

# LACEY GREEN PARISH

## PARISH PLAN



VERSION WS.10D

*11 January 2010*

# Contents

## 1. Introduction

- 1.1 Purpose of Parish Plan
- 1.2 Brief description of the Parish
- 1.3 Demographics
- 1.4 History of Lacey Green Parish
- 1.5 Governance
- 1.6 Community Plan history

## 2. The Issues

- 2.1 Community Issues
  - 2.1.1 Entry to school
  - 2.1.2 Village services
  - 2.1.3 Communications
  - 2.1.4 Common (Lacey Green)
  - 2.1.5 Public Houses
  - 2.1.6 Prime Community Issues
  - 2.1.7 Young People
- 2.2 Economic Issues
  - 2.2.1 Housing
  - 2.2.2 Rural economy
  - 2.2.3 Local Government
  - 2.2.4 Utilities
  - 2.2.5 Other economic aspects
- 2.3 Environmental Issues
  - 2.3.1 Traffic
  - 2.3.2 Parking
  - 2.3.3 Roads and pavements
  - 2.3.4 Waste Management
  - 2.3.5 Litter
  - 2.3.6 Planning
  - 2.3.7 Recreational
- 2.4 Transport Issues
  - 2.4.1 Public Transport
  - 2.4.2 Cycling Paths
  - 2.4.3 Other Transport issues

## 3. The Future

## 4. Policy Proposals

## 5. Village Design Statements

## Appendices

- I Surveys carried out
- II Commercial organisations in the Parish
- III Social and other groups in Parish
- IV Lacey Green & Loosley Row Village Design Statement Recommendations
- V Parish statistics
- VI Action Plan
- VII Parish Project
- VIII Plunkett Report

## 1. Introduction

### 1.1 Purpose of Parish Plan

The purpose of the parish plan is to provide a framework of policy for Lacey Green Parish.

The essential features of the plan will identify issues that are of concern to the community and deliverables in terms of improved facilities, actions and associated time lines. It represents a coherent set of proposals to provide a sustainable community for future generations based on historical influences.

It notes the obstacles that need to be overcome, and the costs to the community both direct and indirect. The plan needs to be compatible with the local plans prepared by District and County Councils and the South East Regional Assembly. Any actual or potential conflicts have been identified.

As a community, we need to be prepared for the future. Many residents have lived in the parish for decades and have strong opinions of what life should be like; however, this plan needs to take account of the major economic and environmental forces that may be about to change the relative stability of the past.

The plan is sufficiently robust to influence decisions on planning and community strategies and be a basis for action by people in the Parish. Its policy will be recognised by both Wycombe District Council and Buckinghamshire County Council together with other authorities, when making Parish decisions. An action plan has been identified where needed.

The Parish Plan is not to be regarded as an inflexible document. The intention is that it should be subject to review, and revised regularly so that it remains relevant to the community's aspirations and needs.

One of the challenges with the Parish Plan is that some information within it may be overtaken by events. For example, there are at least two major projects being actively worked - the introduction of a youth club and the pilot scheme for a shop.

### 1.2 Brief Description of the Parish

Lacey Green Parish is a rural Parish about 5 miles north of High Wycombe, Buckinghamshire and about 40 miles North West of London. It is in the Chiltern Hills, an Area of Outstanding Natural Beauty. It is within the Green Belt and one of 16 parishes within the Wycombe District

Council. It is an area of ancient lanes, woodlands and pathways.

The main settlements are Speen, Lacey Green and Loosley Row which include Conservation Area status. Lacey Green and Loosley Row are adjacent. Each has their own characteristics.

Lacey Green is on the ridge, Loosley Row is a scarp face village and Speen is a separate village about 2 miles distant. There is also a fourth component forming part of the village of Walters Ash. Finally there are a few houses on the fringes of the Parish: on the A4010 main road between Wycombe and Princes Risborough; on Upper Icknield Way and Shootacre Lane, at Parslows Hillock; and along Wardrobes Lane.

Lacey Green is essentially a linear development with a busy main road running through it. Most of the development of the village has taken place either side of this road and in a number of cul de sacs. The only developments not in this category are Kiln Lane and Church Lane respectively. Kiln Lane eventually connects Lacey Green with Speen, via Highwood Bottom. There is a church and a church school. There is also a part-time Post Office but no shop.

Church Lane forms a crescent, and contains some very old properties, substantially in a conservation area. It includes Hambye Close, which was named to commemorate the twinning of Lacey Green Parish with Hambye in France.

Loosley Row also has a small conservation area. Apart from an alehouse and a public house, long converted into private homes, a notable property is Gomme's Forge, which was founded in the early 1800s, and is still in business.

Speen is a compact, hilltop village with much less traffic passing through it. Its central features are a village hall and playing fields, a primary school, a Baptist church, a shop and Post Office and the King William IV pub.



Both Speen and Lacey Green have excellent schools as recognised by OFSTED. This makes the villages attractive for parents of young children to live within the school catchments area.

There are a large number of organisations and activity groups based in the Parish, as noted in Appendices II and III.

Most working residents commute to jobs outside the Parish. Lacey Green is situated on the main bus route between High Wycombe and Aylesbury and there is a regular daily bus service. However, the route does not include the railway station in Princes Risborough. There is good rail service providing transportation access to London via the Chiltern Railway System. Speen has a far more limited service and people living there are heavily dependent on their cars.

### 1.3 Demographics

Lacey Green, Loosley Row and Speen are defined rural settlements within the Green Belt Policy GB4 of the Local Plan that comprises the substantial 'built up' core of the settlements within and 'washed over' by the Green Belt. All have defined conservation areas within the settlements.

The Parish has a population of approximately 2,740 in 955 dwellings. Whilst generally regarded as an affluent area there are pockets of low-level social deprivation.

Lacey Green Parish extends over an area of approximately 150 ha and includes the villages of Loosley Row, Lacey Green and Speen. It also includes a part of the village of Walters Ash predominantly occupied by The Royal Air Force for accommodation of personnel employed at RAF Air Command.



Lacey Green Parish is a very pleasant place to live. Our surveys have invariably shown that almost all the residents like it very much, and, not surprisingly, don't want to see radical changes. Residents are mostly comfortably off. The crime level is generally

low, with occasional outbursts of burglary and vehicle break-ins. Despite this, there is a general desire to see a greater police presence in the villages.

The most attractive features are the very fact that it is in the countryside, and that the residents are friendly. The main disadvantages include the fact that a busy main road runs through Lacey Green village, carrying the main bus route between High Wycombe and Aylesbury.

It has an excellent primary (first) school in Lacey Green, which makes it attractive for parents of young children to live within the school catchments area. However, not every child of appropriate age has been able to get into the school, and this has annoyed some parents. At the very first public meeting when the community plan was launched (2002), this was one of the burning issues.

There are a large number of organisations and activity groups based in the Parish, and generally, these seem able to satisfy the needs of the residents. For those that want more, there is good access to other places including London and Oxford.

Public services are more questionable. Public transport is expensive. Lacey Green lies on the main bus route between High Wycombe and Aylesbury and has a regular bus service throughout the day, available between 06.47 and 22.30 on weekdays. Speen has a far more limited service and people living there are heavily dependent on their cars.

Since almost all households have one car, and many have two or more, almost everybody drives to whatever destination they want to reach. In the 2005 survey, we found that although more people would quite like to use public transport if it were available, especially to get to a railway station, the facility was not generally available or convenient. A lot of people would simply not be prepared to stop using their own vehicles.

### 1.4 History of Lacey Green Parish

The villages began as small farming settlements in ancient times, but have expanded considerably. While the greater part of the land is farmed, only a small number of people now work in that industry.

There is no stately home or old manor house warranting mention in guidebooks, but Lacey Green does have some claim to minor fame, even notoriety in one case. One old house is

Malmsmead in Kiln Lane where, in 1913, there lived Smithson and Sikes, expert burglars and housebreakers.

An ancient earthwork called Grimsdyke runs through the village of Lacey Green. The earthwork may be traced, at intervals, for sixteen miles across the Chiltern countryside, from Bradenham in the southwest to Berkhamsted in the northeast. Referred to by one writer as "the silent serpent of antiquity", its origins are obscure.

Life in Victorian days in Lacey Green was very hard and many villagers were poor. Most were employed in agriculture or as "chair bodgers", working in the surrounding beechwoods or in cottage workshops, serving the High Wycombe furniture industry. Their wives would supplement the meagre family income by making and selling Buckinghamshire pillow lace.

An outstanding feature is the smock mill, which stands back from the road at the highest point. It is probably the oldest surviving smock mill and third oldest windmill in the UK, and was built at Chesham in 1650, moved to its present site in 1821 and worked last in 1917. It is open to the public on Sunday and Bank Holiday afternoons, with wardens on hand to explain its restoration and workings.

In the middle of Lacey Green is Stocken Farm. The Farmhouse and an older barn, hidden from view by the modern farm buildings, are listed buildings dating from the seventeenth and eighteenth century.

**Loosley Row:** this name derives from the old English *hlōse-leah*, and means 'pigstye-clearing', and appears in the 1241 Assize Rolls for the county under the name of Losle.

**Lacey Green** appears as Leasey Green, derived from the Old English meaning for pasture land.

**Speen:** used to be called Uphill, but in the Land Survey of 1823 was given the name of Speen.

At the time of William the Conqueror's Domesday Book there were only 5 or 6 dwellings in the area of Speen, but during the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries more houses and inns were built, and several of these houses are still in use today. These lovely old buildings contribute to the charm of the village as do the brick and flint houses built in the early 19<sup>th</sup> century, when people were allocated plots of land at a small charge in exchange for their common rights, when the number of houses increased to 36. However,

the village really began to grow after 1950 with the main increase between 1965 and 1975. Today there are about 200 houses.

To the South West of Lacey Green is Air Command, the operational headquarters of the Royal Air Force, located in Walters Ash. Most of the RAF site is outside the Parish, but there is a substantial group of officers' houses called Greenwood, that lies within the Parish boundary. There are also a few private houses, alongside the main road, which are also within the Parish. The remainder of the site is in the adjacent Parishes of Bradenham and Hughenden respectively.

