

Evidence Paper Green Gaps

PRESTON NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2031

REGULATION 14 CONSULTATION DRAFT

Prepared by Andrea Pellegram MRTPI

Introduction and purpose of this report

1. This report considers evidence surrounding the need to retain green gaps between Preston village and parish boundaries and the built-up area of Cirencester. The analysis also considers the contribution that green gaps make to the character of the village and the countryside in Preston.
2. The evidence derives from:
 1. Responses by the community to the SWOT and Visioning exercises at the 26 September 2017 village NDP event.
 2. Responses to the online community survey.
 3. Analysis of changes to the development pattern.
 4. Evidence paper: Design in Preston (the parish design statement April 26, 2017)
 5. Photographic evidence
 6. National Planning Policy Framework (March 2012) (NPPF)
 7. Cotswold Design Code (March 2000) (Design Code)
 8. Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 (Emerging Local Plan).

Planning Policy Context

3. Design in Preston (the village design statement which is set out as a separate Evidence Paper) encourages good design in Preston for all forms of built development.
4. The design statement strongly emphasizes the importance of the rural setting of the village and the “green belt” between the western edge of the village of Preston and the eastern edge of Cirencester’s built-up area which it recommends should be preserved.
5. The design statement can be classed as having two distinct policy objectives: to preserve the village character by preserving and enhancing its best existing features; and, to retain the rural character of the village by preserving the “green belt” around the village and the rural character of the countryside.
6. The concept of the “green belt” as used in the design statement is not a formal planning designation. What is meant by this term is the separation of the village from the Cirencester built-up area, and the positive quality that the open countryside surrounding the village provides for the overall character and amenity of the Parish.
7. NPPF para. 126 requires new development to make a positive contribution to local character and distinctiveness, and para. 129 requires that planning decisions consider the impact of a proposal on a heritage asset to avoid or minimize conflict between the proposal and the heritage asset’s conservation. Para. 131 highlights the desirability of new development making a positive contribution to local character and distinctiveness.
8. NPPF para. 123 seeks to ensure that planning decisions mitigate and reduce to a minimum the adverse impacts of development on quality of life and noise. It also seeks to protect areas of

tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

9. NPPF para. 109 states that the planning system should contribute to and enhance the natural and local environment by enhancing valued landscapes and recognizing the wider benefits of ecosystem services.
10. The Local Plan Development Strategy designates Cirencester as an Urban Area where 63% of growth is expected to be focused and development in rural settlements and the countryside will be restricted to development that is appropriate in the rural area. This policy may be considered out of date as it is a restraint policy.

11. The Local Plan explanatory text states that:

3.3.14 Open spaces, gaps, 'green wedges' and 'green corridors' all make important contributions to the built environment. For example, they can provide settings for buildings, variety in the street scene, vistas and buffers between developed areas. Cotswold settlements derive much of their character from such open spaces and it is important that they are protected from inappropriate development.

3.3.15 The retention of open spaces can perform a number of important functions. For example, they can:

1. Prevent development that would adversely affect settlements' character and form;
2. Keep built-up areas apart, thus maintaining areas with distinct character;
3. Provide settings to important parts of settlements, such as conservation areas or concentrations of listed buildings;
4. Have a particular functional value, for example by providing buffers between settlements and noise sources or other 'detractors'
5. Provide views towards features in settlements or the surrounding landscape.

12. The Emerging Local Plan excludes Preston parish from Cirencester's development boundary. Preston is therefore considered to be "countryside" in the local plan. Emerging local plan policy DS3 permits small-scale residential development within or adjacent to rural settings which is of a proportionate scale that enhances sustainable patterns of development and compliments the form and character of the settlement.

13. Emerging Local Plan para. 6.3.5 states:

Any development provided through this policy, besides being proportionate in scale and appropriately designed, needs to be in keeping with the rural nature of the locality. Care should be taken that such development, which could include minor infilling, does not harm open spaces or gaps that make a positive contribution to the character of the village, including views and vistas. Careful consideration also needs to be given to the cumulative impact of new development which can, over time, subliminally erode the bucolic character of rural settlements and/or lead to the coalescence of groups of buildings to produce a more 'urban' form.

14. Emerging Local Plan policy D1 points to the revised Cotswold Design Code. EN1 promotes the protection, conservation and enhancement of the historic and natural environment by securing the protection and enhancement of existing environmental assets and their setting in proportion with the significance of the asset and ensuring the design standards complement the character of the area.

15. Emerging Local Plan policy EN2 states that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness, including the tranquility of the countryside. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, settlement patterns and heritage assets.
16. Emerging local plan para 11.2.4 states that:

Within and outside the designated landscapes there is a range of individual landscape assets and features, including key views, skyline features, settlement patterns, field boundaries and early cultivation systems. Such features are worthy of conservation and enhancement.
17. Emerging Local Plan policy EN5 affords protection to trees, hedgerows and woodlands and seeks to enhance their landscape, amenity, ecological or historical value.
18. Emerging Local Plan policy EN8 permits proposals affecting a Conservation Area which preserve and where appropriate enhance its special character and appearance and will not result in the loss of open spaces which make a valuable contribution to its character and/or appearance and or allow important views into or out of it.
19. Policies in the Development Plan clearly support (a) special protection and regard for designated heritage assets such as the Preston Conservation Area and its listed buildings, and (b) special consideration of the countryside surrounding the village as a setting for the conservation area, but also as a landscape feature with the functional value of preserving the setting of the village and separating the settlement from the Cirencester urban area.
20. The review of the NPPF and the Emerging Local Plan indicate that the following matters are of relevance when considering the countryside around Preston Village:
 - The separation of the settlement from other urban features
 - Local character and distinctiveness
 - Protection and enhancement of the historic built environment
 - Tranquillity and amenity in the countryside
 - Recreational amenity
 - Landscape, views and vistas
 - Control of infill development
 - Woodlands, hedgerows and trees

