park
- Having regard to soft verges - in winter many become unsightly mud banks. For instance: BT Open reach vans + similar!
- If the pub re-opens could some extra parking be provided - say in John Wrench's field. Any new development should have adequate parking + useable garages.
- Impossible to enforce parking restrictions. Who would take this on? Protect verges with hard kerbs. Ask people with many cars to park them off the road, inside their property.
- No parking on grass.
- No parking on or across foot paths.
- No parking on pavements
- Not on the verges

- Occupants with car spaces at rear of their premises should park there. The disabled double space was not discussed and just placed there, it takes too much space, restricting others at Ingram Close
- Off road parking i.e. no houses built without parking facility. No on road parking.
- Off road parking where possible. Particular problem on pub road towards Moreton.
- Paid by developers - special spaces.
- Parking along Moreton Road o/s Carters Leaze. There is sufficient parking at the rear of these premises to leave roadway + footpath clear.
- Parking around the village green should be discouraged.
- Parking for people attending the church for large events i.e. weddings & funerals, could arrangements be made for parking in local fields? Hunt parking - vehicles often seem to be abandoned. Could there be an agreed place for these? I think the grass verges should be preserved; most houses have specific parking spaces available.
- Parking large vehicles outside Nos 1-4 Carters Leaze blocks vision when exiting road junction. There is parking provision behind these properties.
- Parking on Moreton Road. Should park behind Carters Leaze.
- Parking on Moreton Road. They should park behind Carters Leaze?
- Parking should be found on the "Pub" side of the Moreton Road to alleviate the dangerous parking opposite the ex-local authority houses, which at the moment is a dangerous hazard.
- Protection of main access roads.
- S106
- Scheme for parking along the Moreton Road. No encroaching on the Green
- Small public car park (near pub area?)
- There is adequate parking if residents use driveways or parking spaces provided i.e. Carters Leaze.
- To protect vulnerable verges
- Two cars per household. No on road parking where verges are being damaged.
- Two potential parking areas (1) Village green (2) that area in front of the now not used "pub".
- Yes/No, some houses don't have driveways/garages large enough for 2 cars, and most households have at least 2 cars.

"Q19a" – If other traffic calming measures, please specify below.

- I don't think any of these are the answer.
- If other traffic calming measures, please specify below.
- Not speedbumps
- Polite signage
- Reduce speed limit through Nethercote
- Reduce speed limit through Nethercote. Very dangerous.
- Road narrowing required at top of Moreton Road

- Some additional speed restriction needed at Todenham Corner.
- Width restrictions
- Width restrictions to slow traffic down, especially Moreton Road

Q25 - Please feel free to add any relevant comments in the box below.

- Only approved development should be conversion of Hendersons Farm. * Protection of pub should form part of this village design statement & its multi-use e.g. to serve as village shop etc. also.
- I' am concerned about visibility on bridge near Brook Cottages on Todenham Road - suggest vegetation should be trimmed (opposite Brook Cottages) alongside the Brook on both sides to a reasonable height to improve visibility, before there is a major accident. 2. Would like to see the Fox & Hounds Pub re-opened as change of use to residential would be detrimental to village life.
- Always be broad minded, but stay within a local design theme.
- Footpaths could be better marked/signposted. Local map perhaps for footpaths?
- Front boundary walls should be restricted in height to preserve street views
- Get people to clean dog poo on the verges (mown by property owners - bins are provided) - PCC sort it out!
- I believe development along the Ridgeway should be considered as there would be minimal impact on existing residents. Obviously any developer would have to be responsible for road access.
- I love the village just as it is but recognise the need for small scale development. For example converting old farm buildings in a sympathetic way.
- I think when people want to change a feature on their house i.e. windows, not for look but for energy efficiency and they keep it low key (no bright colours etc.) it should be considered. UPVC windows were turned down by the Council.
- Improvement to electricity supply should be a priority before you build anything.
- In my opinion careful consideration should be given to any planning applications, this is a small village and any amount of building will have an impact on the village itself and the people living in it.
- Lack of communications: 1. Broadband is better but still not particularly good. 2. Very poor bus service. 3. Almost no mobile phone signal. If other countries can provide good national coverage - why can't we? 4. Street lamps in village are not appropriate.
- Many of the footpaths in the village are not wide enough to push a pram or for 2 people to walk side by side. When walking our dog I often walk on the grass verge whilst the dog is on the pavement. This churns up the grass/mud on the verge.
- Not kerbs, feel it will be like an urban development
- Our current status as a 'dark sky area' should be maintained and any developments should be made aware of this status.
- Please bear in mind that the majority of residents paid a high price to live in Great Wolford as being a rural village. Please leave it that way and do not turn it into an urban suburb. Thank you.
- Protect the Fox & Hounds pub from closure or redevelopment - change of use.
- Q20. Something needs to be done to protect verges from the damage caused by school buses and refuse trucks and other large vehicles - they are being ruined. If road widening would suffice without losing verges altogether OK but I suspect some deterrent is required - I doubt kerbs would have any effect.

- Recently some planning applications in the village have been
- Restoration of the Fox + Hounds is vital to the village.
- Ridgeway footpath - very difficult to walk along - especially in the winter.
- The 30mph speed limit from the crossroads to Leylands along the Moreton Road is routinely & dangerously ignored. There are properties and concealed entrances on both sides of the road and additional signage and/or calming measures must be considered. Any development in terms of new housing should as far as possible reflect the vernacular architecture of the Parish.
- The Pub should NOT be granted change of use.
- The pub was the heart of our village and any change of use should be rejected. The Council should support the village to keep a community culture. No planning should be granted.
- The Ridgeway footpath (walkers are not permitted to walk all the footpath). Farm vehicles have damaged the track - consequently in wet weather it becomes in places, difficult to negotiate.
- The use of directional 'right of way' signs e.g. with appropriate narrowing of highway in these places. (If not already narrow enough!)
- There is substantial constant speeding in and out of the village along the Moreton Road. Coming into the village from Moreton the 30mph sign is almost never observed. Suggest 30mph sign can be changed to 20mph and moved closer to Moreton by 100 metres.
- Too many cars parked is a real eyesore, but difficult to remedy. When Parsonage (?) Farm is developed, why not have a communal car park there behind walls.
- Village electric supply so erratic, it's not a suitable area for any development.
- We need bridlepaths for horses. Leave well alone.
- Why is Fox & Hounds closed? Is it illegal to use as a private house (which it is)