## 1.5 Governance

The Parish is a part of a three-tier system of local political governance. It forms part of the single member County Council Division of Icknield and Bledlow; it also forms a part of the Wycombe District Ward of Lacey Green, Speen and the Hampdens. The Parish Council comprises seven councillors who are drawn from each village giving a balance to the population of each. Under a new agreement/proposals to provide closer working between the District and County Councils (Pathfinder) some devolution of powers to the Parish will be open to the Parish to pursue the local priority areas should they wish to deliver them, and thus then become a quality Parish Council. These are to be managed through a 'Cluster' arrangement for closely linked Parishes that, for Lacey Green, include Princes Risborough, Hughenden, Bradenham, Bledlow-cum-Saunderton, Longwick, Kimble, Ellesborough, and Hampden.

Other initiatives that will impact upon the way that priorities of the Parish are developed include non-elected community groups such as the Lacey Green Community Planning Group (LGCPG) and the Princes Risborough Area Neighbourhood Action Group (NAG). These groups consist of residents, elected members and locally based officers who look to identify those issues which are likely to impact on the area, and to seek solutions to them through various means. The NAG is primarily concerned with policing issues such as crime and disorder whilst the LGCPG would be looking at other issues that affect the Parish.

As part of the Local Government Act 2000 the LGCPG has access to the Grass Roots Steering Group implemented by Wycombe District Council. This group is constituted as a sub-committee of the District Strategic Partnership members of which include the PCT (Primary



Care Trust), Hospital Trust, WDC, BCC and the Police giving the LGCPG access to wider membership.

## 1.6 Community Plan History

In February 2002, the Lacey Green Parish Community Plan was launched at a meeting in the Millennium Hall, Lacey Green. Those attending were invited to identify two things: firstly, things that they liked about the parish, secondly things about which they were concerned and wanted some action taken to improve matters. Following this meeting, a Steering Group was set up with a formal constitution. It was agreed with the Parish Council that the Steering Group should not be a sub-committee of the Council, but would operate independently.

Over 80 issues were identified from the initial meeting and other subsequent meetings and discussions. The Steering Group tackled some of the issues that had been raised initially. Amongst these issues dealt with between 2002 and 2005 were: improvements to the Sports Club enabling its use by the Windmill Under 5 play group; ensuring availability of Broadband in Speen; identifying the Methodist Chapel site in Lacey Green for community use; opening a part time post office in Lacey Green. Other organisations and individuals in the community carried out most of the necessary work.



Although the Steering Group believed that it had a very good idea of what the community concerns were, confirmation was obtained in 2005 through a formal questionnaire that was delivered to most households in the Parish. The percentage return was low, but confirmed the earlier findings, and the survey was deemed adequate for the purpose intended. In 2006, a further survey was carried out using a slightly shorter version of the questionnaire used in 2005, in those areas not previously covered, namely, part of Walter's Ash and a few other isolated dwellings on the fringes of the Parish.

In 2006 it was decided that a formal Parish Plan should be prepared, based mainly on the information obtained to date.



Failure to secure the Methodist Chapel site for community use was a set back to the Steering Group plans and programme between 2006 and 2008. However, the planning authority did impose a section 106 planning obligation on the owner of the site that called for a survey into the needs of Lacey Green and Loosley Row for facilities and services. The Plunkett Foundation carried out this survey in 2008 with the help of the Steering Group. It achieved a 51 per cent return rate from the adult questionnaire, to ensure that its findings were fully acceptable to the District Council.

The Plunkett survey identified a shop, a youth club, and sports as the most needed facilities in Lacey Green. The overall effect of the Plunkett survey has not changed the Parish Plan to any significant extent. It has served a very useful purpose in confirming the community's need and support for a shop and facilities for young people.

The results of all the main surveys are shown at Appendices I and VIII.

The Steering Group would like to acknowledge the support, financial and otherwise, provided by many organisations and individuals.

## 2. The Issues

The main issues that have been identified as worthy of action are considered under one of four general headings: community, economy, environment and transport. The issues included have been based primarily on the various surveys and consultations that have taken place over the last five years. The evidence gathered from the various surveys and consultations from the last 5 years has identified these issues.

### 2.1 Community Issues

#### 2.1.1 Entry to School

There are two schools within the Parish, St John's in Lacey Green and Speen Primary school, both delivering excellent education, catering for children both in and out of catchment. However, not every child of appropriate age living in the Parish has been able to get into St John's School, and this has upset some parents. The particular situation mainly concerned children from Speen who had, until the age of 8, been attending the school in Speen. But the problem also exists for other children living in the Parish.

The problem arises because St John's school does not always have spare spaces at appropriate age groups, particularly at age 8, and is unable to provide spaces for all children resident in the Parish. There seem to be four reasons that exacerbate the situation:

1. The school is popular because it is seen as successful.
2. The catchment area extends outside the Parish, and some 50 per cent of the pupil population comes from outside the Parish, contributing to the traffic problem mentioned elsewhere.
3. The more children that the school can accommodate, the more funding it receives (there is therefore a financial incentive for the school to fill every class to the maximum).
4. The Speen school only teaches children up to the age of 8, after which they must go elsewhere.

St John's and Speen schools are voluntary aided Church of England schools and their admissions policy is in the hands of the diocese and of the school governors. The local education authority (Bucks County Council) has jurisdiction over education matters and revenue funding.

It is not clear what can be done about admissions. It does not seem unreasonable to us for the school to provide places for all children living in the Parish as a first priority.

The arrangements to ensure the highest levels of education of local children within the Parish needs to be under constant review.

Policy 4.2.1 To support and encourage the local schools of St John's and the Speen First School, and to ensure that places in these schools are available at appropriate ages to all children resident in the Parish.

#### 2.1.2 Village Services

The most apparent lack of a useful service is the absence of a shop or general store in Lacey Green village. The need for such a shop is a matter of debate. Our survey in 2005 showed considerable support although the projected level of expenditure was low (mean estimate about £12 per week per household).

Although most people use their cars to drive into Princes Risborough for any shopping that they do, there is also a quite adequate bus service for those that do not drive. The people with a serious problem are those who are disabled, do not have private transport and cannot physically get on the bus.

There is an argument that a village shop is not merely a place to shop, but also provides a social function, because people meet at the shop and talk to one another.

A shop is but one amongst several services that used to be available in the village, but no longer. These include a police presence, a doctor's surgery, a full time post office, and baker. The survey in 2005 showed some demand for all these, together with a hairdresser, dentist, pharmacy, vet and others, including a Community Centre. One possible solution is the Parish Project, described in Appendix VII.

A principal obstacle is the lack of any space (other than the Millennium Hall).

What can be done? In the short term, very little. It is just not enough to express a wish to have these services back in the village. In the longer term, it is clearly necessary to put pressure on the various organisations involved to provide the services wanted. The local planning authority could help by agreeing more readily to change of use applications - for example, an existing house could be converted into a shop or other facility. An experimental part-time shop has recently been opened, but with limiting space and time constraints.

In Speen, the village hall is relatively small and could do with improvement. Significant enlargement is unlikely due to the lack of space around the hall. As with Lacey Green village, there is no available space central to the village on which a new hall could be built, with the exception of the playing field.



Policy 4.2.6 To provide a sustainable community for residents of the Parish with services and facilities which support this aim.

Policy 4.3.5 To ensure that the facilities and services required and used by the community are available within the Parish boundary.

The Parish seeks to support the local amenities provided within the Parish. It regards these as essential in providing the social cohesion within the villages for all residents as well as providing economic well-being within the rural community. Facilities such as village halls, public houses, shops and schools that provide for the social and economic needs of the parish are to be retained.

### 2.1.3 Communications

There is a perceived lack of communication within the Parish. Many residents consider that they do not receive adequate information about what the Parish Council is doing, and that events taking place are not quite as well publicised as they could be.

At present the available methods of communication are village notice boards and the village magazines. There are two magazines - 'Hallmark' for Lacey Green and Loosley Row, published four times a year by the Village Hall committee; Speen & North Dean News, published three times a year, for Speen and North Dean. Residents receive one of the magazines, according to their address, and do not see the other. Consequently there is a near total lack of communication between the two main villages in the Parish. An attempt was made in 2005/2006 to ensure that at least some information about

the 'other' village was included in each magazine. However, there is not much spare space in either of the existing magazines.

Opinion is divided on whether there should be two magazines as at present, or whether there should be one magazine for the whole Parish. In theory there may be financial advantages to having one magazine, but there is also a chance that the magazine could become significantly larger, because of the amount of material included. There would also be a distribution problem with a combined magazine.

The respective editors had agreed to incorporate a page documenting issues of mutual interest in each other's magazines, but this has not happened to date.

There are 3 websites now operating in the Parish:

[www.laceygreen.com](http://www.laceygreen.com) and [www.speen.com](http://www.speen.com) provide information of a primarily social nature for the villages in the Parish.

[www.laceygreenparishcouncil.org.uk](http://www.laceygreenparishcouncil.org.uk) provides information about matters from a local authority standpoint.

Policy 4.2.2 To ensure that residents of the Parish are well informed and to provide appropriate support systems to ensure that this occurs.

### 2.1.4 Common (Lacey Green)

Other than the sports ground, which is not generally available for public use, there is no open space available elsewhere within the village that can be used purely as a place to meet, play games etc.



There was some demand for a common or similar open space that would provide such a facility in the village. The most obvious location is the field between Kiln Lane and the entrance road to Stocken Farm (there is also a small field the far side of the entrance road). Stocken Farm owns this land and it is



not known whether the owner would be agreeable to disposing of the site or, if he were, what price would be acceptable.

An attempt was made by the Parish Council a few years ago to see whether the playing field could be brought under the ownership of the National Playing Fields Association, but the owner of the ground was unwilling to release it. This would be beneficial both to the sports club and to the village in general since it would assure the continued availability of the ground at least for sports activities.