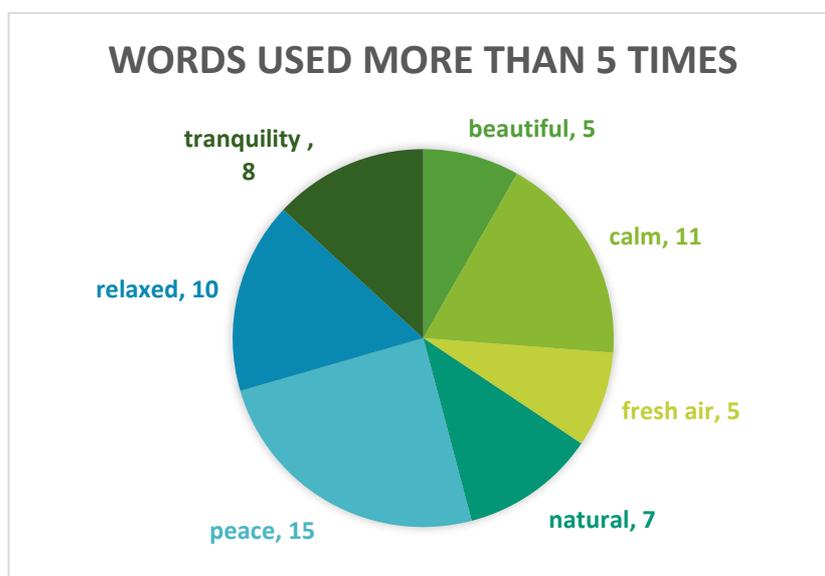
Responses by the community at the 26 September 2017 village NDP event.

21. The event was attended by 49 villagers and the NDP steering group. The main exercise was a SWOT analysis, followed by a visioning exercise and identification of policy areas for the NDP steering group to consider further. The responses relating to green gaps, village and rural character are reproduced in Evidence Paper: **Community Consultation**.
22. The SWOT response from the attendees showed that they value the character of the village and its rural setting. There was strong support to retain the gap between the village and Cirencester.
23. Attendees suggested that the vision for 2031 was that Preston would be a village:
 - That still felt like a village
 - Where the character of the village had been preserved as an attractive historic Cotswold village that did not suffer from light and noise pollution

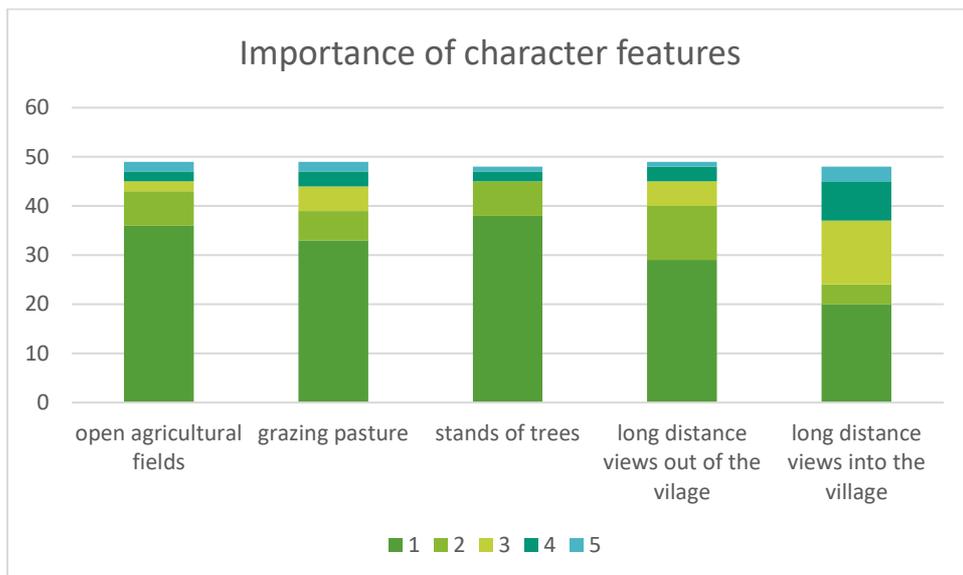
- Where the surrounding countryside had been preserved as mainly rural in character with rural businesses and agriculture and where there was a sense of tranquility and openness.

Responses to the online community survey.

24. 60 responses were received to the online survey. Where responders did not wish to respond online, the Parish Clerk entered their responses onto the survey so that all responses could be considered together.
25. The responses relevant to the rural and village character of Preston are copied from Evidence Paper: **Community Consultation**.
26. Q1 asked how important it was to responders that a physical gap was retained between Cirencester and Preston village. 76% (45 out of 59) said it was most important.
27. Q2 asked respondents to say in their own words what gives Preston its own identity. The responses are listed individually, but together gave a clear preference for the separation of the settlement from Cirencester. Another strong theme was the general “feel” of the village, i.e. village character.
28. Q14 asked responders to list three words that describe their feelings when walking or cycling in the countryside. Overall, 123 words were listed. When words that were “popular” (i.e. had been mentioned at least 5 times by different responders) are considered, it becomes clear that the countryside is a place of peace and tranquility for its visitors and is valued for its beauty and natural features. The popular words are illustrated on the pie chart below. The number shows how many times the words were mentioned by different responders.



29. Q15 asked responders what features contributed to the character of the countryside. All factors listed were scored as most important (i.e. “1”) as set out in the bar chart below. There is a higher preference for fields, pasture and trees. Views, though important, are relatively less so.

