

BRYANSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN - QUESTIONNAIRE ANALYSIS

Preamble

The Localism Act received Royal assent in November 2011 and included radical proposals to transfer power from central to local government. It also encouraged local communities to produce a Neighbourhood Plan which would quantify local aspirations and targets for residential and commercial development in the future. Approved plans would carry legal status and be integrated into District or Regional Plans.

On 11 January 2012 Bryanston Parish Council agreed to research the possibility of producing a Neighbourhood Plan without any firm commitment pending clarification of the process and information regarding costs and possible funding sources.

A small Steering Group was established including councillors and local resident volunteers. It was decided to produce a preliminary questionnaire with the dual aim of identifying local opinion on a number of existing potential developments and bring the Neighbourhood Plan (NP) process to the attention of all. Steering Group members are listed at Annex A.

A secondary aim was identified to update the Parish Plan produced some years before, covering a wide range of environmental and social issues.

The questionnaire was divided into three parts as shown below: -

Part 1 - Statistical. Designed to identify the number of residents at an address, age gender and employment status. Additional information identified those wishing to support community projects as volunteers and any vulnerable residents who may need assistance.

Part 2 - Planning. This was the heart of the questionnaire and solicited views on possible residential or commercial development within the village.

Part 3 - Views, Opinions and Aspirations. This section was a follow up to the Parish Plan produced some years earlier and was designed to record feelings and aspirations over a wide range of environmental and social topics.

The questionnaire, which is reproduced at Annex B, was funded by the Parish Council, printed by Blandford School and delivered to all 192 addresses within the parish boundary by steering group volunteers. Subsequently 97 returns formed the basis for the analysis.

Historic Bryanston

What is now the parish of Bryanston was one of the manors of Blandford listed in Domesday Book. It was acquired by Brian de Insula in the early 1200s and named Blandford Brian or Brianston. There is evidence of an Iron Age settlement west of Bryanston School.

During the reign of Henry VIII, Sir William Portman was made Chief Justice. With the revenue from the land he had purchased in Marylebone, he was able to develop the Bryanston Estate.

Pimperne (1767) and Durweston (1771) were purchased while at Bryanston a handsome stable block (now used by the School) and a new St Martin's Church (now known as the Portman Chapel) were built. In 1778 the old house was demolished and a new Bryanston House built.

The Portman's built the bridge at Durweston so that the Sherborne Road could run the other side of the river away from their house and park. To complete their privacy a wall was built with a new road outside (still called New Road). The houses at Lower Bryanston were built in early 1800s. The farm buildings and cottages that had been close to the old mansion were demolished and a new settlement built out of sight (now the lower part of Bryanston village).

Edward Portman who inherited Bryanston aged 24 in 1823 (made Baron Portman in 1837 and Viscount in 1877) was particularly keen on improvements in farming. He built (1840s) the massive range of farm buildings (now Portman Mews) in the village, ingeniously digging them back into the hill to facilitate the flow of materials downhill. At the bottom of the hill a model dairy was built (1860s) – now used as stables by Bryanston School.

The 2nd Viscount declined to move into his late father's house and had the new mansion (now Bryanston School) built to the design of Norman Shaw. It was completed in 1894. The old Bryanston House was demolished and on its site a new Bryanston Church (1898) was built using its stones (the servant's hall and kitchen to the old house survive). Some building on The Cliff and New Road began about 1895. In the 1920s the former electricity generating station, which had been built to light the new Mansion, became the home of Bryanston Estate Club. The Fire Station, now covered in ivy, built to house the fire engine was sold to Sturminster Newton in 1922.

But the great days of the Estate were numbered. In 1919 the 2nd Lord Portman died aged 90. His was the first of 6 deaths in 29 years which led to a rapid series of death duty demands which even this rich estate could not stand. The house together with substantial grounds and a number of cottages was sold in 1927 for £35,000 for the foundation of Bryanston School, which opened in January 1928.

By the Second World War only Bryanston and Durweston villages remained in Portman ownership and on the death of the 7th Lord Portman in 1948 a demand for duty of £7.6million led to the Government accepting the two villages together with their farms (at a total valuation of a mere £120,000) in part payment, ownership being passed to the Crown Estate in 1950.

During World War II Bryanston Camp was built on both sides of the road through The Cliff. Various army units were stationed there until finally the Signal Company of the 1st United States Infantry Division occupied it in preparation for D-day. After the war the camp was demolished although 10 huts were retained for housing until the Forum View council estate was built in the early 1950s.

The only building of Bryanston Camp that now survives is next to 67 The Cliff - now used for car body repairs. For many years a Post Office (at 4 Bryanston Village) and a Shop (at 10 Bryanston Village) served the parish both later combining at No. 4 finally closing in 2002.

The development of Ashwood Row and conversion into dwellings of the old Farm Buildings together with some infilling has added to the village population but so far Bryanston has not succumbed to much in the way of development and it continues to retain the separate identity which it has had for over a thousand years.