Policy 4.3.3 To ensure that land within the Parish boundary is used to provide maximum benefit to the Parish and its residents.

Policy 4.4.6 To ensure that there are open spaces within the Parish available for use by residents for leisure and related activities.



### 2.1.5 Public Houses

Pubs are valuable social centres for villages. Lacey Green is well provided for with two in relatively close proximity; The Whip Inn and The Black Horse. There is also the Pink and Lily just on the fringe of the Parish at Parslows Hillock. Speen until recently suffered from a shortage, but the King William IV has now reopened as a pub, and has been welcomed. The Old Plow in Flowers Bottom is primarily a restaurant.



### 2.1.6 Prime Community Issues

NAG (Neighbourhood Action Group) has identified fly-tipping; inconsiderate parking and speeding traffic as the main issues that have been raised by local residents.

Levels of policing are also criticised by residents.

Policy 4.2.3 To ensure that crime and disorder are at the minimal levels within the Parish.

### 2.1.7 Young People

One facility available for young children is the playground located at the far end of the sports field. Young people can of course join most of the existing social organizations that operate within the Parish, but these will appeal only to a limited number of young people.

Another new innovation as the result of the Plunkett survey is the LLS Youth Club which started in May of 2009. The Club operates in the Lacey Green Millennium Hall every other Friday from 7:30 pm until 9 pm and encourages both girls and boys between the ages of 10 years and 14 years.

The survey in 2008 by the Plunkett Foundation identified the lack of facilities for young people as one of the top needs in Lacey Green (Speen was not covered by this survey, but could have a similar level of need).'

Policy 4.2.7 To provide and promote youth activities and facilities for children and young people in the Parish.

## 2.2 Economic Issues

### 2.2.1 Housing

There is a lack of affordable housing in the Parish.

In 2003 the Rural Housing Trust was asked by the Parish Council to carry out a survey in both Lacey Green/Loosley Row and Speen regarding the need for 'affordable housing'. The conclusion was that each village needed six houses in this category. A number of potential exception sites were identified.

A lesser problem is the apparent lack of houses of the right size for those wishing to move. In particular, the apparent shortage of small (one or two bedroom) properties, certainly in Lacey Green. This usually affects older residents who wish to downsize their property and remain in the local area.

The Parish residents like the ambience of the villages as they are and would not welcome radical change. The small number of 'affordable' houses envisaged by the Rural Housing Trust would not markedly affect the ambience.

Within the Parish boundary there is little or no land available for building houses, except for sites located in or adjacent to the grounds of existing properties, such as gardens. Consideration should be given to other brown field sites that could be used for housing, possibly in conjunction with other developments possibly of a commercial nature.

Policy 4.3.6 To ensure that adequate provision is made for the present and future housing needs of the village within the natural and other constraints that exist. The Parish will seek to work with those with the capacity to deliver affordable housing for those with family connections with the Parish and where identified need exists.

The Parish will seek to resist inappropriate development.

### 2.2.2 Rural Economy

One of the attractive features of the Parish is its rural charm. This is provided by a combination of things including residents that like living in a rural environment, local rural activities including farming, and other activities that help preserve the village atmosphere. A problem for any rural community nowadays is

the loss of local services of all kinds, so that residents need to travel elsewhere for their everyday needs. The only facility available in the Parish is a village store in Speen, which also includes a post office plus a hairdressing salon, and a part time post office in Lacey Green. There are four public houses in the Parish all with restaurant facilities.



Although there are a few businesses operating in the Parish, none is large, and they provide limited employment possibilities (Appendix II). They are marginal as regards economic benefit to the Parish. Many of the residents travel out of the Parish to their places of work, some by public transport but mostly by private car. There is a limited but probably growing number of residents that work from their homes. A small majority of the community would favour more commercial activities within the Parish. Both these would be beneficial, not least because it would reduce the amount of travelling by members of the community, and create less stress.

There has been an expressed desire by the community to see a return of some facilities, including a village shop in Lacey Green, and other services wherever possible. These facilities would be of benefit to the local economy, but they must be supported by the community otherwise they will fail and cease to exist. The farming industry needs local support, not least because it plays an important role in preserving the countryside.

Although there is a natural gas supply network in Lacey Green and Loosley Row, there is none in Speen, and some residents would like this to be provided.

Policy 4.3.1 To support the rural economy, including farming, and other business or commercial activities that are beneficial to the Parish and its residents.

To encourage businesses and other economic enterprises to locate within the Parish.

Policy 4.2.6 To provide a sustainable community for residents of the Parish with services and facilities which support this aim.

Policy 4.3.2 The Parish seeks to ensure that the Parish Council has adequate finances to support appropriate activities within the Parish.

To ensure that spending by residents within the Parish is maximised.

### 2.2.3 Local Government

Surveys showed that there is a degree of dissatisfaction with local government especially at District level and even more so at County level. On the other hand, the Parish Council seems to be quite well regarded, although more information about its activities would be welcomed.

It is in the area of planning that much criticism arises. Decisions are often seen as unfair, and irrational. There is some dislike of infilling (see section on environment). The Parish Council has power to comment as a statutory consultee, but otherwise has little influence. The wishes of the Parish Council are largely ignored in practice. There could be considerable support for the Parish Council to have a much greater say in local planning decisions. In this context, a 'quality' Parish Council would probably help.

Many residents dislike Council Tax, although there is also a view that it is a necessary tax, to provide for services expected by householders. There is a suspicion that there is inefficiency and waste in local government.

From the Parish point of view, there is not much that can be done. The only significant changes that could be made would require appropriate legislation, a matter for Parliament. It is of course important that the community keeps the behaviour and performance of local government under scrutiny.

Policy 4.3.4 To ensure that local government operates at maximum effectiveness and minimum cost for the benefit of the community.

### 2.2.4 Utilities

Within the Parish, Speen seems to have a higher than normal frequency of electricity supply failure. Speen also has no supply of gas to the households, thus reducing the choice of heating fuel for the residents.

### 2.2.5 Other Economic Aspects

Other matters that have been raised by the community include:

A need for more support for local shops.  
Increased funds for education, both pre-school and primary.  
Home care costs excessive.

These were topics mentioned by only one or two individuals, and do not seem to be amongst the more urgent problems within the Parish. Nevertheless, the first topic is obviously worth attention; if there is insufficient support for the local shop, ultimately it may close. The second is slightly more contentious, and perhaps requires further investigation. The actual nature of the problem is not known.

The cost of window cleaning services is really a purely domestic matter for the individual household. Similarly the matter of home care costs is an individual problem. It is possible that the topics were raised by individuals who are relatively poor and also in poor health so that they are unable to do the necessary work themselves but cannot afford to pay for someone else to do it.

Policy 4.2.4 To ensure that the best health care and well-being facilities are available for all residents.

Policy 4.2.5 To ensure that special needs groups such as children, old people, the disabled and other similar categories are not disadvantaged, and that they are able to make full use of the facilities available within the Parish.

## 2.3 Environmental Issues

### 2.3.1 Traffic

One of the main issues in Lacey Green is the amount and speed of traffic along Main Road. There is a similar issue for residents of Speen, although not perhaps to the same extent.

In 2006, a countywide speed limit review was carried out and the existing 40 mph limit on Main Road was reduced to 30 mph, and the extent of the restricted zone extended down Woodway. A 30 mph limit was also imposed through most of Loosley Row. A 40 mph limit was applied along the first stretch of Pink Road. In Speen the 30 mph zone has been extended down Chapel Hill, and along Hampden Road. That section of the A4010 lying within the Parish boundary now has a 50 mph limit.

The revised speed limits and in particular the use of derestriction signs at entry to narrow lanes (e.g. Foundry Lane) have caused considerable public disquiet. Another specific criticism has been the proliferation of additional road signs, which form additional distractions for drivers and are generally considered to despoil rural areas.

The Main Road in Lacey Green is a major carriageway linking Princes Risborough with High Wycombe, passing through several moderately populated areas, including Walters Ash, Naphill and Hughenden Valley. The main bus service between the two towns uses the road through Lacey Green, now at 20-minute intervals during most of the day. It is also a popular route for many motorists, although whether they use this as a 'rat run' instead of the A4010 is not known. It is obviously used for transporting some children to St John's school. The A4010 only passes through two relatively small areas of population, namely Saunderton and West Wycombe.

Short of banning all traffic from using Main Road, or imposing draconian speed restriction measures (which would be just as unpopular with many residents), it is hard to see an obvious solution. Clearly, *if* the road were being used as a rat run, then diverting such traffic on to the A4010 would be beneficial. In the first place it is necessary to establish what the traffic patterns are, and therefore a survey should be carried out. Any redesign of the Culverton crossroads junction should ensure that traffic is discouraged from using Woodway in preference to the A4010.

Many residents thought that, in the immediate vicinity of the school (both in

Lacey Green and in Speen), the speed limit should be reduced to 20 mph, either for a specified period only, or completely. There was only limited support for physical means of reducing traffic speed.

Policy 4.4.2 To ensure that traffic movement within the Parish is minimised and that it causes minimum danger to people and material within the Parish.

To minimise parking within the Parish especially where this causes damage, stress or annoyance.

### 2.3.2 Parking

Another issue in Lacey Green is the matter of parking along Main Road adjacent to St John's school. There is a similar issue at the first school in Speen, although to a lesser extent. Both in Speen and in Loosley Row, concern has been expressed at poor parking generally, and especially on grass verges (a common problem for other Parishes and some urban areas in Wycombe).



When St John's school is open, a large number of parents or others transport their children to the school by private car, and park their vehicles along the Main Road for relatively extended periods, both in the morning between 08.30 and 09.30, and again in the afternoon between 15.00 and 15.45 (in the morning, many parents actually take the children into the school, and some are understood to remain in the school with the children for up to perhaps half an hour or more). As many as 75 vehicles have been counted at any one time. It causes a degree of congestion, making it difficult or impossible for traffic to flow smoothly in both directions. This is especially the case for larger vehicles such as buses. There have been a few instances where entrances to private houses along Main Road have been obstructed. There is also occasional damage to grass verges. Concern has been expressed at the possibility of a child running out into the road from a

gap between two parked cars, and being run down by a passing vehicle. The very presence of a long line of parked vehicles does itself produce a traffic calming effect, although the occasional motorist does sometimes seem to go past more quickly than seems appropriate.