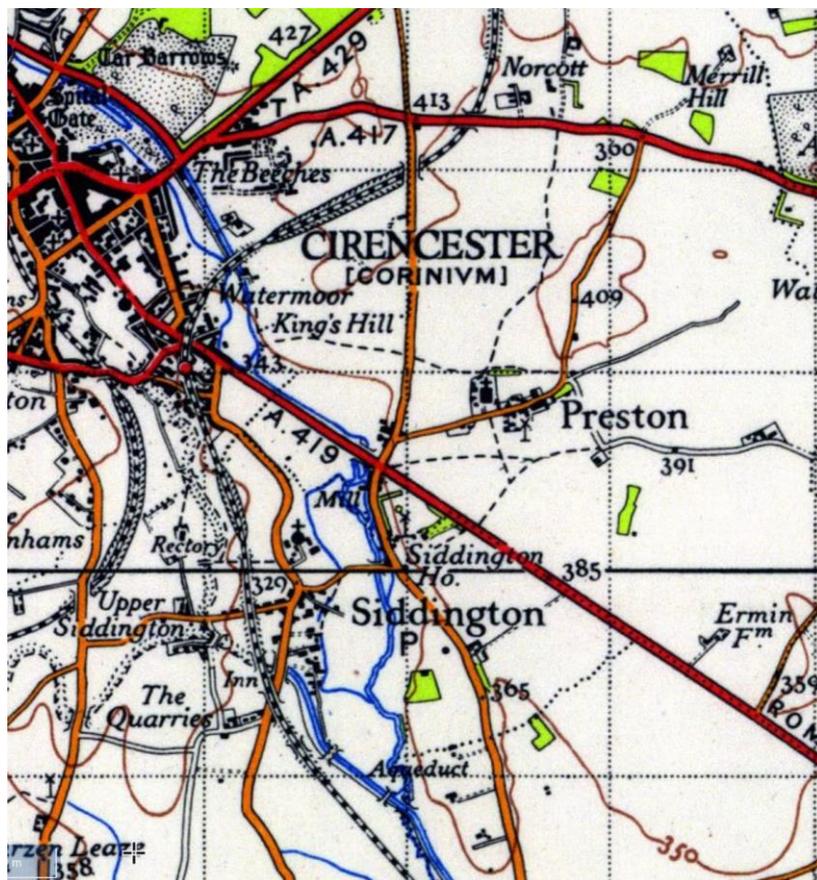


Analysis of changes to the development pattern.

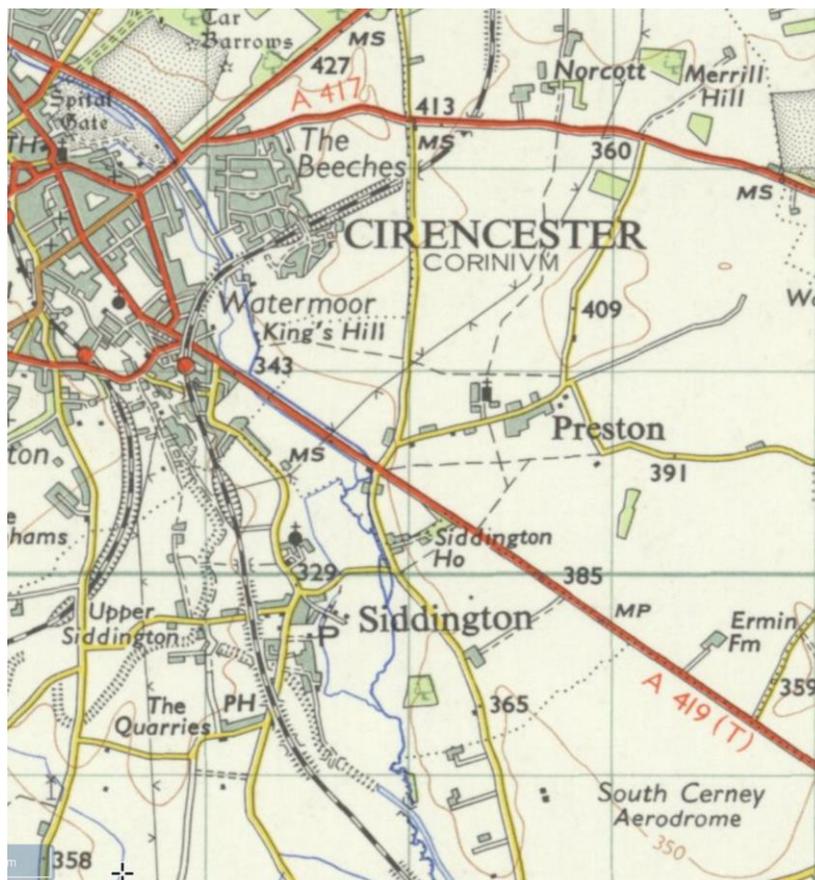
30. There is archeological evidence that the village was occupied in Neolithic times, with Roman, Saxon and medieval remains evident. The agricultural hamlet of Preston is documented in the Domesday book and formed part of the endowment to the Abbey of Cirencester by Henry the 1st in the mid part of the 12th Century.
31. The OS 1885-1900 map shows the clear separation of Cirencester from Preston. At that time, Preston was a village some distance from the edge of Cirencester.



32. The OS 1920s to 1940s map shows little change in the relationship between the two settlements of Cirencester and Preston. This development pattern will be in the living memory of many Preston residents.



33. The OS 1955-1961 map shows that the relationship between the settlements remained relatively unchanged from previous decades.



34. The air photo below, copied online on 14 March 2018, shows the Cirencester development boundary from the Emerging Local Plan in yellow. The Preston Parish boundary is shown in red. This clearly illustrates that should the development strategy set forth in the Emerging Local plan be adopted, the developed area of Cirencester is planned to come near, or hard to, the edge of Preston Parish.

