

Priston
Village Design Statement
Survey Responses

June 2015 v1.0

published by Priston VDS Group

Analysis	
No of questionnaires issued:	89
No of questionnaires returned:	75
% completed	84%
No. of responses (adult)	132
Q1 Household	
Total no of adults	152
Total no of children	33

Note:

- all percentages quoted are derived against the 132 total responses received from the 75 questionnaires returned
- DK includes blank (null) responses from completed questionnaires as well as DK
- A representative range of comments made by respondents has been included where relevant to the aims of the VDS initiative – comments have been edited where required to safeguard privacy/confidentiality

Q2. Valued Institutions

Name	Y%	Name	Y%
Pub*	94%	Kids' Club	3%
Church*	93%	New Year Duck race	3%
Village Hall*	95%	Book Club	2%
Cricket Club*	68%	Mobile Library	2%
Bell Ringers*	71%	PAGE	2%
Priston Festival*	73%	Social events	2%
Jubilee Morris*	58%	All institutions	2%
Priston May Day	14%	Flower Festival	2%
Saturday Café	13%	Monday circuits	2%
Gardening Club	5%	Parish Council	2%
The Link	5%	Village Green	2%
Priston Mill	4%	Village Social	2%
Priston Web	4%	5-a-side football	1%
Bus service	3%	Local Farmers	1%
Christmas Procession	3%	Postal delivery service	1%

*= suggested in questionnaire

Q3. Visually/historically important buildings

	Y%	DK%	N%
3a) Visually and/or historically important	89%	6%	5%

Name	Y%
Church	66%
Village Hall	48%
Pub	37%
Manor House	27%
Old Rectory	17%
Applestore/Granary	17%
Priston Mill/Tythe Barn	11%
All Major/Significant Buildings	10%
Public Buildings	9%
Old Dog Inn	8%
Traditional cottages	8%
All Trad. Farm Houses	8%
Old Post Office	8%
All historic	7%
Church Farm House	6%
Brook Cottage	5%
Hill Farm	5%
Priestbarrow	5%
Stone Traditional Buildings	5%
Traditional cottages - High St	5%
Rectory Cottage	5%
Swallowdale	5%
All Listed buildings	4%
Village Farm	4%

Name	Y%
Arum House	3%
Clare Cottage	3%
Fonthill Cottage	3%
Manor Cottage	3%
Most High St buildings	3%
Village Green	3%
Applecot	2%
Bridge	2%
Pre-1930/war	2%
Stone Buildings	2%
The Holt	2%
9-11 Lower Priston	2%
Calf House	2%
Farm Cottages	2%
Greystones	2%
Milking Parlour	2%
Old Coach House	2%
Old Smithy	2%
Rockhill	2%
Stone Farm Buildings	2%
The Croft	2%
Underhill	2%
Willow Barn	2%
Willow Green Cottage	2%
Pressbarrow	1%

	Y%	DK%	N%
3b) Should there be more contemporary design used	27%	20%	52%
3c) Should infill housing between existing houses be sympathetic in scale & height to those surrounding?	95%	3%	2%

Comments re 3b) Contemporary design

- “yes if done in sympathy with the old”
- “as long as it is done in sympathy with the local environment”
- “yes in some cases when designed to complement and coexist next to more traditional styles”
- “however each change or development should be considered with an open mind”
- “if good/appropriate”
- “not against high-quality architectural design”
- “depending on the design”
- “it all depends on the individual case”
- “we shouldn’t rule out architecturally exciting buildings”
- “yes but in keeping. The design statement should not be “old vs new”
- “cannot generalise”
- “there is a mix of design in the village, each new planning application should be considered on its merits, but would be happy to see contemporary design in the right context”
- “should be considered if appropriate”
- “no objections to good design”

3d) Are there any Design features/materials you would not like to see in any future development of either:

	Y%	DK%	N%
3d1) Traditional pre-1900 buildings	63%	23%	14%
3d2) New buildings	52%	29%	20%
3d3) Extensions to existing buildings	45%	33%	22%

3d1) Traditional pre-1900 buildings	
(Prominent) Solar panels	17%
Plastic/uPVC windows	11%
(red) Brick	9%
Flat roofs	8%
Reconstituted/imitation/fake stone	8%
Inappropriate/unsuitable/non-local/inconsistent/retain character	6%
(artificial) Bath stone	5%
(Extensive) Cement/rendering	5%
Concrete	5%
Plastic/uPVC doors	4%
Chrome/metal	3%
too much Glass	3%
Concrete tiles	2%
Pebbledash rendering	2%
(large) wind turbines	2%
Dodgy fencing	2%
Felt	2%
Gabions	2%
Large fences/walls	2%
Leylandiii	2%
Modern/non-traditional	2%
Orange plastic infill of gables	2%
Other than stone	2%
Picture windows	2%
Vibrant colours	2%
Above roofline	1%
Brown window frames	1%
Dormer windows	1%
Double glazing	1%
Enlarged windows visible from street	1%
Heating panels	1%
Judge on merits	1%
Modern roofing	1%
Modern windows	1%
Non-white painted doors	1%
too much timber	1%
Turrets/towers	1%

3d2) New buildings	
(Prominent/visible) Solar panels	13%
Inappropriate/unsuitable/non-local/inconsistent/unsympathetic/retain character	10%
Plastic/uPVC windows	9%
(red) Brick	8%
(artificial/imitation) Bath stone	7%
Flat roofs	6%
Reconstituted/imitation/fake stone	6%
too much Glass	6%
Excessive/bright lighting	5%
Pebbledash rendering	5%
Chrome/metal/steel	5%
Concrete	5%
(Extensive) Cement/rendering	3%
Vibrant/garish colours	3%
Concrete tiles	2%
Plastic/uPVC doors	2%
Tall buildings/obscuring landscape/overlooking gardens/avoid skyline	2%
(large) wind turbines	2%
breeze blocks	2%
excess windows	2%
Gabions	2%
Large fences/walls	2%
Leylandiii	2%
More than two storeys	2%
Other than stone	2%
too much timber	2%
Above roofline	1%
Brown window frames	1%
Felt	1%
Heating panels	1%
Judge on merits/allow for more flexibility	1%
Modern/non-traditional	1%
On-street parking	1%
Turrets/towers	1%

3d3) Extensions	
Inappropriate/unsuitable/non-local/inconsistent/unsympathetic/retain character	11%
(Prominent/visible) Solar panels	9%
(red) Brick	8%
Plastic/uPVC windows	7%
Flat roofs	5%
Reconstituted/imitation/fake stone	5%
(artificial/imitation) Bath stone	4%
too much Glass	4%
(Extensive) Cement/rendering	3%
Chrome/metal/steel	3%
Vibrant/garish colours	3%
Concrete	2%
Concrete tiles	2%
Plastic/uPVC doors	2%
Tall buildings/obscuring landscape/overlooking gardens/avoid skyline	2%
breeze blocks	2%
excess windows	2%
Excessive/bright lighting	2%
Gabions	2%
Modern/dodgy fencing	2%
On-street parking	2%
Other than stone	2%
Pebbledash rendering	2%
too much timber	2%
Cheap plastic guttering	1%
Dormer windows	1%
Enlarged windows visible from street	1%
Felt	1%
Limited to rear	1%
Mixture of materials	1%
Turrets/towers	1%

Q3d) Are there any design features or materials you would **not** like to see?

Comments:

- “It all depends on the individual case”
- “As long as used sympathetically and proportionately”
- “Each application for design should be considered on its merits, we would not like to be prescriptive and discourage interesting architectural design”
- “Although I have answered DK for the above I think each application would be considered individually”
- “too late for the proposed building in the High St. apparently!”
- “depends on design”
- “take individual cases”

4a) How many new dwellings do you think the village could absorb in the next 15 years?