Along the straight section of Main Road, visibility is generally quite good. Some vehicles, however, are parked on the bend between the school and Slad Lane, where visibility is not so good.

Amongst Parish residents, the most popular solution was provision of off-road parking. Other solutions including making children walk to school, and use of a school bus. There were also suggestions for the banning of SUVs, the use of parking permits, and simply banning parking adjacent to the schools. Because some schoolchildren come from outside the Parish, there was also a proposal to reduce the catchment area.

The concept of a school bus, which must be used by children, unless there is absolutely no feasible alternative, seems to us to be a near ideal solution. It immediately reduces the number of vehicles adjacent to the school, and ensures safety for the children. Clearly, for children living within walking distance of the school, walking to school should be encouraged.

The possibility of a car park needs to be explored. There is a large area of potential parking space across the road at Grimsdyke Farm that could perhaps be used for the purpose.

Policy 4.4.2 To ensure that traffic movement within the Parish is minimised and that it causes minimum danger to people and material within the Parish.

To minimise parking within the Parish especially where this causes damage, stress or annoyance.

### 2.3.3 Roads and Pavements

The relatively poor condition of roads is of concern to many residents. The roads within the Parish are all minor roads, and in general, they tend to receive somewhat lower priority for maintenance and repair than the main traffic routes (such as the A4010).

There is deterioration in the road surface due to traffic wear and tear, water and frost damage. Pavement deterioration is mainly due to natural

wear and tear, but occasional damage by parked vehicles contributes to the problem.

Another issue of local importance is the absence of winter gritting in Speen and parts of Loosley Row. The main constraint here is the reduction in the total number of gritting vehicles available (an expensive capital item standing idle for most of the year).

A particular problem is the resurfacing of Kiln Lane against the wishes of the local residents and the Country Council. This issue is considered under 'planning' and a possible method of dealing with such situations in future is proposed. The Lacey Green and Loosley Row Village Design Statement includes a recommendation that Kiln Lane be kept as a 'quiet lane'. Any work carried on the surface of the lane should be such that it does not cause this requirement to be infringed.

The most effective action is to inform the County Council of each and every case of a badly damaged road or pavement surface. Every Parish resident can pick up a telephone, send an email or write to the County Council. A substantial increase in the budget for road maintenance would help matters, but that would be likely to produce an increase in the unpopular Council Tax.

Policy 4.4.1 To ensure that there is a well-maintained infrastructure, retaining the rural nature of the Parish.

To seek high standards of roads and pavement maintenance.

### 2.3.4 Waste Management and Recycling

Wycombe District Council is responsible for the collection and disposal of waste material from households in the Parish, and also operates a 'recycling centre' at Bledlow Ridge. In addition there are various local collection centres with large containers for glass, plastic bottles, cans, paper, textiles, footwear etc. located in many places. There is limited household collection of cans and plastic bottles, and a comprehensive one for paper.

The green and grey bin arrangements were introduced in 2005 and have been the subject of criticism by some residents, primarily on the grounds that a fortnightly collection is insufficiently frequent and leads to smells, vermin, maggots and other undesirable consequences. Not every household seems to suffer these problems and some people at least are quite happy with the arrangements. Not every household in the Parish has yet been provided with a green bin.



Apart from the criticism of the collection frequency, there exists a demand for more individual household collections that are provided by some other councils elsewhere in the country. Within the Parish, the most mentioned item for doorstep collection was plastic (unfortunately one of the more difficult materials to deal with because of the many different types). There was also demand for doorstep collection of glass bottles. However, it must be borne in mind that an increased frequency of collections could discourage recycling, which is an imperative in today's world.

Most residents are in favour of recycling, at least in principle. Provided that a suitable system is in place for collection and disposal of waste material, then people are generally prepared to make use of it. The grey bins used for general waste contain a mixture of all kinds of materials, some of which could in theory be eligible for recycling, but which usually end up in land disposal sites. It requires a positive effort for people to segregate different types of waste at source.



However, although it is a national and not just a local problem, individual councils pursue their own waste management strategy, dictated *it appears* by the limitations of their own disposal site(s) and recycling centre facilities, and the perceived affordability of the various alternatives. The system is not standardised even within Wycombe District.

Policy 4.4.5 To encourage effective measures of waste management including the reduction of waste and litter and the increasing of recycling.

To discourage the burning of rubbish on private property.

### 2.3.5 Litter

Litter is a universal problem across the whole country. In Lacey Green and Loosley Row, the Residents Association used to organise an annual clean-up day, when volunteers collected all rubbish/litter along each road in the village. and brought the collected material in black plastic bags to a central collection point for subsequent disposal. This has lapsed. Resurrecting these collections would greatly enhance the appearance of much of our spoiled countryside.

Policy 4.4.5 To encourage effective measures of waste management including the reduction of waste and litter and the increasing of recycling.

To discourage the burning of rubbish on private property.

### 2.3.6 Planning

A substantial number of residents, especially from Speen, expressed dissatisfaction at what they regarded as poor planning. In particular, they disliked the building of yet more houses by infilling, notably although not exclusively in gardens of existing properties.

The planning system at present regards gardens of existing houses as brownfield sites, and such sites are likely to be given preference when it comes to a choice of areas for additional housing. To reclassify gardens in a different category might help, although the pressure to build houses, particularly in the South of England may not have much effect.

A more specific situation produced indirectly from a planning approval is the change in character of Kiln Lane due to modifications to the surface of the lane.

Given that there is likely to be increasing pressure for houses to be built in the Parish, it might be preferable to designate certain areas in the Parish for such housing development, in order to prevent others being used for this purpose, possibly by diktat from elsewhere. The community should make the choice. There are inherent difficulties but some means has to be found of addressing the situation.

Policy 4.3.6 To ensure that adequate provision is made for the present and future housing needs of the village within the natural and other constraints that exist. The Parish will seek to work with those with the capacity to deliver affordable housing for those with family connections with the Parish and where identified need exists.

The Parish will seek to resist inappropriate development.

Policy 4.4.4 To support and encourage the use of Village Design Statements to provide the qualities expected for new or modified buildings.

### **2.3.7 Recreational**

It is essential that recreational activities are appropriate to the rural environment and do not cause nuisance or damage to rural and natural habitats.

## 2.4 Transport Issues

### 2.4.1 Public Transport

Most residents use the private car as their normal means of transport. For residents of Speen, there is little alternative since public transport in this village is almost non-existent. However, not every resident owns or drives a car, and for some people, public transport is essential unless they are to be confined to their own village.

Most residents have adapted their life style to the use of the car, and most would not want to use alternatives (even if they were available). There is recognition that widespread use of the car is not desirable on both social and environmental grounds, but there is little choice.

Lacey Green village is very well served by a regular bus service between High Wycombe and Aylesbury. It is particularly good value for residents aged 60 or over since they are entitled to a bus pass that enables them to use all buses for no charge. However, for other residents, there is a charge and it is relatively high, particularly if compared to the cost and convenience of the private car, especially if more than one person is travelling. The disadvantage of the car is that parking at some locations is both difficult and expensive.



There is some demand for more public transport, firstly for a service to and from the railway station at Princes Risborough, and secondly for Speen in general. As a principle, bus services should be predicated on where people want to go.

Policy 4.4.3 To promote the availability and use of public transport that provides effective and economic means of travel for residents within the Parish and to key destinations including railway stations.

### 2.4.2 Cycle Paths

Cycling paths in the parish are extremely limited, which makes any cycling during most of the day that

is not "off road" very hazardous. For health reasons - encouraging exercise - as well as for economic/ecological reasons - providing a practical alternative to the motor car, the development of cycle paths should be encouraged. It is also highly desirable that parish cycle paths link up with the cycle paths of adjacent parishes. In this respect, the parish lags far behind the standards set in many European countries.

### 2.4.3 Other Transport Issues

One individual queried the absence of any road signs on the A4010 mentioning Lacey Green. This clearly does not bother many people, and we do not believe that there is great urgency to take any action.

The junction of Woodway with the A4010 does concern a few people possibly because residents that wish to travel between the Parish and Princes Risborough are aware of easier alternative routes. It may be of greater concern to drivers that do not live in the Parish but make use of the route through Lacey Green as an alternative to the A4010, or are travelling towards Naphill, Hughenden, Prestwood, Great Missenden or some location other than High Wycombe.

Whilst it is understandable that improvement may be desirable on safety grounds, it is advantageous to Lacey Green if the difficulty in using the junction deters drivers from travelling through Lacey Green. From the Parish point of view it would prefer traffic to use the A4010 and not Main Road, Lacey Green.

Progress has been made with the improvement of the junction. The changes were planned to improve traffic safety.

### 3. The Future

#### 3.1 Introduction

This section is included in part to stimulate further thought regarding the future of the parish. Some of what is said may be thought controversial and politically incorrect; however, just because something is disliked or regarded as unthinkable does not mean that it can't happen.

#### 3.2 Past changes

There have been many developments during the past 50 years, and the following are some of the more important ones.

- *Sociological changes* - immigration, family breakdown, ageing population, working wives, higher school leaving age, drugs, world population increase, consumerism.
- *Behaviour patterns* - overseas travel, claims culture, lack of respect for authority, commuting, increase of motoring.
- *Resource limitations* - water, oil, gas, electricity, waste disposal sites, land.
- *Changes by agencies* - health & safety legislation, discrimination legislation, planning, supermarkets, police legislation, cheap air travel, European Union.
- *Changes produced by technology* - health care, computers/internet, mobile phones, television, household devices (washing machines, microwave ovens etc), central heating, air-conditioning, green revolution.
- *Climate change* - global warming.
- *Others* - HIV/AIDS, terrorism, DNA testing, emergence of China and India as major economic players.