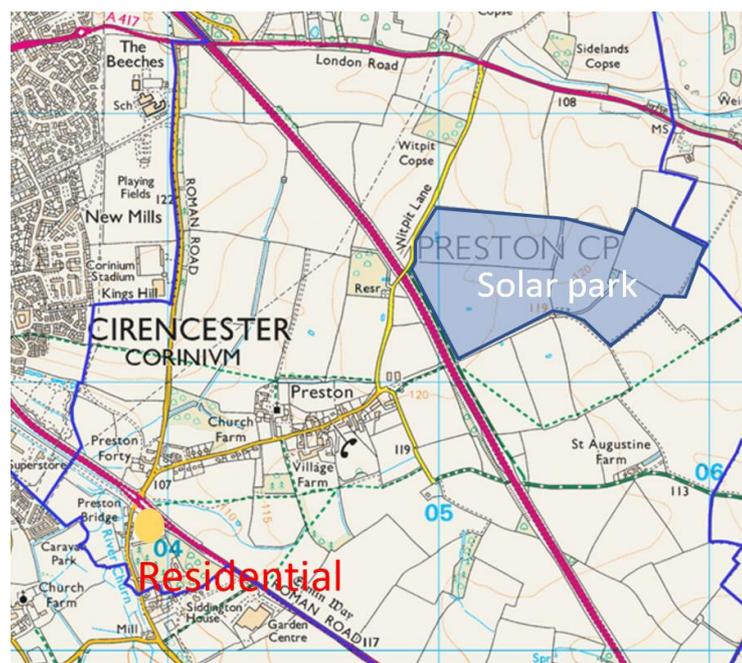


35. Many of the responses to the Vision exercise and the survey expressed concern that the Cirencester developed area was encroaching into the parish and towards the village.
36. The Kingshill South development, permitted in 2007, and only built out in the last few years, has brought the edge of the built-up area hard against the Preston parish boundary. This permission, a strategic land allocation from the current Local Plan, has defined the new emerging local plan's development boundary between Cirencester and Preston.
37. The Kingshill South development has significantly moved the developed area closer to the village. Recent planning applications in Preston on the western side of Kingshill Lane were strongly resisted by the Parish Council. A major reason for concern was that the housing proposals would bridge the gap between the two settlements.

Planning History during the Emerging Local Plan Period (2011 to 2031)

38. Two recent planning permissions have led to further urbanizing influences¹. A major windfarm development and a care home/residential development. These are referred to in the table and diagram below.

12/01813/FU L	2 wind turbines
14/04516/O UT	Erection of up to 6 dwellings together with associated ancillary development at Land At Preston Mill Barn Swindon Road Preston
15/01923/FU L	Proposed development of solar photovoltaic modules including access, temporary construction compound; single and double inverter platforms; transfer station; collecting station; security fencing; CCTV cameras and poles; landscaping; and associated works and infrastructure including underground cable along London Road verge and Witpit Lane verge and related equipment to allow connection to the electricity distribution network at Land Parcel East Of Witpit Lane Preston Gloucestershire



39. Two planning applications for housing (16/05245/OUT and 16/05246/OUT) were strongly resisted by the Parish Council in 2016. They were subsequently withdrawn. These overlapping applications were located on the land between the Cirencestre boundary and Kingshill Lane. The most compelling reason for objection was the deterioration that the developments would cause on the gap between the settlements.

1. _____

¹ Two small wind turbines were installed on a farm which do not have a major landscape impact or urbanising effect.

“Design in Preston” parish design statement

40. This document, set out as a separate evidence paper, carefully describes the character of Preston village. It states in the summary:

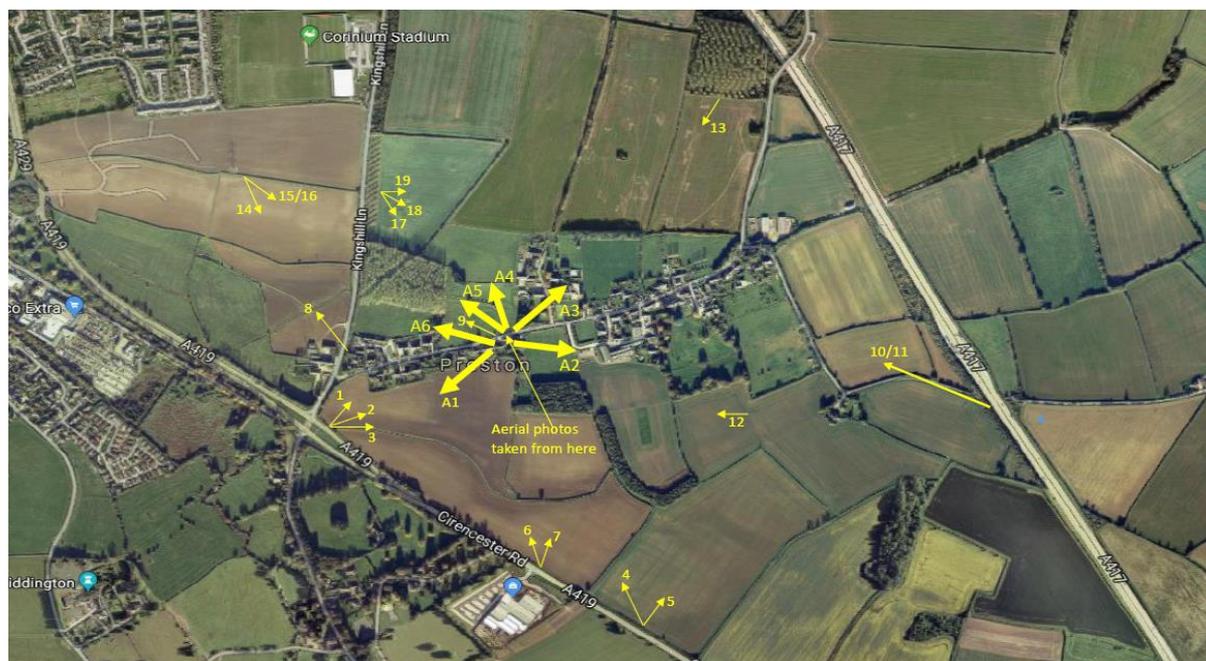
the respondents valued the existing rural atmosphere in the Village and Parish and particularly valued the “greenbelt” between the Western extremity of the village of Preston and the Eastern extremity of Cirencester which, therefore, needs to be preserved in order to ensure retention of the rural “atmosphere” and individual identities.