Max. no.	%
0	10%
1	1%
2	3%
3	4%
4	2%
5	14%
6	7%
10	7%
15	2%
20	1%
25	2%
50	1%
100	1%
?	2%
(blank)	45%

4. Village Development

	Y%	DK%	N%
4b) Would a small development of houses of less than 9 dwellings be acceptable?	44%	14%	42%
4c) Should new housing be restricted to individual dwellings?	64%	13%	23%
4d) Should all new buildings be sympathetic in scale, height, design, and materials to surrounding buildings?	94%	4%	2%
4e) Should any future development be designed so as not to compromise the rural character of the parish and to maintain the views in and out of the village?	97%	2%	2%
4f) Should building new houses in gardens be restricted to preserve the open aspects of the village?	72%	13%	15%
4g) Should there be expansion on the edges of Priston Village which would involve changes to the Housing Development Boundary?	14%	18%	68%
4h) Should there be some affordable housing?	55%	16%	29%
4i) Should there be some housing suitable for elderly people?	51%	20%	29%
4j) Are there any business developments you would wish to see?	29%	17%	55%

	Y%	DK%	N%
4k) Should there be more planning flexibility to enlarge small cottages to suit modern families?	61%	17%	21%

Comments:

4b) Would a small development of houses of less than 9 dwellings be acceptable?

- “possibly – this would depend on location”
- “only if houses were of good design and truly affordable”
- “where?”
- “depends where/how”

4c) Should new housing be restricted to single dwellings?

- “not particularly, but perhaps no high buildings like a block of flats”
- “each application should be considered on its merits. We think we should be open-minded and encourage diversity of size and type of dwelling”

4d) Should all new buildings be sympathetic in scale, height, design and materials to surrounding existing buildings?

- “design and materials dependent on architectural merit”

4g) Should there be expansion on the edges of Priston village which would involve changes to the Housing Development Boundary?

- “depends”
- “if necessary we should not automatically exclude this”

4h) Should there be some affordable housing?

- “only if bus service and broadband to support”
- “where?”

4i) Should there be some housing suitable for elderly people?

- “most housing is already suitable for existing elderly residents”
- “I’ve said no because of lack of facilities in the village”
- “no services for them”
- “many elderly people do live in the village”

Comments

Q4k) Should there be more planning flexibility to enlarge small cottages to suit modern families?

- “sensitively”
- “if space is viable”
- “move to a bigger home”
- “consider each application on its merits”
- “what does this mean?”
- “depends on how they do it”

4j) Business developments you would like to see	
Shop	19%
Post Office	8%
Better Broadband	2%
Garage	2%
Broadband-based businesses	2%
Local food scheme	2%
Local food/energy scheme	2%
Paper delivery	2%
Pub open more often during the day	2%
At Priston Mill	1%
Farm building at Wood Lodge drive entrance	1%
Better bus service	1%
Café	1%
Crowd-funded community business projects	1%
Garden centre	1%
Garden machinery shop	1%
Hotdesk facility	1%

“possibly run by village people?”
 “in the school yard perhaps?”
 “like Wellow where everyone takes a day to work in it”

“post office and other services provided in the pub?”

General Comments:

- “only if they could run in the residence itself, or in a garden shed unit”
- “sympathetic small business development such as Priston Mill”
- “this does not rule out development in the Priston Mill area”

Q5. Boundaries

Q6. Priston Landscape

	Y%	DK%	N%
5a) Is it important to create and/or retain stone walls in the village?	94%	3%	3%
	Y%	DK%	N%
6a) Is the Priston countryside important to you?	98%	2%	0%
6b) Are there views of the landscape you really value?	89%	11%	1%

	Y%	DK%	N%
6c) Are the footpaths and bridleways important to you?	98%	2%	0%
6d) Should there be more protection for trees in the village?	52%	23%	26%

Comments

Q5a) Is it important to create and/or retain stone walls in the village?