#### 3.3 Future changes

What could happen during the next 35 years or so? From the list of developments above it is possible to extrapolate some possible future scenarios. Here are some for you to consider (they are not entirely original - most have already been suggested elsewhere). They affect Great Britain and other parts of the world.

- *Failure of resources* - demand for oil exceeds available supply, petrol price escalates, petrol rationing, electricity shortage, water desalination, water rationing, food cannot be transported over long distance

and must be produced locally, driving to the supermarket severely restricted or stopped. A large increase in nuclear power generation and renewable sources to ensure that energy supplies are sufficient to meet demand.

- *The effects of climate change (and counter measures)* - much hotter summers, changes in rainfall patterns, significant rise in sea level causing flooding of many coastal areas, increased death from heat stress, extinction of many species, mass population movements towards higher and cooler regions, greenhouse gases emission control.
- *Immigration* - Economic and social tensions arising from cultural differences.
- *It's all done on line* - cheques are no longer used, online communication for all, tele-commuting.
- *Waste management* - packaging severely curtailed, waste disposal charge with severe penalties for creating excess waste, incinerators.
- *Ageing population* - limited health care for over 90s, euthanasia legalised, everyone expected to work until 75 when state pension starts.
- *Some other possibilities* - Endemic plagues, major terrorist attack which destroys communications, green belt policy abandoned, the rule of law breaks down, civil war, National Front government, armed police, Islam prohibited.
- *General thoughts* - ultimately, an oil based economy or way of life becomes impossible. Food will have to be produced locally, probably involving a substantial increase in agricultural activity.

#### 3.4 Lacey Green Parish in 35 Years' Time

So, what will Lacey Green Parish be like? The answer is that we don't know! There are so many factors to be considered that almost any predictions can at best be speculation.

Although Lacey Green is a small rural Parish, it cannot avoid being affected to a greater or lesser extent by inevitable changes that are going to take place elsewhere. A few of the more likely changes can be suggested:

- Increased pressure on infrastructure which includes road traffic, housing and health.

- Shopping in Princes Risborough for Parish residents would mean using the bus (assuming that they still run!).
- Commuters would have to find alternative means of travel, live much closer to their place of work, or be able to do their jobs without needing to go to an 'official' work site.
- One consequence of global warming might be a die off of beech trees, whose shallow roots are unable to cope with the potential extremes of flood and drought.

For this reason, it is important that the Plan includes policies that will address those changes that are likely to affect the Parish. Amongst the various changes identified, two are probably the most critical; namely, the loss of oil and other fossil fuel supplies, and climate change. Some scenarios pose the latter as the most serious problem facing the planet with potential extinction of all life as an extreme possibility. The jury may still be out as regards the severity and time scale of climate change, but there is no doubt about the problem of fuel and energy provision. However, the Plan recognises that it would be folly to ignore the potential disasters that can follow the two major changes, and has included some policy statements directed at their mitigation, as well as some proposals for specific actions in the Action Plan.

In the introductory remarks it was stated that the Parish Plan is flexible. It will be re-examined in the light of such changes as do take place, and appropriate modifications introduced.



## 4. Policy Proposals

### Overall Statement

These policies relate back to the issues and future sections as previously stated.

The Parish Council is asked to adopt the Parish Plan and its policies as Parish policy with a view to seeking delivery either through its own budget or, where appropriate, through partnership working with other agencies such as Bucks County Council, Wycombe District Council, Police and Fire Authorities, Housing Associations, Parochial Parish Council and residents groups.

As far as possible policies are worded to ensure that each is compatible with all other policies. However, where there is actual or potential conflict, the overall aim is to ensure a fair and equitable outcome for all interested parties.

### 4.1 Policy areas

The following policy areas are proposed:

- 3.2 Community;
- 3.3 Economic Development; and
- 3.4 Environment.

Under each main heading policy proposals are put forward for issues that have been identified as a concern and these are listed below:

### 4.2 Community

#### 4.2.1 Education

To support and encourage the local schools of St John's and the Speen First School, and to ensure that places in these schools are available at appropriate ages to all children resident in the Parish.

#### 4.2.2 Communication

To ensure that residents of the Parish are well informed and to provide appropriate support systems to ensure that this occurs.

#### 4.2.3 Crime and Disorder

To ensure that crime and disorder are at the minimal levels within the Parish.

#### 4.2.4 Health

To ensure that the best health care and well-being facilities are available for all residents.

#### 4.2.5 Special Needs Groups

To ensure that special needs groups such as children, old people, the disabled and other similar categories are not disadvantaged, and that they are able to make full use of the facilities available within the Parish.

#### 4.2.6 Sustainable Community

To provide a sustainable community for residents of the Parish with services and facilities which support this aim.

#### 4.2.7 Young People

To provide and promote youth activities and facilities for children and young people in the Parish.

### 4.3 Economic Development

#### 4.3.1 Rural Economy

To support the rural economy, including farming, and other business or commercial activities that are beneficial to the Parish and its residents.

To encourage businesses and other economic enterprises to locate within the Parish.

#### 4.3.2 Finance

The Parish seeks to ensure that the Parish Council has adequate finances to support appropriate activities within the Parish.

To ensure that spending by residents within the Parish is maximised.

#### 4.3.3 Use of Land

To ensure that land within the Parish boundary is used effectively to meet the needs of the Parish and its residents.

#### 4.3.4 Local Government

To ensure that local government operates at maximum effectiveness and minimum cost for the benefit of the community.

#### 4.3.5 Facilities

To ensure that the facilities and services required and used by the community are available within the Parish boundary.

The Parish seeks to support the local amenities provided within the Parish. It regards these as essential in providing the social cohesion within the villages for all residents as well as providing economic well-being within the rural community. Facilities such as village halls, public houses, shops and schools that provide for the social and economic needs of the parish are to be retained.

#### **4.3.6 Housing**

To ensure that adequate provision is made for the present and future housing needs of the village within the natural and other constraints that exist. The Parish will seek to work with those with the capacity to deliver affordable housing for those with family connections with the Parish and where identified need exists.

The Parish will seek to resist inappropriate development.

### **4.4 Environment**

#### **4.4.1 Infrastructure**

To ensure that there is a well-maintained infrastructure, retaining the rural nature of the Parish.

To seek high standards of roads and pavement maintenance.

#### **4.4.2 Traffic**

To ensure that traffic movement within the Parish is minimised and that it causes minimum danger to people and material within the Parish.

To minimise parking within the Parish especially where this causes damage, stress or annoyance.

#### **4.4.3 Public Transport**

To promote the availability and use of public transport that provides effective and economic means of travel for residents within the Parish and to key destinations including railway stations.

#### **4.4.4 Building and Design**

To support and encourage the use of Village Design Statements to provide the qualities expected for new or modified buildings.

#### **4.4.5 Waste Management**

To encourage effective measures of waste management including the reduction of waste and litter and the increasing of recycling.

To discourage the burning of rubbish on private property.

#### **4.4.6 Countryside and Open Spaces**

To ensure that there are open spaces within the Parish available for use by residents for leisure and related activities.

#### **4.4.7 Oil Shortages and Climate Change**

To encourage the avoidance of activities dependent on the use of energy derived from fossil fuels.

To encourage the avoidance of activities that lead to the emission of carbon dioxide, methane, and other gases and vapours capable of increasing the earth's greenhouse effect.

To encourage the building of houses and other structures that are energy efficient while maintaining local character.

## 5. Village Design Statements

The Village Design Statement for Lacey Green and Loosley Row was prepared *by a committee made up of local residents including parish councillors and the local district councillor*, prior to the setting up of the Community Plan. It has been approved by Wycombe District Council and was published in 2007. This document relates primarily to the buildings in the village, and in particular their design and appearance. It identifies desirable and undesirable features and is aimed at giving guidance to anyone concerned with future building as to the style of building that is preferred. Some other aspects of the villages are also covered, in particular open spaces, highways and traffic.

The document will have status as Supplementary Planning Guidance to the planning authority *for about two years*. The full document is available on-line at: [www.wycombe.gov.uk/](http://www.wycombe.gov.uk/); (home page), planning and buildings, supplementary planning information, village design statements, as well as the Parish Council website.

For a document to be adopted as a Supplementary Planning Document so that it forms part of the statutory development plan for the district, it is important that public consultation is thorough. All future SPD must conform to the standards set out in the Submission Statement of Community Involvement issued by Wycombe District Council early in 2006.

The Lacey Green and Loosley Row Village Design Statement preparation predates the drafting of the District Council's Statement of Community Involvement. It is the view of the District Council, however, that the process undertaken by the community has been one in which local people have had an opportunity to input into the document, and to comment on its contents.

The Village Design Statement was drafted and the outline contents of the document were shared with the wider community at the Village Day in 2004, from which 29 supportive comments were received, with no negative comments.

Formal consultation on the document contents began on 31 December 2004 and continued for a period of 6 weeks. The draft document was made available on the Web, (hosted by Wycombe District Council), consultation was advertised in the free local publication (Hallmark) distributed to all households, and copies of the document were sent directly to statutory consultees and stakeholders, and left in various public locations throughout the villages, with response sheets. A public meeting was held in January 2005 to discuss the comments. It was well advertised. 16 people attended the meeting, and agreed to the changes to the document.

Some further changes to the document were required to ensure it conformed with the Adopted Local Plan to ensure that the District Council would be able to adopt it as a Supplementary Planning Document. Further detail on the consultation process, consultees, issues raised in consultation, and responses to the consultation are contained in the Consultation Statement Detail document (see <http://www.wycombe.gov.uk/sitePages.asp?step=4&contentID=517&categoryID=3750>).

A list of the recommendations is shown at Appendix IV.

In late 2005, a small group was set up in Speen with the aim of producing a separate Village Design Statement for Speen.