With grateful thanks to Mr John Tory

Present day Bryanston

Bryanston Parish covers 1,512 acres on mainly agricultural land to the West of the river Stour. 1,326 acres (87%) are in the ownership of the Crown Estate and a substantial portion of the remainder is owned by Bryanston School. The Crown Estate rents two farms and 43 residential dwellings. Council owned housing (Forum View) administered by Signpost Housing runs along the Cliff with now a substantial number of properties in private hands. 'Old Bryanston' village clustered below the Bryanston Club consisted of old Portman estate cottages, some in private hands with most rented out by Crown Estates. A third segment of the village consists of cottages, mainly in private hands, along a short portion of Dorchester Hill close to Blandford town.

The only residential development in the past 25 years, not including Bryanston School, has taken place along both sides of the Cliff in the 'central' part of the village.

Employment in the village consists mainly of direct and indirect work associated with agriculture and those residents employed at Bryanston School whose employees, academic, administrative and estates, total several hundred in support of a School with over 600 pupils. A number of residents are self employed and work from home.

It was hoped to obtain detailed information regarding the village population from the 2011 Census but at the time drafts were being prepared, data at parish level had not yet been released.

Part 1 - Statistics

As was mentioned above 192 questionnaires were distributed to all identified addresses within the Parish, of which 53 were to Bryanston School staff living 'on campus'. Sufficient copies of parts 2 and 3 were included to allow for multiple returns from each address. A total of 178 residents submitted a return; some including parts 2 and 3, whilst others submitted just one part.

Of all households concerned, twenty-four (13.5%) were of pre-school age, thirty-four (19%) were senior citizens and the remainder 120 (67.5%) adults or in some form of education.

Of properties from which returns were submitted 44 (45.4%) were owner occupied, 35 (36.1%) rented and the remaining 18 (18.6%) did not choose to answer.

In terms of employment 74 persons (41.6%) reported themselves in employment, a surprisingly high number self employed at 19 (10.7%), 10 persons (5.6%) unemployed, 34 (19.1%) retired and 20 (11.2%) in full time education.

Three individuals stated they would like some form of community assistance such as help with the garden but neglected to fill in the detail so they could be contacted again!

An encouraging large number of eighteen residents (10.1%) offered assistance with some kind of community project.

Part 2 - Planning and Development

The responses to parts 2 and 3 of the questionnaire varied considerably with some residents filling in some questions and missing others out. In some cases a direct response such as Yes or No was given and then the same individual went on to give a text comment directly contrary to their previous answer. Where percentages are shown these are calculated against the number of respondents for that specific question.

Domestic and Residential

Question 1

Previous proposals for housing development within the parish have highlighted two areas; Lower Bryanston farm and adjoining land to the east of Dorchester Hill. Do you support the building of houses in these areas?

Yes	No Comment	No	Undecided	Total numbers
18	6	66	3	93

A perhaps surprising number (19.3%) supported this development proposal and an unsurprising (70.9%) opposed building in these areas.

The small number who added comments supporting the proposal mainly did so on the basis that 'people have to live somewhere'. Numerous comments opposed to this development were divided into three groups; some commented that local infrastructure is already under strain and development on this scale would stretch resources such as schools and surgeries even more. A second group highlighted environmental concerns by building on prime farmland in an AONB and damage to wildlife. However even more comments centered opposition on an inadequate road system that is already under severe strain following development in Blandford St Mary and would be totally inadequate to carry the considerable additional traffic this development would bring.

Question 2

Would you support house building along New Road from Dorchester Hill to the Forum View junction?

Yes	No Comment	No	Undecided	Total numbers
13	4	75	1	93

This question was included as a number of residents have commented that if residential building took place at Lower Bryanston Farm, it would only be a matter of time before the South side of New Road would see more development.

An even greater number at 80.6 % opposed this idea. Included in comments was the suggestion that this development would make Bryanston a mere extension of Blandford

Question 3

The land on the Cliff behind the repair workshop is rather rundown and has often been used for fly tipping. Would you object to housing being built in this area if it was in keeping with the surroundings?

Support	No Comment	No Support	Undecided	Total numbers
58	6	29	0	93

This suggestion was supported by 62.4% of respondents with a substantial 31.2% opposed.

Comments from those opposing mainly highlighted the fact they were content with the village as it is and don't wish to see any building. One other objector felt it would be better developed for recreational purposes. Many of those who thought this a good idea wanted small, affordable housing in keeping with the surroundings. Others opted for detached low-density red brick, again in keeping with the rest of the area.

Question 4

Would you support house building in any other areas within the Parish?

Yes	No Comment	No	Undecided	Total numbers
21	14	54	4	93

This question had 22.6% saying Yes and 58.1% saying No with substantial 19.4% undecided.

Five respondents said their support would depend on the proposed location. Opposition yet again focused around the view there are already sufficient houses within the village.

Question 5

Would you like to see land earmarked for housing used to include amenity facilities such as recreational areas?

Yes	No Comment	No	Undecided	Total numbers
54	6	31	2	93

The positive response to this question 58.1% highlighted the concerns many have that housing development does not provide sufficient infrastructure or amenity support. Comments from those supporting stressed the importance of amenity planning as part of any development plan.