Other key elements that the Residents considered to be essential are:

- *The Village/rural environment*
 - *Easy access to the countryside via the surrounding footpaths*
 - *The surrounding wildlife Easy access to Cirencester and the National Road Network*
41. The design statement sets out development guidelines to preserve the green character of the village, retain farm buildings for their original purpose and resist their change of use to housing, encourage the use of a local palette of materials and for new development to have regard to its setting in line with the Cotswold Design Code.

Photographic evidence

42. Evidence Paper: **Photos of rural character and views** documents views into and out of the village, illustrating their value in creating a rural setting and separate identity from the village. These photos also document the remaining green gap between Cirencester’s development boundary and the village. The key to the photos is reproduced here. The photos were all taken from the public realm, either the public rights of way network or the strategic road network.



43. The “green belt” referred to in the design statement which differentiates the two settlements of Cirencester and Preston is best illustrated by the following photographs.

1. The gap between the village and the A419 is important because this is how most people who only pass the village will perceive it. This gap is the most prominent view from the public sphere of the village. Photos 4/5 and 6/7 show the pleasing rural character of the Preston village's hinterland. Development in this gap would detract from the views entering Cirencester and would detract from the legibility of the historic land use pattern of both settlements. This gap adds to the character of both settlements.
 2. The gap between the edge of the Cirencester development boundary at Kingshill Lane is illustrated in photos 1-3 and air photo A1. These photos show that Preston Village is in the near distance from this vantage point, already not seeming completely disassociated from Cirencester's built up area. Any further encroachment in this gap would have significant detrimental impacts on village character and could cause the village to feel like a "suburban extension" to the new Kingshill South development.
 3. The gap between Cirencester's development boundary to the west of Kingshill Lane looking towards the village is equally strategic. The Kingshill South development had brought the built-up area within view of the parish and the village. Photographs 14-16 show the village looking from the edge of the development boundary looking south eastward. The village is clearly visible in these photos and any development on the intervening land could cause the village to feel like a suburban extension to the Kingshill South development. Air Photos A5 and A6 show the intervening gap between the village and the Kingshill South development illustrating clearly the strategic importance of the open land between the settlements and how relatively narrow the gap is in this location.
 4. Less strategic gaps are to the east of the village, shown in photos 10-13. It is from these vantage points that villagers and visitors access the countryside. These photos illustrate survey responders' references to stands of trees, rural character, and the importance of hedgerows.
44. The diagram below shows the most important strategic view as set out in the argument above. Erosion of this gap would cause significant harm to the character of the village as seen from the public realm, though other views are also important (as set out in the previous paragraph). The shaded area shows the gap which should be accorded highest protection ("the priority gap").



Trees, Woodlands and Hedges

45. Consideration of Magic Maps shows that there are a number of woodlands and hedgerows scattered across the parish. These have been highlighted as important by responders to the survey. Magic has identified that these are generally “high spatial priority woodland” which provide habitats for a number of protected species such as corn bunting, lapwing and redshank.

Conclusion

46. Policies in the Development Plan support special consideration of the countryside surrounding the village as a setting for the conservation area, but also as a landscape feature with the functional value of preserving the setting of the village and separating the settlement from the Cirencester urban area. In addition, the emerging local plan seeks to restrict development to principle settlements and discourage anything but infill development or exception sites for affordable housing in rural areas.
47. Community members clearly support the separation of Cirencester and Preston villages as demonstrated in the Vision event and the community survey and value the rural and tranquil character of the countryside surrounding the village.
48. The historic evidence shows how the Cirencester built-up area has steadily encroached on the Preston border so that it is visually obvious from many vantage points into and out of the village.
49. The encroachment of the relative development boundaries between the settlements has occurred in living memory, but most recently and dramatically with the Kingshill South development.

50. The NDP should contain a policy that seeks to reinforce the Emerging Local Plan's emphasis on keeping the two settlements separate and preserving the rural hinterland. A clear policy that set out strategic green gaps between the settlements would be instrumental in preserving the rural character of Preston Village as a historic separate settlement. It would service to preserve the tranquil and peaceful rural hinterland that villagers cherish. Finally, by maintaining the views from the vantage point of the A419, Cirencester's character will also be enhanced because the rural areas of Preston will create a distinct and legible border for Cirencester, thus clarifying its own settlement identity.
51. The NPPF requires planning policies to be flexible and the ongoing requirement to review housing demand and supply will inevitably lead to a reconsideration of land around the Cotswold District's principle settlement. Preston is potentially very attractive for new development given its excellent road links to Swindon and Cheltenham via the A417.
52. Elsewhere in the Local Plan, development boundaries are drawn around individual settlements. However, these settlements, with only a few exceptions such as Cirencester, lie within the AONB which poses its own constraints on further development. Preston lies outside the AONB and it could be argued that it would not be appropriate to impose a development boundary here.
53. However, the preservation of the village's character and the intrinsic value of its countryside as a place to find tranquility, where informal recreation is on the doorstep and most importantly, where the historic form of the settlement remains legible, are all matters worthy of protection through policies in the NDP.
54. The review of the planning policy context identified policies that are of relevance here and the local evidence has provided justification and clarification of how they should be interpreted in Preston Parish. The following development principle can be extrapolated.