## APPENDIX I

### Results of surveys carried out

#### ISSUES IDENTIFIED AT 30 SEPTEMBER 2004 Revised April 2006

		<i>No</i>	<i>Action to date or planned</i>
	<i>ECONOMIC</i>		
1	Would like Shop/Post Office in Lacey Green (bring centre back to community)	29	Post Office set up in Village Hall 2 days/week from Oct 11. Conversion of Methodist Chapel site to shop/PO/meeting rooms/social housing complex being promoted.
2	Shopping centre	1	See 1 above
3	Newsagents (Lacey Green)	1	See 1 above
4	Smaller housing units for single people & young couples at affordable prices	7	Rural Housing Trust carried out needs survey in Parish. 18 households in Lacey Green & Loosley Row have needs during next 5 years, of which 4 are current. For Speen, there are 10 households with needs, of which 5 are current. Suitable sites in Lacey Green have been identified and landowners are being contacted.
5	More affordable housing, providing wider social mix & range of ages	2	See 4 above.
6	Provide more buses in Speen especially for elderly & those without cars	1	
7	Develop tourism e.g. B&B facilities	1	
8	Provide Broadband Internet access for Speen	4	Access to Broadband now available
9	Support rural economy - use local products, shop, pub etc.	1	
10	Encourage home working - less traffic & stress	1	
11	Village Design Statement to protect village from poor/inappropriate development plans	1	VDS completed for Lacey Green/Loosley Row. Awaiting final agreement by WDC.
12	Limit new build to preserve village size	1	VDS will address this
13	Smaller attractive housing for retired people	1	See 4 and 5 above
14	Too many new houses	1	
15	Fear of losing rural status	1	VDS will address this
16	Concern at possible development on fields behind Woodfield	1	PC notified WDC of possible abuse of approved plans.
17	Horribly tight planning rules - does everyone have to have mock brick and flint?	1	VDS will address this
18	Support local employment initiatives	1	
19	Common newsletter for Lacey Green and Speen	2	Existing village magazines produced by two different organisations, one subsidised by another Parish! Difficult to resolve. Majority support the idea. Editors have agreed to include information about the 'other village'
	<i>SOCIAL</i>		
1	No guaranteed places at local school for children living in Parish, especially those attending school in Speen to age 7.	33	All involved parties (BCC etc) informed of community concern. No satisfactory response yet received. Short term problem was resolved but long term solution requires in-depth investigation of possible solutions. No further action at present
2	Future of Speen school	1	

3	Lack of communication between Speen and St John's School	1	
4	No consultation on school entry changes	1	
5	Need support & commitment (preferably financial) for Windmill Under 5's to return to Lacey Green	3	Modifications and improvements to Sports Club now carried out. Windmill Under 5s relocated. Possible acquisition of sports field by NPFA failed due lack of agreement from existing owners of land.
6	Purpose built pre-school with adjoining outside play area (Speen)	1	
7	Lack of facilities for older children in Parish	7	
8	Lacey Green - lack of adult volunteers to help at youth club	2	
	<i>SOCIAL (continued)</i>	<i>No</i>	<i>Action to date or planned</i>
9	Youth club/coffee shop for 12 - 17 year olds (village hall maybe?)	1	Facility identified under 1 economic (above) may be suitable.
10	Skate park, football goals, basketball court	1	
11	Need facilities for young people 12 - 20 - possibly a youth club for which village hall or sports pavilion could be used (Speen)	2	
11	Common	1	VDS may include recommendation
12	Lack of local policing	6	<i>Police surgeries started in Lacey Green and Speen, but not continued.</i>
13	Vandalism of bus shelters (replacement/prevention)	1	New shelters more vandal proof
14	What facilities are planned for elderly residents unable to manage on their own?	1	
15	Village Hall facilities (Speen)	1	
16	Playing field & village hall need maintenance & improvement (Speen)	1	
17	WC for the church (Lacey Green)	1	
18	Get Telecottage up and running	1	
19	Doctors surgery, once/twice week?	1	
20	No chapel	2	
21	A course in customer service for William IV	1	
22	Parish Council to continue support for Christmas Tree (Speen)	1	PC does this
23	Convert old chapel into nursery school and also place for homework	1	
24	Set up children's computer club in telecottage facility at Lacey Green Village Hall	1	Possible inclusion as facility under 1 Economic, page 1
	<i>ENVIRONMENT</i>		
1	Reduce speed limits & deal with parking problems by schools	20	New speed limits to be introduced 2006. Parking problem still not solved.
2	Speeding traffic in Speen - a variety of different comments on this theme, including need for reduced speed limits/traffic calming (Flowers Bottom, shop, school, road to North Dean etc.)	21	See 1 above (except for VDS which does not cover Speen)
3	Provide school off-road parking	1	
4	Need to reduce speed limits through village of Lacey Green	21	See 1 above
5	Lower speed limit along Main Road	1	See 1 above
6	Parking on grass verges - dangerous, damaging & possibly illegal (Speen)	1	
7	Parking outside Speen shop	3	
8	Parking at corner of Woodfield	1	
9	Total parking ban along Main Road	1	
10	Public car park	1	
11	Better road surfaces	1	



12	Slippery road surface especially Chapel Hill - dangerous for horses	1	
13	Provide footpath at side of Chapel Hill	1	
14	More pavements needed in Speen (North Dean)	1	
15	Puddles on footpath (Main Road)	2	In BCC road maintenance programme.
16	Lack of footpaths	1	
17	Lack of footpath from Wardrobes Lane to Whip	1	<i>In BCC programme</i>
18	Blocked drains	2	
19	Footpaths to be kept open & have easy to negotiate stiles	2	
20	Bridleways to stop use of lanes by horse riders	1	
21	Dangerous junction Woodway/A4010	1	New system to be provided under BCC road management programme.
22	Horse warning signs along Pink Road - also for road runners	2	
23	Letting off fireworks for 2 week period around 5 November & at Christmas/New Year	1	
24	Noise nuisance from SUVs (4X4's)	2	
25	Lack of public transport/cost (probably Speen?)	4	
26	Reliability of public transport	1	
27	Need improved recycling facilities	3	<i>GROW scheme introduced. Mixed reactions due fortnightly collections of waste.</i>
28	Not enough recycling especially of plastics	1	
29	Fly-tipping & rubbish dumping - get rid of height restriction at tips	4	Restriction now partly lifted.
30	Unsightly car repairs at farm heading out of Speen (Hampden Road)	1	
31	Need to support farming, local products & conservation of the countryside	1	
32	Lighting needed near the school & shop at night (North Dean)	1	Outside Parish
33	Do not want street lights	8	
34	Victorian street lighting	1	
35	Dog mess on the roads (Speen)	1	
36	Central rail link/threat of new goods railway	2	Rejected by government, subject appeal by Central Rail
37	No natural gas supply in Speen	1	
38	Better access to Windmill	1	
39	Convert grass verge opposite St John's Church into car park for church; also could be used by parents collecting schoolchildren	1	
40	Get parents to park on hardstanding within school boundary to alleviate main road parking problem	1	

The above includes issues identified at the open meeting in Lacey Green on 11.03.02, on Lacey Green Village Day 13.07.02, at the open meeting in Speen on 17.03.03, and from a simple questionnaire issued to the 81<sup>st</sup> club and to the LR & LG WI in November 2002. Also from letter received separately May 2003. The figure under 'No' shows the number of times the particular issue was raised. The document was revised in April 2006 although there were relatively few changes. A new 'issues' summary will be created based on the results of the 2005 survey.

Some issues have been listed separately, because they were worded in a particular way, but many of them are likely to be dealt with as part of one of the others. For instance, the school issues are closely connected and should be handled in combination. There is some duplication, since some individuals have undoubtedly responded more than once. Some issues appear under more than one main category.

## ISSUES IDENTIFIED FROM 2005 SURVEY Whole Parish

		<i>Issue</i>	<i>Remarks</i>	<i>No</i>	<i>%</i>	<i>Action to date or planned</i>
1	EN	Traffic Speed	General (proposed solutions include traffic calming 20, camera, SID or similar 14, ramps 1, other 5) Also includes Pink Road, Woodway	25+		<i>New speed limits throughout Parish, currently under review.</i>
2	EN	Control using mini roundabouts			23/24	
3	EN	Control using chicanes			38/21	
4	EN	Control using shallow ramps			51/17	
5	EN/T	Speed in lanes		5		'Quiet lanes' policy being introduced by BCC
6	EN/T	20 mph limit near to school			76/57	
7	EN	Parking near to school is a problem	General (proposed solutions include off road parking, walking to school, school bus, drop off points, parking restrictions, more limited catchment area, car sharing, cycling, fewer cars esp. 4x4s, other)	21+Speen	94/57	<i>School travel plan</i>
8	EN	Poor parking in general	Particular areas include Loosley Hill, Westlands, grass verges (esp Speen) and pavements.	8		
9	EN	Condition of roads and pavements	Better maintenance needed (roads 16, pavements 11)	14+		
10	EN	Other road associated problems	These included zebra crossing, street lighting, Kiln Lane as through road to Speen, farm traffic mess, traffic in Woodway and Wardrobes Lane, spoiled grass verges	7		
11	EN/T	Gritting required	Loosley Hill in particular and Speen	6		
12	EN	Removal of trees on Devils Elbow for better vision	(Speen)	2?		
13	EN	Heavy vehicle traffic	School bus in Loosley Row, trucks	2		
14	EN	Make Studridge Lane have a one-way circulation	(Speen)	1		
15	COM	Cycling paths	(Speen)	1		
16	EN	Respond to highway queries	(Speen)	1		
17	EN	More 'light vehicle only' signs	(Speen)	1		
18	EN	Entry features liked	Preferences were gates 9, rumble strips 11, others 11 (but one didn't want rumble strips).	14	76/72	<i>Gates being provided for Main Road, Lacey Green as part of new speed limit programme. Speen to have three?</i>
19	COM	Community centre needed	Lacey Green: to provide facilities of various kinds including shop and those listed under 21 below. Speen: To provide facilities of various kinds including those listed under 21 below.	49	50/47	<i>Included with shop under 20 below</i>
20	COM	Village shop needed in	This also included post office 6, newsagent 1	19		<i>Methodist Chapel site ultimately, once</i>