Few comments were included by those who said No but those that did said many amenities are available close by and the costs could not be justified for the population of the village.

Business and Commercial

Question 1

Do you think the village needs additional employment?

Yes	No Comment	No	Undecided	Total numbers
18	15	54	6	93

Eighteen respondents 19.4% thought the village needed additional employment opportunities and a number of positive suggestions were included. A surprisingly large number 58.1% said no additional employment was needed, some suggesting that Blandford was close enough to provide for village needs.

Suggestions for the type of employment needed stressed the priority should be employment for young people. Others suggested rural trade/craft business to provide training and jobs.

Question2

It has been suggested a small light commercial/office park could be built on the field to the south of Bryanston Club with a road running down from beside the telephone box to Portman mews to help increase employment in the village and give a safer road line through the village. Do you think this a good idea?

Yes	No Comment	No	Undecided	Total numbers
24	10	56	3	93

Twenty-four respondents 25.8% thought this a good idea and included a number of suggestions as to the type of units or employment might be provided. However a large majority 60.2% thought the idea bad. Reasons included for objection were that there are many empty commercial units in Dorset and these would simply add more and that the realigned road would increase speeding. Of less value was the comment the idea was 'daft'.

Those taking a positive view thought linking the two parts of the village was a good idea. Suggestions for the type of unit included rural crafts, courier and storage, and Internet businesses.

Question 3

Does the village need a village shop?

Yes	No Comment	No	Undecided	Total numbers
43	7	40	3	93

This question provided a balanced response, 46.2% saying Yes and 43% saying No with just over 3% undecided. Most of the No's mentioned the fact a previous shop and post office failed and that any shop in the village would not be economically viable. Among positive comments was a suggestion the Club could be used to provide the premises for a shop.

Question 4

A Community Shop is owned by residents as a viable but non-profit making enterprise. Would you support such a scheme by buying Shares?

Yes	No Comment	No	Undecided	Total numbers
24	8	59	4	93

Question 5

Would you support a Community Enterprise Scheme, which would establish a business or businesses to provide local employment and generate revenue?

Yes	No Comment	No	Undecided	Total numbers
27	10	49	7	93

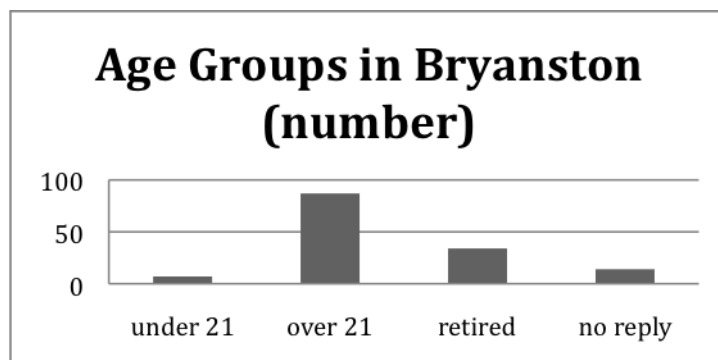
Comments:

NP Part 3 – Analysis

142 replies were received.

Respondent age groups:

- 87 were over 21, including 34 of retirement age.
- Only 7 were under 21.
- 14 chose not to disclose their age group.

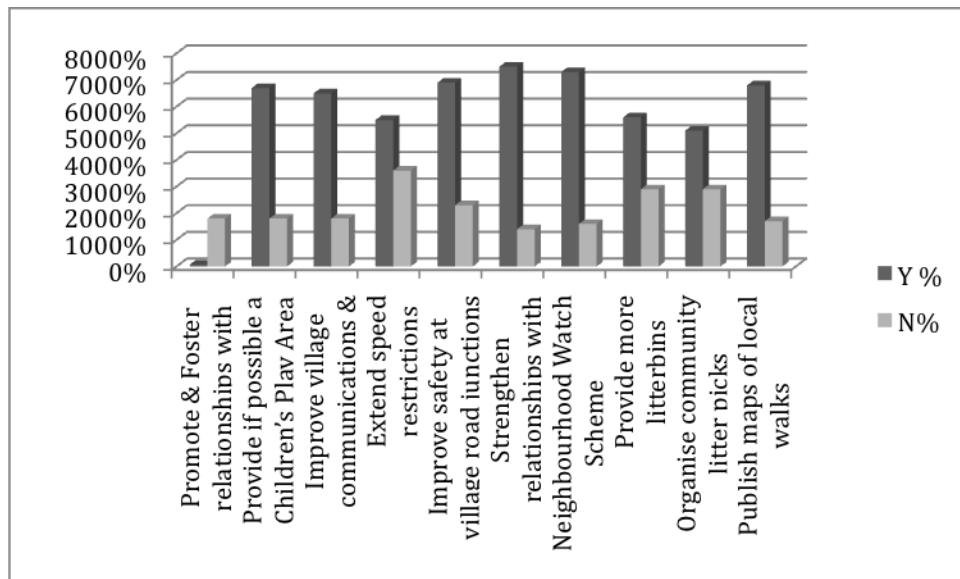


Part A – From Community Plan 2008

Some of the recommendations voted by the public in the 2008 Community Plan are shown below. Which do you feel are still valid?