- “definitely”
- “more worrying is the increase in wooden fencing”

Q6c) Are the footpaths and bridleways important to you?

- “plus byways!”
- “and they should be adhered to, not wander across privately owned countryside/fields willy nilly”

Q6d) Should there be more protection for trees in the village?

- “depends on the species”
- “we have not perceived a problem or need for this”
- “although I am concerned the walnut tree on the village green will be too big for its position”
- “for significant trees such as church yew, walnut tree on village green”
- “tree warden needed on Parish Council”
- “anything in danger?”
- “and more trees planted”
- “but not sycamores in gardens please”

6b) Valued views

Village from Priston Hill	43%
Priston Valley towards Timsbury	34%
All views	20%
One Tree Hill	12%
Towards Wilmington/Bath	12%
High St/Main St	8%
Open farmlands/setaside	7%
Of Church	6%
Towards Nailswell/Inglesbatch	6%
Pensdown from Waterworks	4%
Village to Priston Hill	3%
Towards Marksbury	3%
Cricket Pitch	3%
All rural views	2%
From Pensdown	2%
Of Priston Mill	2%
Eastwards	2%
Brook Cottage Meadow	2%
Pub to Church	2%

Church from Cricket Pitch	2%
Watery Lane fields	2%
The Barrow	2%
Top of Watery Lane	2%
Wood Lodge poplars	2%
Towards Tunley	2%
From Tunly Ridge	2%
Surrounding hills	2%
Village from Hill Farm	2%
Of the Village	2%
Footpaths	1%
Stream	1%
From Church	1%
Village Green	1%
Pows fields	1%
Farmborough Common	1%
Manor House from Church Tower	1%
Many views	1%

Comments:

- “some have already gone”
- “as Priston is set in a valley, I think to preserve an open feel that building must be kept to a minimum”

Q7. Infrastructure & Services

	Y%	DK%	N%
7a) Should telephone and electricity cables be placed underground?	57%	24%	19%
7b) Should solar panels be encouraged?	42%	17%	41%

7c) What improvements would you like to see for services?

“particularly as many people work from home”
 “our broadband is very poor. Our exchange is in Bath, which is different from the main village.
 There is no provision for improving this service”

“4G mobile”
 “Vodafone reception”

“drainage outside the dairy needs improving”
 “flooding created by poor farm drainage”
 “the stream at the bottom of the Marksbury dip should be managed to prevent flooding”

“if without a car, transport is pretty dire”

Broadband*	79%
Drainage*	25%
Sewage*	21%
Mobile reception*	40%
Flooding*	33%
Bus/transport*	33%
Signs for lorries to avoid village	2%
Mobile library	3%
Mobile post office	2%
Mobile shop	2%
Litter bins	2%
Bins for dog faeces	2%
Earlier post delivery	2%
Gritting	2%
Mains Gas	2%
Car-sharing scheme	2%
Anti-skid surface near bridge	2%
Pothole reduction	2%
Warning for Watery Lane when icy	2%
Electricity - reduce interference	2%

* suggested by questionnaire

Comments

Q7a) Should telephone and electricity cables be placed underground?

- “ideally”
- “if possible and affordable”
- “depends on cost obviously”
- “who pays for it?”
- “but not a priority”
- “in an ideal world”
- “but only if affordable”

Q7b) Should solar panels be encouraged?