		<i>Issue</i>	<i>Remarks</i>	<i>No</i>	<i>%</i>	<i>Action to date or planned present impasse resolved.</i>
		Lacey Green				
21	COM	Other residents facilities wanted	Included were doctor's surgery 9, hairdresser 2, pharmacy 2, vet 2, cash point 2, dentist 1, dry cleaner 2.	10		
22	COM	Website needed		8/3		
23	ECON	Improvements in local government	Council tax too high 13, inefficiency and waste 18, wrong planning 5, poor publicity/communication 5, separate Speen from Lacey Green 2, county council less important 1, other 5			
24	ECON	Council tax unfair			67/69	
25	ECON	Separate parish council for Speen	2 from Speen		17	
26	EN	Excess building/poor planning decisions	(Speen)	10		
27	EN	Litter	Skips, dogs, grass cuttings, horses	16		
29	COM	Police presence needed		15		<i>Police surgeries requested</i>
30	T	Public transport	Bus to Risborough station. Also mentioned were evening service, and service to Handy Cross (cinema)	5		
31	T	Public transport a problem in Speen		6	23	
32	T	Bus to railway station			67/62	
33	T	Other adverse comments on public transport	(Speen)	5		
34	COM	Facilities needed for young people	Youth club 21, other youth facilities 15, after school club 4, playground 2, other 4.			
35	COM	Communications	Regarded as very important. Various aspects including welcome pack 1, notice boards 3, better used (up to date!) 2, more co-ordination of events 3, magazines up to date 3, publish what's on this week 3, newsletters 4, other 7	11		<i>Editors of the respective village magazines discussed and agreed to incorporate relevant information from the 'other' part of the Parish, in each of the magazines.</i>
36	COM	Level of communications satisfactory			38	
37	COM	Welcome pack needed			92/76	<i>Now issued to new residents</i>
38	COM	Improve notice boards			70/58	
39	COM	One parish magazine			56/41	
40	ECON	Improve utilities (electricity, water, no gas)	(Speen)	4		
41						
42	COM	Waste collection	Additional facilities required for collection from homes. (green waste 6, boxes 2, recycling bins in the village would be useful 1, cardboard skip 2, clothes 2, textiles 1, large items 1, batteries 1, all types 1, other 1)		70	
43	COM		Plastics		95/76	
44	COM		Glass		73/59	

		<i>Issue</i>	<i>Remarks</i>	<i>No</i>	<i>%</i>	<i>Action to date or planned</i>
45	COM		Tins		68/50	
46	COM		Other		30/18	
47	ECON	More local employment opportunities			59/53	
48	ECON	Limited commercial development			50/40	
49	COM	Improved/Larger Village Hall Speen		11		
50	COM	Sports facilities for Speen	Second tennis court	2		
51	COM		Swimming pool	1		
52	COM		Badminton	1		
53	COM		Other	3		
54	COM	Restore Speen pub(s)		5		<i>DeWanium now open with bar.</i>
55	COM	Promote things of interest in or near to parish	Windmill	4		
56			Pubs	2		
57			Chiltern history	1		
58		All COM?	Chair workshop Studridge Lane	1		
59			John Hampden links	1		
60			Crafts, buildings etc.	1		
61			Risboro	1		
62			Hampden	1		
63			The Ridgeway	1		
64			Whiteleaf	1		
65			Icknield Way	1		
66			Letterbox outside school	1		
67			Forge	1		
68			Grimsdyke route signing	1		
69			Summer Faye	1		
70			Map of local walks and sites of interest	1		
71			Pond revived in Kiln Lane	1		
72			St John's Church	1		
73			Home of Rest for Horses	1		
74			Wildlife e.g. Red Kites	1		
75			Woods	1		
76			Parish boundaries on walks	1		
77	COM	Facilities wanted for interests	Evening Keep Fit	2		
78	COM		NADFAS	2		
79	COM		Cycling club	2		
80	COM		Wine club	2		
81	COM		Photography club	2		

		<i>Issue</i>	<i>Remarks</i>	<i>No</i>	<i>%</i>	<i>Action to date or planned</i>
82	COM		Church hall	2		
83	COM		Badminton	2		
84	ECON		More support for Speen Stores	2		
85	COM		Playgroup/childminding after school facilities for working mums	2		
86	COM?		Post Office open longer	1		
87	COM		More use of 'Playing Fields', e.g. infant park	1		
88	COM		Rambling/Walking Club	1		
89	COM		No car parking at Speen Playing field	1		
90	COM		Improved Playground	1		
91	COM		Weekly film night in Millennium Hall	1		
92	COM		Football team	1		
93	COM		Sports training sessions	1		
94	COM		Sports field activities	1		
95	COM		More single tots classes	1		
96	COM		Parents involved	1		
97	COM		More community get togethers	1		
98	COM		Sports facilities	1		
99	EN?		Access over styles for people and dogs	1		
100	ECON?		Increased funds for the school (Speen)	1		
101	EN		Duck Pond dredged and restored (Speen)	1		
102	COM		Village History Boards	1		
103	EN		Reduce unnecessary street signs	1		
104	EN		More bridle paths opened	1		
105	COM		St John's School is over-subscribed	1		
106	EN		Banning all oversized SUVs	1		
107	EN		Retained village boundary	1		
108	COM		All villagers in community events	1		
109	EN	Improvements to:	Minimum street lighting	4		
110	ECON		First-Time homes for young local residents	2		<i>Rural Housing Trust has agreed 6 houses in Lacey Green. Site remains to be selected</i>
111	COM		More volunteers for village activities	2		
112	COM		A return to how things were	1		
113	COM		More volunteers for V.H Committee	1		
114	COM		School Admissions Procedure	1		
115	EN		Much more recycling, preferably weekly	1		
116	EN		Hedge cut next Old Post Office Loosley Hill	1		
117	COM		More activities for pre-marrieds	1		
118	ECON		Reasonably priced window cleaning service	1		
119	EN/COM		Local map showing areas of interest and walks	1		
120	EN/T		Culverton Junction re-designed	1		<i>In BCC highways programme.</i>
121	EN		Keep trees and hedges to a reasonable height	1		
122	T		Transport	1		
123	EN		Resistance to reduced waste collection arrangements	1		

		<i>Issue</i>	<i>Remarks</i>	<i>No</i>	<i>%</i>	<i>Action to date or planned</i>
124			Resurrection of neighbourhood watch	1		
125	ECON		Orange mobile phone reception	1		
126	COM/EN		Create a village green somewhere in Lacey Green	1		
127	COM/EN		Joining parents with children more; less cars	1		
128			Hedge opposite our bungalow to be cut lower	1		
129	T		Road signs on A4010 not indicating Lacey Green	1		
130	COM		Upper school choice	1		
131	EN		Cut back hedges clear of road edge	1		
132	EN		Better driving	1		
133	COM		Home of Rest for Horses	1		
134	COM		Just leave things as they are	1		
135	EN		Abuse of local woodlands by noisy four wheel drive vehicles	1		
136	EN	Dissatisfactions	Recycling facilities	3		
137	EN		Refuse collection	1		
138	EN		Woodway junction	1		
139	ECON		Home care costs excessive	1		
140	?		No school lunches	1		
141	COM		Disabled parking village hall	1		
142	COM		Games and activities centre for under 20s	1		
143	COM		Best garden competition	1		
144	COM		Disabled parking church	1		
145	COM		Local allotments access and quality	1		
146	COM		Playground maintenance	1		
147	COM		Playground toilet facility needed	1		
148	ECON		First-Time homes for young local residents	1		
149	EN		Street lighting on Main Road	1		
150	COM		School Admissions Procedure	1		
151	EN		Much more recycling, preferably weekly	1		

The above includes issues identified via the questionnaire issued in 2005. The questionnaire contained two types of question:

those, which asked for a specific yes/no answer, and those that asked for a qualitative suggestion. The figures provided above show two answers:

The percentages relate to the yes/no answers and are the proportions of those giving a yes or no answer relative to the total number answering the question. Where two percentage figures are given the first is for Lacey Green, the second for Speen.

The absolute numbers relate to the actual number of respondents giving that particular answer or something very close to it. There has been a degree of interpretation of people's intentions.

Issue categories: EN = Environmental      T = Transport      COM = Community      ECON = Economic