	% Yes	% No	% Other
Promote & Foster relationships with Bryanston School & Club	69	18	3
Provide if possible a Children's Play Area	67	18	15
Improve village communications & Newsletter	65	18	16
Extend speed restrictions	55	36	9
Improve safety at village road junctions	69	23	8
Strengthen relationships with local Police	75	14	11
Promote a Neighbourhood Watch Scheme	73	16	11
Provide more litterbins	56	29	15
Organise community litter picks	51	29	16
Publish maps of local walks	68	17	15

- 69% wish to promote better relationships with Bryanston School and Bryanston Club.
- Despite the low number of under-21 responses, 67% would like a children's' play area.
- 65% of residents want improved communications within the village and from the Newsletter.
- The extension of speed limits was more divided in opinion, with 55% in favour, 36% against and 9% with no opinion. However, 69% want improved safety at road junctions.
- 75% would like improved relationships with the police and 73% would like Neighbourhood Watch schemes.
- Both the subject of more litterbins and litter picks showed 56% and 51% in favour, respectively, indicating that residents felt these to be less of a priority for the village.
- However, 68% of residents would like published maps of local walks. The question of the complete length of Walnut Avenue as a public footpath was again raised



**Part A
Summary of
responses**

Part A also gave residents the opportunity to raise other issues, which are summarised below:

<i>remove taxi rank & workshop</i>	3
<i>more grit bins</i>	2
<i>Walnut Avenue should be a public footpath</i>	1
<i>improve appearance of village</i>	3
<i>more dog bins</i>	1
<i>more social events</i>	1

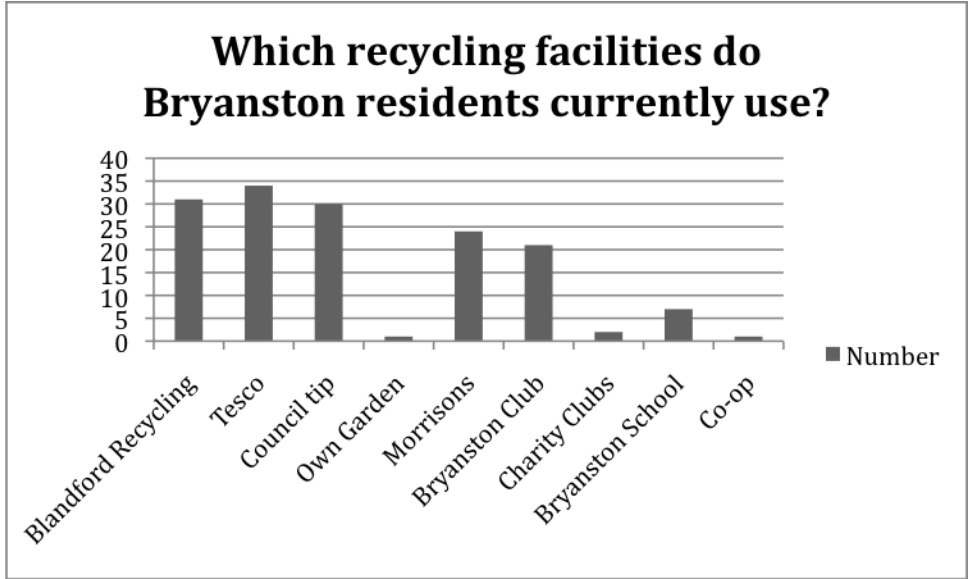
Part B – Waste collection and recycling

Waste Collection and fortnightly Recycling are due in 2013

	% Yes	% No	% Other
Would you require help to manage your re-cycling	6	88	6
Do you have suitable outside space to store wheeled bins?	74	23	4
Do you recycle?	89	8	3

- The current weekly waste collection arrangements are due to change in Bryanston in 2013. This will include separation of waste for recycling by each householder, with fortnightly collections. 88% of residents will not need help with the new recycling arrangements, but 6% did say they would, suggesting some form of support will be needed for these residents.

- 74% believe they have sufficient space for the storage of wheeled bins, but 23% did not. The real possibility of wheeled bins being stored on roads and pavements needs to be addressed, for health and safety reasons.
- 89% of residents already recycle waste recycling facilities, as below:

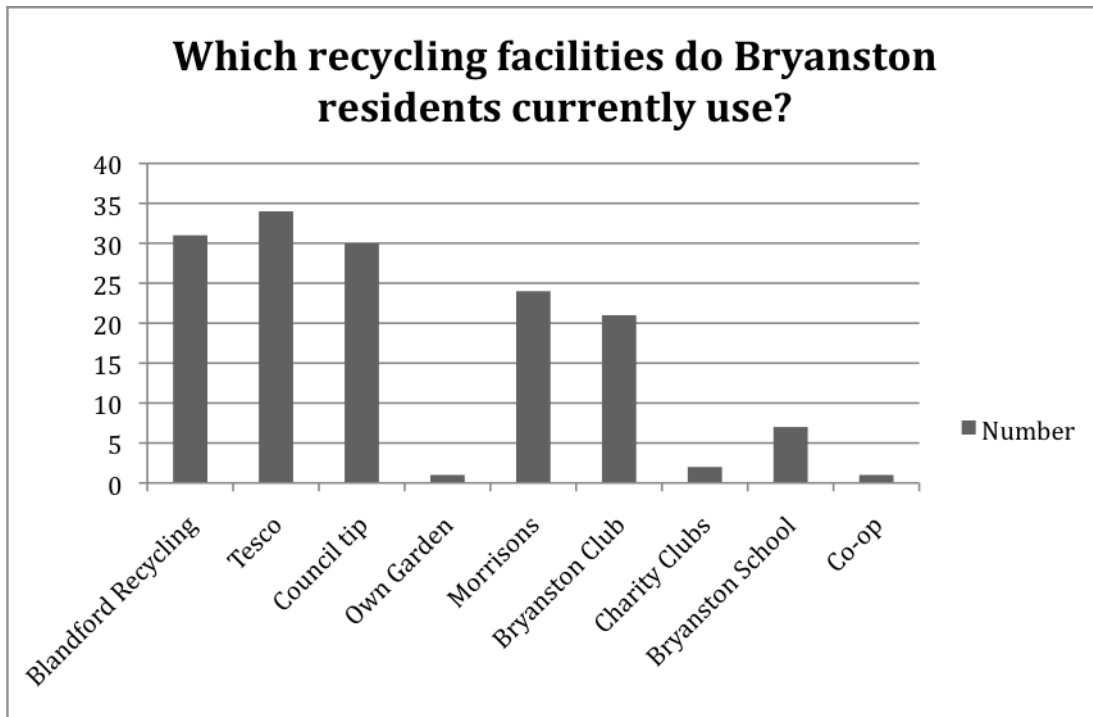


This shows that recycling facilities in Blandford and at the supermarkets are widely used. Facilities at Bryanston Club are well used, but less than other sites. Residents commented that facilities are more limited here, including no facilities for plastics.

The question of waste bins conflicted with views already expressed in Part A, as only 39% thought the village needed more waste bins, compared to 56% in Part A.

	% Yes	% No	% Other
Do you think that Bryanston requires more waste bins?	39	44	17

Residents suggested additional waste bins could be located at various locations in the village, but especially Form View, The Cliff and near the phone box.



Part C – Infrastructure Mobile Broadband

		% Yes	% No	% Other
Is mobile phone coverage around Blandford adequate?		40	51	9
Do you have an Internet connection?		82	13	5
If so, is broadband used for:	Work	65	11	24
	Games	33	25	42
	Media	61	8	31
Do you think that by improving access to high-speed broadband it would encourage more business to Bryanston?		43	42	15
Would you be willing to pay more for your Broadband, if the speed for downloading was improved?		27	62	11
Should the village have its own website?		50	33	17

51 % of Bryanston residents think mobile phone coverage is not adequate.

82% have a broadband connection, of which 65% is used for work purposes. With concerns about relative broadband speeds in the area, the large numbers using broadband for work shows the importance of a good provision to the village. However, only 43% thought that improving the access to high-speed broadband would encourage more businesses in Bryanston and 62% would be unwilling to pay more for increased speed.

61% also use their broadband for media purposes and only 33% for games.

Only 50% thought the village should have its own website, with 33% against.

Part D – Infrastructure Transport Roads

Residents were asked about their modes of transport

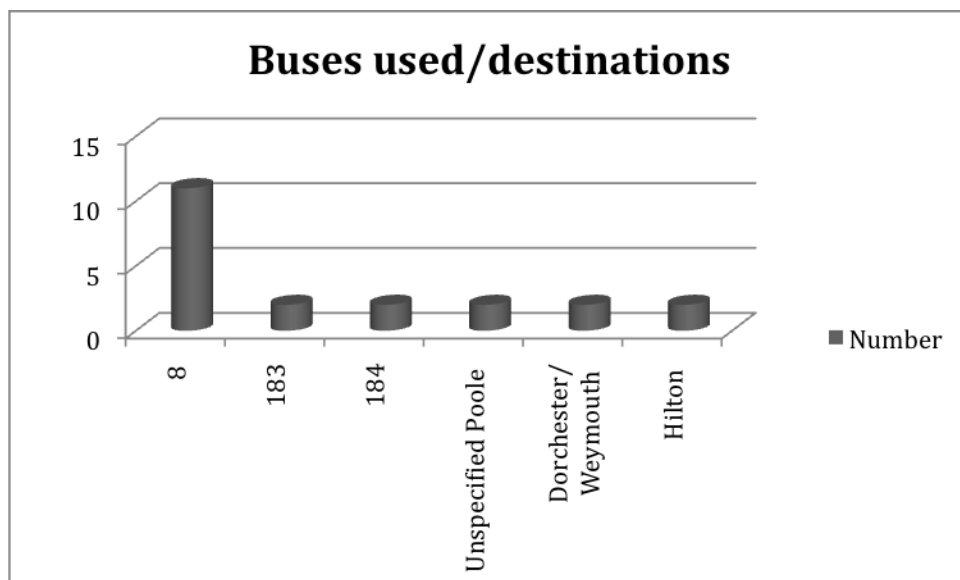
		% Yes	% No	% Other
Which of the following is your main means of transport?	Walking	37	6	57
	Bicycle	11	14	75
	Car	89	3	8
	Bus	7	15	77
	Taxi	6	15	80
	Other			
Do you travel at all by Bus?		18	71	11
What transport do you use to: -	Go to work			
	Go shopping			
	Attend GP			
Are you interested in car sharing or other voluntary community transport service?		5	86	9