Planning issue	Development principle
The separation of the settlement from other urban features	Development which causes an urbanizing influence or restricts the feeling of openness between existing urban features and the setting of Preston Village will be resisted. Where development is necessary, it should avoid the priority gap between Cirencester's development boundary and the village. Erosion of other gaps described in this evidence paper should be undertaken according to the remaining principles set out below.
Local character and distinctiveness	Development in the countryside surrounding Preston Village should preserve and enhance the rural character of the parish and should not result in urbanizing or suburban features. When considering Local Plan policies EN1 and EN2, planning applications should pay particular attention to how local character and distinctiveness will be better managed and enhanced.
Protection and enhancement of the historic built environment	Development outside Preston Village's built-up area should have a positive impact upon the parish's historic assets. Development within Preston Village's built-up area should fully address Local Plan policies EN8, EN9, EN10.
Tranquillity and amenity in the countryside	New development in the countryside in Preston Parish should preserve and where possible enhance the feeling of tranquillity and openness when perceived from the public realm. When considering policy Local Plan policy EN2, applications should demonstrate that tranquillity and amenity in the countryside will not be negatively affected.
Recreational amenity	Development in the countryside, or that will give rise to increased use of the countryside in the parish should demonstrate when addressing Local Plan policies EN1, EN2 and INF3(d) that the recreational amenity afforded by the countryside in Preston Parish will not be harmed and where possible, will be better managed and/or enhanced.
Landscape, views and vistas	New development should not erode important views and vistas described in this Evidence Paper but in particular, the priority gap between Cirencester's development boundary and the village.
Control of infill development	Infill development may be appropriate within the village itself, on existing residential plots or immediately adjacent to the built-up area as it exists in 2018. However, infill development should not subliminally erode the bucolic character of Preston which is a rural settlement. The village form has remained stable for hundreds of years and it would be inappropriate to diverge from the existing linear development pattern which follows the main road through the village. To do this would introduce modern structures at the edge of the settlement which would change the character of the village from public vantage points.

Woodlands, hedgerows and trees

Development in the countryside should avoid harm to existing woodlands, hedgerows and trees. Local Plan policy EN5 seeks to conserve and enhance these assets and suggests that where they must be removed, compensatory planting will be required. Should this become necessary, it is important that the replacements are wholly in keeping with what was lost. Replacements and compensation should result in planting that is in keeping with the existing historic character in terms of form, species, habitat and landscape.

Appendix 1: Character issues raised in 26 September 2017 Vision Event

55. Strengths

- Rural character
- Edge of countryside
- Compact form allows neighbours to meet and know one another
- No streetlights
- Separate from Cirencester with own identity
- Lovely walks
- Small village feels like a hamlet
- Dog walking
- Places to run
- Safe when walking
- History
- Cotswold vernacular design
- Quiet in some parts of the village
- Birdsong
- Wildlife
- Horses/sheep

56. Weaknesses

- Rubbish/litter
- Low flying aircraft noise

57. Opportunities

- Retain gap between Cirencester and Preston
- If development should occur, direct it to the south of Preston

58. Threats

- Infill development between Cirencester and Preston
- Light/noise pollution will increase
- Need space between Preston and other developed areas
- Preston is so small it will be swallowed up
- Threat to village character

59.

60. In 2028, Preston would be a village:

- That still felt like a village
- Where the character of the village had been preserved as an attractive historic Cotswold village that did not suffer from light and noise pollution
- Where the surrounding countryside had been preserved as mainly rural in character with rural businesses and agriculture and where there was a sense of tranquillity and openness

Appendix 2: Character Issues from community survey

62.

63.

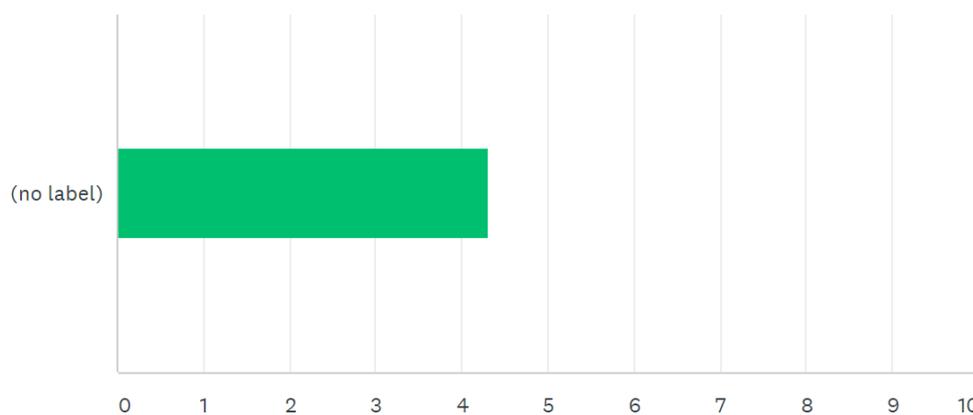
64.

65.

Q1

How important is it to you personally to maintain physical separation from Cirencester ? On a scale of 1 to 5 with 1 = most important and 5 not important at all.

Answered: 59 Skipped: 1



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
(no label)	76.27% 45	1.69% 1	8.47% 5	3.39% 2	10.17% 6	59	4.31

Q2 Describe in your own words what gives Preston its own identity.