- “yes, but not on front of houses”
- “only in the right place”
- “no, no, no!! an eyesore in the village”
- “no, because they detract from a very attractive village”
- “but only good looking ones that don’t make building uglier”
- if not visible from street view, and without ugly frames”
- “plus existing should be removed to restore village skyline”
- “but not visible ie not on roofs”
- “all green energy has to be good”
- “and made less ugly”
- “they have been encouraged by the feed-in tariff – no planning permission required”
- “we have to face up to the fact that we cannot continue on fossil fuels and must make use of all forms of clean energy. This does not include fracking which is just another fossil fuel”
- “solar planning technology has changed – please don’t think that all solar panels are big ugly panels (and wind-turbines the same – now small and discreet)”
- “to an extent”

Q8. Roads

	Y%	DK%	N%
8a) Should road signs be kept to a minimum?	88%	7%	5%
8b) Does the speed and frequency of traffic through the village worry you?	64%	8%	29%
8c) Do you consider further speed prevention devices are required?	25%	6%	69%

“streetnames?”

“depends what they say, we need more slow signs”

“very much, especially for our children”

“a lot, kid’s safety”

“size of the lorries is terrifying”

but very large pantechnicons are ridiculous”

“sometimes”

Additional anti-speeding measures proposed:

Speed humps/raised surfaces	8%
"Your Speed" indicator signs	4%
Chicane/obstacles	4%
Children playing signs	4%
Speed guns/cameras/enforcement	4%
Irregular parking	2%
Traffic calming	2%
NO speed bumps	2%
Nothing will work	2%
Education	1%
Flashing signs	1%
Green bin signs	1%
NO flashing signs	1%
NO irregular parking	1%
Painted signs on road	1%
Play village	1%
Road surface at Pub/Village Green	1%

“avoid proliferation of road signs, traffic calming devices etc, which detract from village character (and in the main are ignored anyway)”

“NO sleeping policemen”

	Y%	DK%	N%
8e) Would you like to see some street lighting?	5%	4%	92%

Comments:

- “value the darkness”
- “definitely not”
- “on the main road, very low lighting”
- “absolutely not!” x 3
- “are you mad!?”
- “do not want street lighting and would like lighting on housing restricted to one per unit – no floodlighting”
- “no never”

9. Parking			
	Y%	DK%	N%
9a Should more use be made of off-street parking already available?	62%	22%	16%
10. Special issues			
Which of the following are important to you?			
	Y%	DK%	N%
10a) Neighbourhood Watch	90%	6%	4%
10b) The current dark night sky environment	92%	7%	2%
10c) Should parts of the village become a Conservation Area	49%	23%	27%
10d) Children's play area	52%	17%	31%

Comments:

Q9a) Should more use be made of off-street parking already available?

- “where is this?”
- “yes, but where? VH car park?”
- “more consideration is needed here”
- “cars parked on the road help slow the traffic down”
- “if free to villagers”
- “should be free to Priston residents”
- “Village Hall car park is under-used”

Q10 Which of the following issues are important to you?

a) Neighbourhood Watch

- “(is this a) planning issue?”

c) Should parts of the village become a Conservation Area?

- “some is already”
- “church and churchyard”

d) Children’s play area

- “definitely somewhere children can play safely as cricket ground is very off-limits for them and it’s a shame”
- “good idea but where?”
- “not many children live in the village anyway”
- “not necessary – use own gardens – not encroach on village space especially cricket pitch and private farmland”
- “would be nice but policing it would be problematic – vandalism by outsiders etc”
- “natural areas better than ‘plastic/safe’ areas”
- hardly necessary considering the wonderful scope for play in the extensive countryside and many gardens in the village”
- “far end of cricket pitch?”