The main mode of transport is by car – 89% of residents, but 37% walk. Few people use the bus (7%) as a main mode of transport, likewise taxi (6%), and bicycle (11%).

However, 18% of residents use a bus sometimes.

A resounding 86% were against car-sharing.

Of the buses used regularly, the number 8 was the most popular.



When asked about the main mode of travel for work, shopping or visits to the GP, the car was the preferred means of transport.

What transport do you use to: -	Go to work	walk x13	bike x2	car x64		
	Go shopping	walk x10	bike x0	car x91	bus x2	taxi x1
	Attend GP	walk x15	bike x1	car x84	bus x0	taxi x2

Residents were asked about speeding traffic and road changes in the village.

		% Yes	% No	% Other
Do you think speeding is a problem in Bryanston?		6	39	5
If you have a vehicle (s), do you have sufficient parking available		85	8	8
Do you think road safety is a problem?		42	53	13
	If so, do you think road improvement would help?	29	16	55
It has been suggested a new road running from the telephone box on the Cliff down to the Bryanston Club would make for a safer road system through the		27	57	15

village. Do you agree?				
Do you think the speed limit through Bryanston should be 20 mph?		59	31	10

Just 6% of residents thought speeding was a problem through Bryanston, with 39% saying no. 59% thought the speed limit should be lowered to 20mph.

Most residents have sufficient car parking available (85%).

However, road safety was considered a problem by 42% but not a problem by 53%.

Clearly this is an issue that requires further clarification. 29% thought road improvements would help road safety, and 27% agreed with the suggestion of a new and safer road running from Bryanston Club to the Cliff.

Residents that were against a new road from Bryanston Club to The cliff were asked for a reason, summarised in the table below:

22 residents believe a new road is not needed and a further 18 that it would actually encourage speeding. 7 commented a new road would spoil the village environment.

Part E – Environment and Wildlife

Residents were asked what should be done to improve the environment in Bryanston.

The responses, shown above, highlight 5 key areas for improvement:

- No more building
- Better woodland management
- Keeping Bryanston as it is
- Tidy verges
- Remove the garage/taxi workshop

A small number also commented on the need for improved footpaths and the responsibility of residents to keep their own properties tidy.

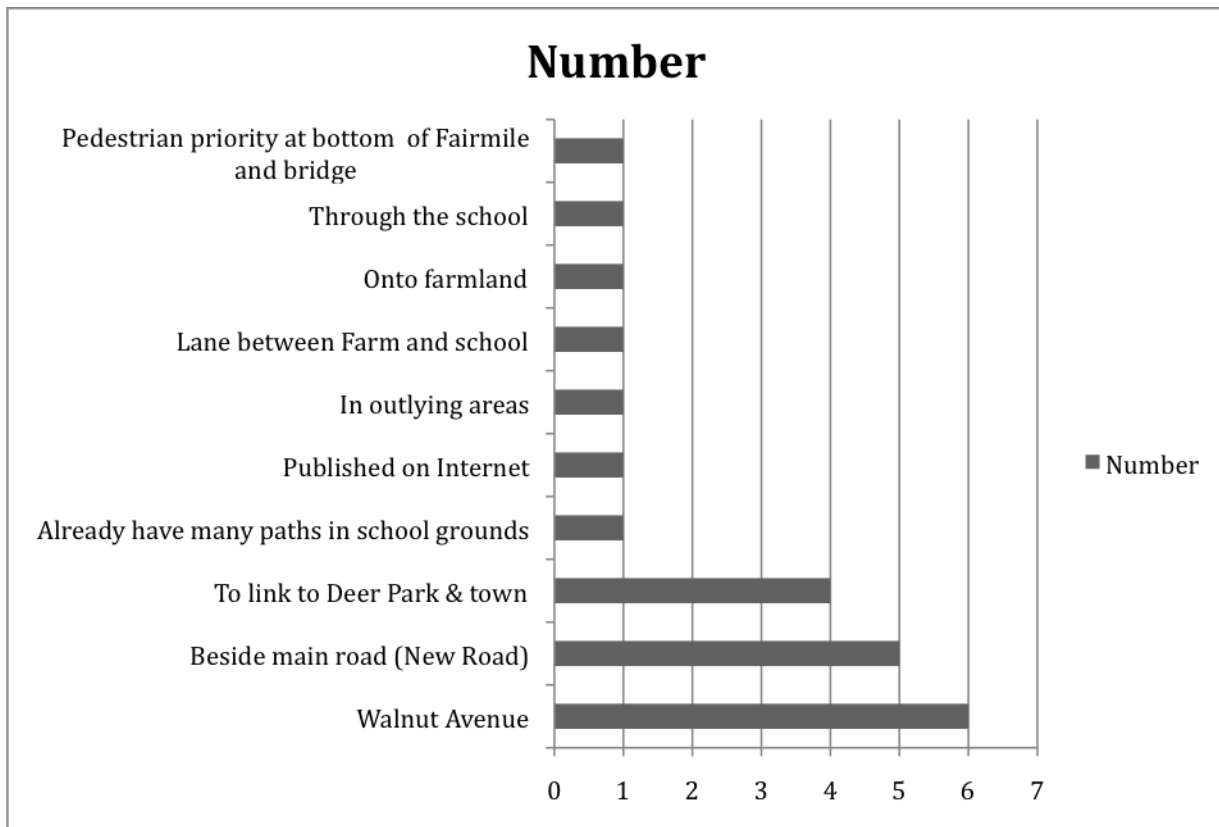
Resident's opinion about footpaths:

	% Yes	% No	% Other
Are footpaths and bridleways clearly marked?	27	48	25
Would you like more public footpaths in and around Bryanston?	35	43	23

Clearly, more people think footpaths and bridleways are not clearly marked (48%). This is an issue that needs further work by the Council.

The subject of more public footpaths around Bryanston was less clear with 35% believing the village needs more, but 43% less.

When asked where new footpaths should be situated, the results are shown in the chart below:



Clearly residents want a:

- Public footpath to continue along Walnut Avenue
- Footpath beside/ along New Road (safer walk to Blandford)
- Link from the village across the river to Blandford town

When specifically asked about the possibility of a link across the river to Blandford:

	% Yes	% No	% Other

<i>A footpath and river bridge has been suggested to link Bryanston to Blandford via the Deer Park meadows to allow Bryanston residents and school children better / shorter pedestrian access to schools, Hospital, surgeries, leisure centre and shops. Would you support this proposal?</i>	58	34	8
--	----	----	---

The data shows 58% of residents would welcome a footpath across the river into town, with 34% disagreeing.

When asked about street lighting in the village:

	% Yes	% No	% Other
Do you think there should be more street lighting in Bryanston?	21	71	8

71% of residents do not want any more street lighting in the village.

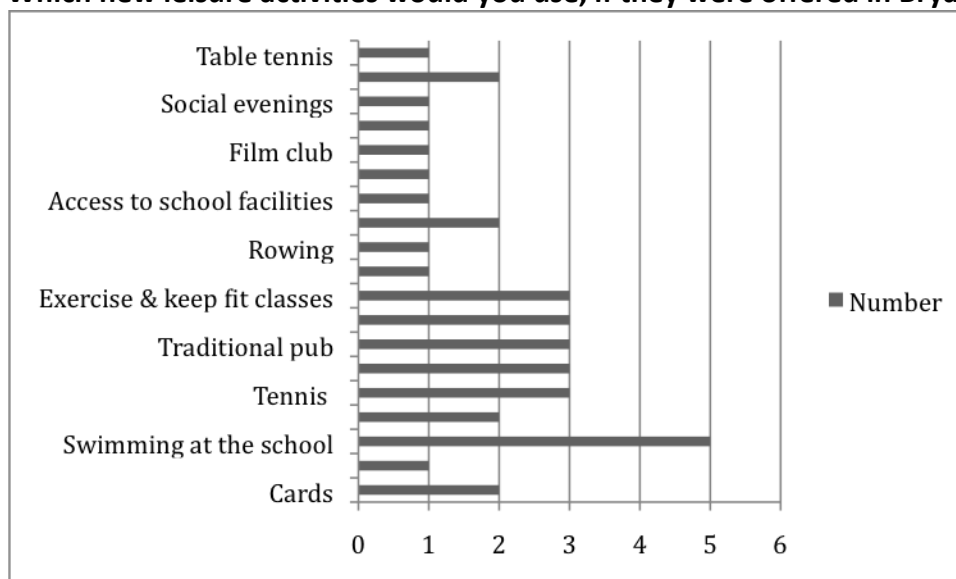
Part F – Social, sports and recreational facilities

	% Yes	% No	% Other
Are there adequate local social facilities available?	49	28	23