Answered: 49 Skipped: 11

- The rural setting
- In spite of encroaching developments it is small and rural - the villagers know each other and support village events.
- Is separate from Cirencester, the Church and surrounding fields.
- A small cosy place where most of people know each other

- Almost a one road village, surrounded by fields but close to Cirencester. Has a distinct old core of buildings at the centre of the village.
- Close to Cirencester but not quite part of it
- Being detached is crucial. Not feeling like part of a large town is one of the reasons I wanted to live here. I don't want to live / feel swallowed up by a big town like a Swindon or Cheltenham
- Village community
- Rural parish feel, set apart from the town.
- It's a village hidden away from major routes, set amongst farmland yet within easy walking distance of Cirencester. It's lack of street lighting at night gives it dark skies, adding to the sense of rural setting. With a church, Village hall, events such as the village fete, it's a place to live where you'll know most of the villagers by name and may have enjoyed a glass of wine with many of them!
- Village character, distinct from Cirencester, rural environment but close to urban facilities.
- Village character, distinct from Cirencester, strong community, rural environment but close to urban facilities.
- Preston is a village where I grew up. It is its own community , of people who live there with a community spirit and give so much to the benefit of the village
- Small village with attractive houses , well set out, no heavy housing density
- rural nature
- A small Cotswold village close to the town but keeping the feel of quiet, local community.
- A small community with an agricultural atmosphere
- It's charm and beauty, relaxed village life with a wonderful community feel
- Church, manor house and Cotswold stone houses etc. Acres of open paddocks and fields. Livestock.
- Its compact and rural nature within the farming community.
- Community Spirit Village in its own right.
- A Village atmosphere but close proximity to a good shopping centre.
- It is losing its own identity.
- We have always considered this a village and as such has its own village hall and church, a friendly community which looks after its inhabitants in a personal way.
- Residents are still very aware about the history of the village ,who lived where and what they did. Most residents see the village as part of the Cotswold , and it's small community has blossomed in the past two decades , with a revival of community activities in are wonderful village hall.
- Based on Cotswold farming village and retaining much of the character. Surrounded by worked farmland so residents can follow rhythm of seasons. Good mix of large and smaller dwellings and mix of ages of residents.
- Detached physically from Cirencester. Village feel and atmosphere.
- Small rural community
- Friendly community with like minded people
- Calm village of distinctive individual dwellings largely of cotswold style and stone and of a variety of sizes and ages. Still maintaining its original large farmhouses and small cottages, and meeting places in the medieval church and victorian schoolhouse, now village hall.
- The Church, the village hall, the play area, the allotments, the farming the woods and open spaces. All are in proportion to the number of people using them.
- It's a village. Not a borough of Cirencester.
- Its a calm, attractive and pleasant village which manages to embrace new and old architecture without too much conflict.
- It is a small close knit rural community where everyone knows their neighbours and cares about their welfare.
- Despite its proximity to Cirencester the "gap" between Preston and the town means that it still feels like a rural village and those who live there identify with the village rather than the town. For us, the lack of street lights plays an important part in the rural feel too.
- It has a church and village hall which reinforces the feeling of community felt amongst its inhabitants. It is quiet with designated footpaths which enable locals to walk their dogs around the village giving opportunities for folk to connect with each other. Near enough to Cirencester for access to essential services but still has a feeling of rural peace.

- Preston is a separate community, which had farms and rural aspects which will be lost if large developments are built adjoining the village. The whole character will be changed. I understood that the CDC was clear in it's desire that it wished to maintain Preston's village integrity.
- Until now it has managed to remain a small friendly RURAL village
- Being separate from Cirencester so we can develop our own identity
- A friendly rural village
- Although Preston is close to Cirencester and it's amenities it's surrounded by green fields and open space and so retains it's village feel. The village hall, church and playing field are all well used by residents old and new giving a real sense of community.
- Preston is close to Cirencester and it's amenities but is surrounded by green fields and open spaces and therefore retains it's village identity. The church, village hall and playing field are all well used by residents giving the village a real sense of community.
- Small rural village community
- Rurality, peace, tranquility, dark night skies, and a real sense of community

- While still separated from spreading Cirencester, it manages to remain a small friendly community with people who look out for their neighbours

- A small village, friendly and compact.

- The people and community spirit is so strong here, people genuinely look after each other and enjoy coming together to make Preston village better as a whole.

- Neighbourhood watch, village advents and rural life. A small but lovely community

- It is no different to any other village unfortunately and I am unsure that it has a unique "feature or features" to distinguish it from any other village unfortunately, especially having erected plastic entry and exit gates. Looks like something one would find in `Essex.

66. Q14

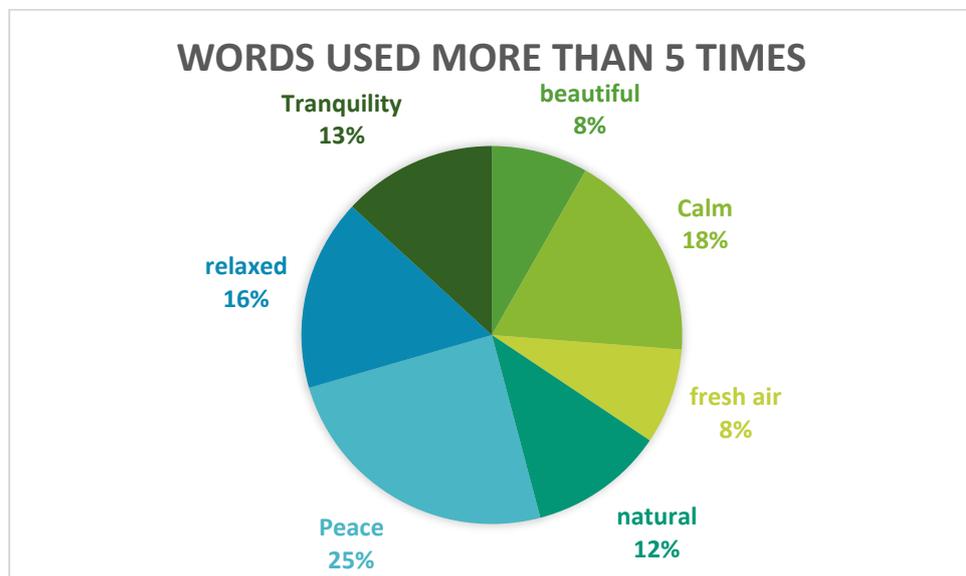
Write 3 words that describe your feelings when you are walking or cycling in the countryside.