Q11. General

	Y%	DK%	N%
11a) Do you think a VDS would make a positive contribution to the well-being of the village?	71%	24%	5%
11b) Do you have any other comments or suggestions you wish to make?	29%	7%	64%

Comments:

- “important thing is to preserve the community spirit and I am not sure that this survey will help achieve this”
- “if B&NES take notice”
- “I think this should be an anonymous questionnaire”
- “but I worry about it [the VDS] not being something that lives and evolves. This is about preserving character whilst embracing progress, we should not be seeking to make the village frozen in time”
- “it would be very controversial to ask people to use certain materials in building/changing their houses so I wouldn’t like to see neighbours falling out because their plans were not acceptable to others”

11b) Other comments/suggestions (1)

No.	Comment
1	Serious consideration taken to avoid urbanisation - lights, signs, road markings
2	It would be very controversial to ask people to use certain materials in building/changing their houses so I wouldn't like to see neighbours falling out because their plans were not acceptable to others. Can we buy the bottom of the Manor House garden and use this as a public space?
3	We love living in Priston and happy that it is not a chocolate box village. The village community (people) is the most important aspect to us.
4	Encouraging that several businesses are now run from peoples' homes. Priston is no longer just a dormitory village. But to sustain this it is vital to have decent broadband and mobile phone reception.
5	Would voluntary occasional transport be considered. eg, Doctors, shopping etc at a mileage rate payment?
6	VDS WP should have a few young people (at least 3-4). We should not be set in our ways and should consider modern building technology such as better windows, insultaion, solar roofs and so on.
7	Improvement to Cricket Pavilion - WC.
8	A play area for the children
9	If fresh air is part of village well-being and the possibility to have one's windows open to enjoy it, then encouraging people to compost rather than burn their garden waste and if burning, to adhere to the council guidelines is something I would like to suggest
10	New buildings should add to the character of the village and at least be "sympathetic" to the old buildings. Old stone should be used where possible.
11	General concern about solar panels taking over the village roofs, how to monitor & regulate that? Aircraft noise - if we become a conservation area will that help? Bottom of Priston Lane/Hill View there is a wall/bank falling into road that is council responsibility, not owners?
12	That any changes to the current housing development boundary should be by agreement with the village (Parish Council)
13	This village's character, peacefulness, traditions, green space& quintessence of country living should be retained at all costs. If this doesn't suit don't move here.
14	A centralised dog poo bin to prevent people decorating trees and verges with black bags full of poo! Yuk!!
15	People should be made to park their cars on their own property.

11b) Other comments/suggestions (2)

16	It is a positive move to have a VDS. However it would be a shame if any future development were to be discounted without an opportunity for it to be discussed by the Parish Council.
17	No street lights - we do not need light pollution and would take away uniqueness of living in a village. If you want street lights move to a town.
18	I do think that well planned contemporary extensions to modern & traditional buildings can really enhance their attractiveness. For example the use of glass and wood and interesting roof shapes where this does not over-shadow the original building and might not be visible from the main public elevations.
19	More weight (should be) carried by Parish Council in planning applications
20	Good contemporary design should be encouraged, particularly if Summerlea houses ever need to be rebuilt.
21	I think this should be an anonymous questionnaire.
22	No mention of pets. Dogs, cats, horses are important part of village activity.
23	The WWF 2014 report says global diversity has halved since 1970. The planet is literally dying. We need to develop biodiversity schemes!
24	Am very concerned that a VDS would hinder well-designed buildings. And not sure how a statement will impact on community issues.
25	We have not found the questions easy to answer as they all depend on other factors, perhaps we should be content with the planning system as it is, despite its flaws.
26	If it ain't broke don't mend it (and it ain't)
27	Visible solar panels are a blight on the view of the village.
28	People should be encouraged to include drawings which show the visual impact of new developments, so the Council/neighbours can understand this more easily, as plan/elevation views do not convey this in a simple manner.
29	I worry about the VDS not being something that lives and evolves. This is about preserving character whilst embracing progress, we should not be seeking to make the village frozen in time.

Q12. Children's comments

1	Playground please!
2	Play area - maybe a corner of the cricket pitch when cricket isnt being played. Don't want the village to get bigger. Cycle path on side of road. Summer sports in the village. Playground.
3	Better bus service to Bath, better broadband, mobile,
4	It would be good if there was a small village shop. Wider range of drinks in the pub for children. More kids' play area. Faster broadband/internet (BT please).