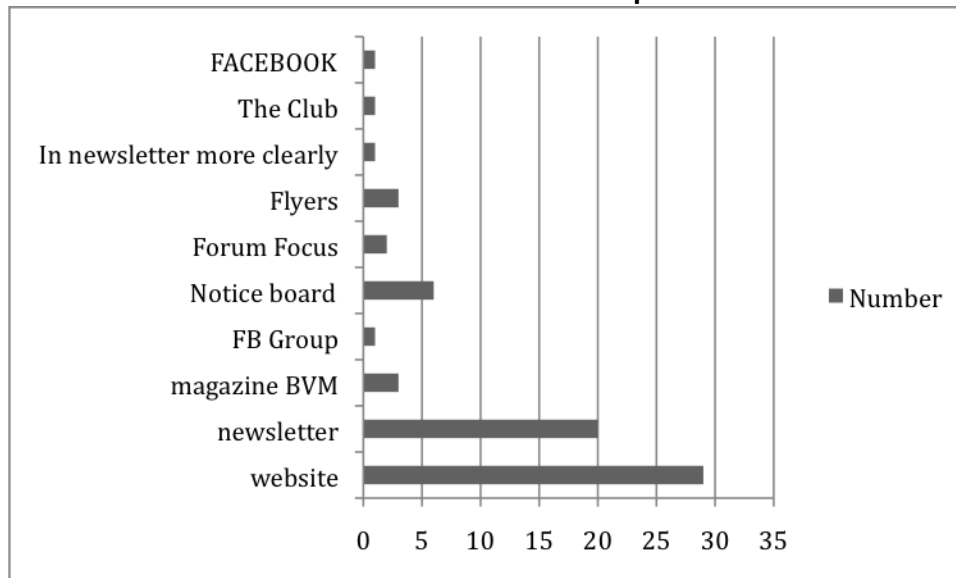
Almost half (49%) believe the village has sufficient social facilities already.

28% would like more social facilities, as below:

Which new leisure activities would you use, if they were offered in Bryanston?



How could information about events be better publicised?



Clearly a village website and newsletter were the preferred means of publicising social and recreational activities.

A noticeboard received less votes.

Social and recreational activities need help from a variety of people, including volunteers:

		% Yes	% No	% Other
Would you be prepared to organise or help with any leisure activity in Bryanston?		15	62	23

15% of residents are willing to organise or help with any leisure activities in Bryanston, but 62% are unwilling.

Recreational facilities:

		% Yes	% No	% Other
<i>Would you like Bryanston to have its own:</i>	recreation ground in Bryanston	46	27	27
	children's play area	60	18	23
	pre-school/nursery provision	25	37	38

<i>Would you like more facilities at Bryanston School opened up to the village?</i>		54	29	17
---	--	----	----	----

- Almost half (46%) would like a recreation ground in the village.
- 60% would like a children’s play area.
- Provision of preschool/nursery was less clear, with 25% in favour of some sort of facility.

Worship

		% Yes	% No	% Other
Are there sufficient facilities for worship within easy reach of Bryanston?		68	12	20

68% of residents think there are sufficient facilities for worship within easy reach of the village.

BRYANSTON VILLAGE - PARKING SURVEY

In July the Parish Council undertook a limited survey among residents most affected by the recent increase in all day parking along Dorchester Hill up to the junction with New Road which is perceived to cause obstruction and increase risk to pedestrians and motorists. This is a recent phenomenon almost certainly resulting from the recent NDDC decision to introduce parking charges at Stour Meadows.

A total of 21 questionnaires were kindly delivered by Mr M Francis containing suggestions in various forms made to the Council by residents in recent months. A total of thirteen replies were returned which verified the strong feelings of annoyance by residents but was otherwise inconclusive in trying to identify a realistic and a cost effective practical solution.

Suggestion 1: Double yellow lines from the Bryanston School roundabout to the New Road junction.

2 residents thought this a good idea, 8 were opposed.

Two residents commented this would just drive all day parking around the corner to new Road.

Suggestion 2: Time limited parking for about 50 yds from the school roundabout followed by yellow lines to New Road.

5 thought this a good idea, 7 disagreed.

Suggestion 3: A ‘Residents Only’ zone is established outside houses at the foot of New Road and Dorchester Hill to Berkeley Lodge.

6 residents agreed this was a good idea and 5 opposed.

This would not in fact stop vehicles parking from the school roundabout to Berkeley Lodge.

Suggestion 4: Increase parking outside the Stour Inn by cutting a parking bay into the bank owned by Bryanston School.

Only 3 residents thought this would help, 8 did not.

Suggestion 5: As above but by cutting a parking bay into the other side of the grass bank.

Only 1 thought this viable, 10 did not.

Suggestion 6: Leave things as they are and hope the all day parkers gradually accept the payment charges in Stour Meadows and went away.

3 residents agreed with the pragmatic approach, 7 disagreed.

Room was left on the questionnaire for additional comments. Five residents asked that the council make strong representations to NDDC asking that common sense prevail and parking charges in Stour Meadows are rescinded.

Conclusions

The survey was not able to identify a consensus. The solution that would be most cost effective would be to introduce time limited parking in the form seen in several parts of Blandford along the road from the school roundabout to the bend before Berkeley Lodge and yellow lines thereafter to the junction of New Road.

The Parish Council should respond to the wishes of residents and reflect their views to the District Council in the strongest terms.

Conclusions and Recommendations