Peace
 beauty
 Protection
 Relaxed,
 safe
 peaceful
 Beautiful.
 Calming.
 Noisy.
 Peaceful,
 Calming
 and
 beautiful
 Risky,
 friendly,
 healthy.
 Birdsong,
 peaceful,
 fresh air
 peace,
 calm,
 freedom
 Relaxing,
 nature,
 air.
 Calm,
 happy,
 relaxed
 calm
 Relaxing
 Refreshing
 Privileged
 Tranquility,
 space,
 thoughtfulness
 Tranquillity,
 space,
 thoughtfulness
 Joy
 contentment
 amazement
 Calm
 traffic-noise
 pleasure
 relaxing,
 inspiring,
 interesting
 Tranquility
 solitude

nature
 Peace,
 breathtaking,
 unspoilt
 Peace,
 well being.
 Relaxed.
 Thankfulness
 Relaxed
 Fortunate
 Safe
 Calm,
 freshness,
 quiet.
 Peaceful,
 attractive,
 natural
 Calm,
 Peaceful,
 Beautiful
 Calm,
 Refreshes,
 Better
 Peace
 tranquillity
 appreciation
 English
 Freshness
 nature
 Calm,
 Pleasure,
 Awareness.
 Space.
 Quiet.
 Nature
 calming,
 relaxing,
 invigorating.
 Peace.
 Solitude.
 Mud.
 happy,
 calm,
 distressed!
 Tranquility,
 Peacefulness,
 Solitude
 Well being,
 tranquillity, c

onnection
 ANNOYING
 NOISE
 Noisy,
 Nice,
 Dangerous
 Tranquility,
 safe,
 relaxed
 Therapeutic,
 peaceful,
 nature
 Peace,
 nature,
 fresh air
 Peace,
 tranquility,
 enjoyment.
 Freedom.
 Quiet.
 Solitude
 Safe
 Relaxing
 Beautiful
 Fresh air.

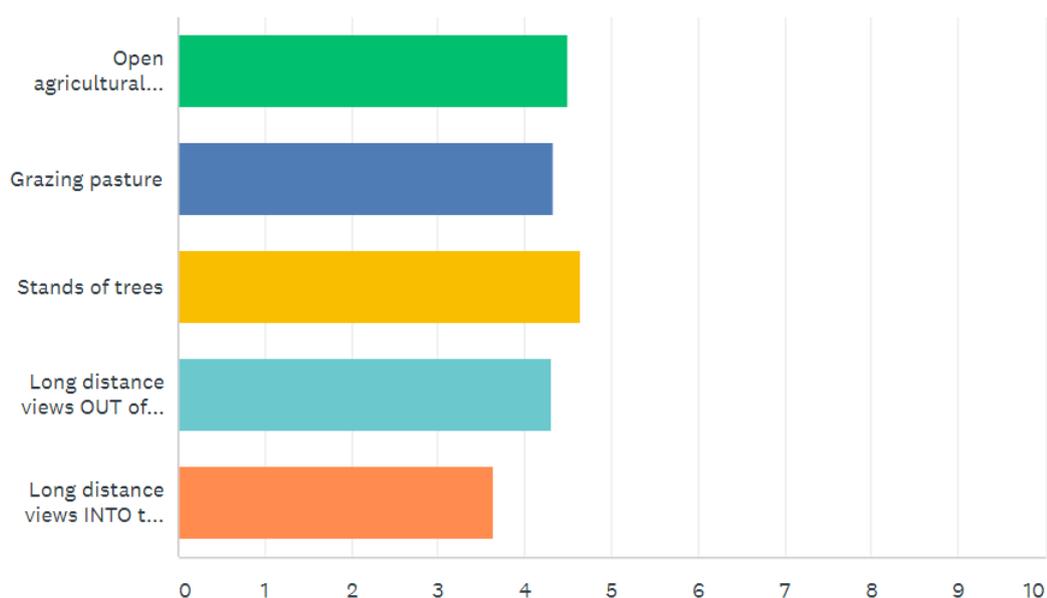
123 words were used overall, and the most popular (used more than 5 times) are shown in the pie chart below



Q15

How much do you consider that the following contribute to the character of the countryside ? On a scale of 1 to 5 with 1 = most important, 5 = not important at all.

Answered: 49 Skipped: 11



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Open agricultural fields	73.47% 36	14.29% 7	4.08% 2	4.08% 2	4.08% 2	49	4.49
Grazing pasture	67.35% 33	12.24% 6	10.20% 5	6.12% 3	4.08% 2	49	4.33
Stands of trees	79.17% 38	14.58% 7	0.00% 0	4.17% 2	2.08% 1	48	4.65
Long distance views OUT of the village	59.18% 29	22.45% 11	10.20% 5	6.12% 3	2.04% 1	49	4.31
Long distance views INTO the village	41.67% 20	8.33% 4	27.08% 13	16.67% 8	6.25% 3	48	3.63