## Appendix II

### Commercial organisations in the Parish

<i>Name</i>	<i>Address</i>	<i>Proprietor</i>	<i>Total staff</i>	<i>Business</i>	<i>Remarks</i>
Gommes Forge	Foundry Lane, Loosley Row <a href="http://www.gommesforge.co.uk">www.gommesforge.co.uk</a>	Graham Baker	3½	Metal benders	
M.H.Hall & Sons Ltd.	Foundry Lane, Loosley Row <a href="http://www.mhhall.co.uk">www.mhhall.co.uk</a>	M.H.Hall	13	Sheet metal fabrication	
College Farm	Foundry Lane, Loosley Row	Mark & David Field.	2 + PTs (occasional only)	Livestock farming (sheep, cattle), wheat (to Tring mill), rape for biofuel grown on setaside land. 175 acres owned 175 leased (Saunderton Lea?).	Some land also farmed at. Also own site of Wayside Cottage, Foundry Lane (possible future building?). BCC need info on animal movements. National & EU policies impact. Aim to be more environmentally friendly.
BSF Equestrian Services	Palmer's Yard, Foundry Lane, Loosley Row <a href="mailto:snicben@hotmail.co.uk">snicben@hotmail.co.uk</a>	Lucy Ashworth 07760414295	6 owners help, incl 2 shared horses.	Stable yard. 20 acres used. Can accommodate up to 16 horses, not full at present. Owners from Aylesbury, Wycombe, Whiteleaf, etc. Field shelter has planning approval for use as dwelling.	Land owned by Sarah McKay (Thomas-Davies). Also owns another 300 to 400 acres. Defra single payment scheme (£100?) for use of land for grazing. Possible groundwater contamination from muck heap. Fire regulations in future.
Stocken Farm	Main Road, Lacey Green	John West + 3 partners	8 plus contractors	Dairy farming	
TC Group	Saxon Court, Grimsdyke Farm, Main Road, Lacey Green <a href="http://www.tc-group.co.uk">www.tc-group.co.uk</a>	Tom Clark MD Debbie Furey Operations Manager	15	Suppliers and distributors of promotional gifts	
Entertainment House	Main Road, Lacey Green <a href="http://www.crshop.co.uk">www.crshop.co.uk</a>	Clive Hodghton	2	Electronic music systems	
Dell Brothers #	Main Road, Lacey Green	Robert Dell	4 partners + 1	Builders	2 main shareholders + 4 partners
The Whip #	Pink Road, Lacey Green <a href="http://www.whipinn.co.uk">www.whipinn.co.uk</a>	?	3+ PTs	Public House	
The Black Horse	Main Road, Lacey Green <a href="http://www.blackhorse-pub.co.uk">www.blackhorse-pub.co.uk</a>	Lynne Comley	3 + 2PTs	Public House	
Pink & Lily	Pink Road, Parslows Hillock	?	Proprietor plus trainee chef (next door), PT school/college students + 1 from RAF.	Public House and restaurant. Abbotts own building, landlord ? has 20 year lease. Customers from up to 30/40mile radius.	Successful despite isolated location.- No passing trade. Parking can be an issue. Would like bus route!
Promised Land Farm	Main Road, Lacey Green	Kathleen Turner	2	Livestock farming	100 acres
Woodbyne Fitness Clinic Ltd	Woodbyne Farm, Main Road, Lacey Green <a href="http://www.woodbynefitnessclinic.co.uk">www.woodbynefitnessclinic.co.uk</a>			Fitness centre	



<i>Name</i>	<i>Address</i>	<i>Proprietor</i>	<i>Total staff</i>	<i>Business</i>	<i>Remarks</i>
GKL Leasing	Grimsdyke Farm, Main Road, Lacey Green <a href="http://www.gkluk.com">www.gkluk.com</a>	Richard Kenning (Director)	0 permanent on site	Vehicle leasing	Grimsdyke Farm used for vehicle storage
Widmer Equestrian Centre	Pink Road, Lacey Green	Cathryn Davies (01844 275139?)	4 (2 on site, 1 Chesham, 1 Bradenham)	Riding school and livery yard	No public transport
Widmer Feeds Ltd.	Pink Road, Lacey Green <a href="http://www.widmer.co.uk">www.widmer.co.uk</a>	Cathryn Davies (01844 344765)	6 (2 on site, 3 P.Risborough, 1 Sands)	Agricultural products and pet store	4 staff in 2003. No public transport. Planning restrictions.
Widmer Farm	Pink Road, Lacey Green	Cathryn Davies	2 - no employees	Working farm, mainly horses + llamas	Farm walk closed due WDC imposed restrictions (H&S)
Risborough Garden Machinery Ltd.	Woodway, Loosley Row <a href="http://www.risag.com">www.risag.com</a>	Jim Dance	5 + 2 PT	Garden machinery and Merlo telehandlers	
Watertight Plumbing and Heating Engineers	Slad Lane, Lacey Green		2	Central Heating Installation	
Westmead Plumbing and Heating Ltd.	Jacaranda, Main Road, Lacey Green	Derek O'Shaughnessy		Central Heating Installation and Service	
King William IV	Hampden Road, Speen <a href="http://www.thekingwilliamivspeen.co.uk">www.thekingwilliamivspeen.co.uk</a>	David Hill	2 FT + several PT	Public House & Restaurant	
The Old Plow	Flowers Bottom, Speen <a href="http://www.yeoldplough.co.uk">www.yeoldplough.co.uk</a>	Malcolm and Olivia Cowan?	3/4 local	Pub & Restaurant. Land owned. Catchment area - Reading, London & local.	Can access local produce.
Speen Stores	Speen	Bob Templeman	2	Shop/Post Office	
	Speen			Hairdresser	Located above shop
The Horse Trust (Home of Rest for Horses)	Slad Lane, Speen <a href="http://www.horsetrust.org.uk">www.horsetrust.org.uk</a>	Brig.Jepson Chief Executive and Veterinary Director	21 (6 office and 15 yard staff)	The Horse Trust manages the Home of Rest for Horses, which provides lifetime sanctuary for retired working horses, ponies and donkeys.	Oldest horse charity in the world. Open to the public 2 - 4 p.m. every day of the week. Free entry but donations welcome.
Woodside Secretarial	Coleheath Bottom, Speen	Jude Awdry	1FT + 4PT	Printing and secretarial services	

Some of the information included above may be slightly incorrect. Please advise any necessary corrections, additions or deletions.

## Appendix III

### Social and other groups in Parish

#### *Lacey Green and Loosley Row*

Lacey Green Singers  
Lacey Green Productions  
Lacey Green & Loosley Row Residents Association  
Village Hall Committee  
Windmill WI  
Loosley Row & Lacey Green WI  
Youth Club  
81<sup>st</sup> Club  
Horticultural Society  
Windmill Under 5s  
Church of St. John the Evangelist  
Happy Wanderers  
St John's School  
Sports Club  
Lacey Green Windmill Restoration Committee  
Whiteleaf Bowmen

#### *Speen*

Speen & North Dean News  
Baptist Church  
Speen Fete  
Good Neighbours  
Speen Supporters Group  
Guides  
Horticulture  
School Head  
School PTA  
Marquee  
Mother & Toddler Group  
Neighbourhood Watch  
Playing Fields Association  
Pre-School  
Riding for the Disabled  
Speen Stores  
Tennis Club  
Village Hall  
WI

## Appendix IV

### LACEY GREEN AND LOOSLEY ROW VILLAGE DESIGN STATEMENT RECOMMENDATIONS

#### The character of the landscape setting

R1. The current penetration of open spaces into the built-up areas of the villages should be maintained, in order to preserve and enhance existing views from and into the villages.

R2. The areas of open countryside and other spaces, several of which are accessed by public footpaths, are marked 1-14 on the village map (Fig 6). These contribute hugely to the character of the villages and should be retained.

R3. Consideration should be given to providing a village green on level ground in Lacey Green should appropriate land become available.

R4. Any future development must not detract from the appearance of the villages when viewed from afar, thus protecting the landscape and nurturing characteristic features.

R5. Conservation and enhancement of the surrounding calcareous grassland landscape should be given the highest priority.

R6. The mature trees, hedges and grass verges within the villages, and the fauna they support, are great community assets. Steps should be taken to preserve and enhance them, where appropriate, through the application of preservation orders and other suitable approaches.

#### Settlement pattern character

R7. Any in filling within the villages should be limited and sympathetic to the immediate surroundings, both in style and character. In particular, there should be no more buildings which have an eaves or ridge line imposing an overbearing effect on neighbouring properties. The character should be similar to that of surrounding properties, with a presumption against backland development.

R8. Note should be taken of the historical nature and character of the villages when future development is considered. As a consequence, any new building should be limited and small-scale.

#### Our community today

R9. Special regard should be had to Policies CF2 of the Adopted Local plan, and 17.2 of the submitted Core Strategy DPD, and any other subsequent policies.

17.2 The loss of community facilities or built sports facility (including land allocated for such purposes, or where the most recent use of the land was that of a community facility) will be resisted. Where it would be beneficial to a community for the community facility to be provided:

- (i) in another form, the facility should be provided on site, or
- (ii) on another site (either the same or a different facility) then a proportionate contribution will be sought. Please refer to the submitted Core Strategy for a definition of Community Facilities

R10. The Council should consider the need for community facilities within the villages when formulating its' annual programme of schemes, to allow contributions to be sought from other developments within Lacey Green and Loosley Row.

R11. Businesses and community activities that rely on attracting visitors into the village need to provide adequate off-road parking. This would need landscaping to avoid it becoming a dominant feature and should be compatible with the surrounding environment.

R12. Further developments involving new agricultural buildings, or change of use of previously agricultural buildings, should be compatible with the surroundings, designed to minimise or improve impact on the wider landscape and provide adequate off road parking.

#### Building and design

R13. The use of brick and flint and other traditional materials is encouraged where appropriate. The Chilterns Buildings Design Guide and Supplementary Technical Notes provide further guidance on this issue.

R14. Ensure that developments, including extensions and alterations fit in with and reflect the characteristics of the original building and context. Developments should avoid repeated layouts, symmetrical designs (unless the original building was symmetrical), flat roofs, sand-faced brickwork, nontraditional flint work, deep plans that result in high ridge-lines, and densities such that amenity space and parking cannot be accommodated without compromising the village character.

R15. Houses should be compatible with their immediate surroundings and be in keeping with the existing character.

#### **Highways and traffic**

R16. All future development should conform to the current Local Plan, be within the village built-up area, and respect the basic current patterns of the settlements and character of the public realm.

R17. A Quiet Lanes Policy should be implemented and enforced, linked to the County network and the national criteria relating to vehicle speed and numbers should be met. This should apply to: Church Lane, Kiln Lane, Flowers Bottom Lane, Foundry Lane, Lower Loosley Hill, Little Lane, Slad Lane and Wardrobes Lane.

R18. Consideration should be given to restricting traffic use in the Conservation Areas and other old lanes. Ensure that access is not detrimental to the character and safety of existing roads.

R19. Highway materials should be kept traditional and in keeping. No street lighting, unnecessary signage or other features that would detract from the rural character of the villages, should be contemplated.

R20. The rural character of existing lanes, tracks, footpaths, and bridleways, together with related hedges and grass verges, should be maintained, including through restricting vehicle weight, size and use as appropriate.

## Appendix V

### Parish statistics

#### 1.0 Introduction

The use of statistical information is here used to spots trends and differences from national and District data. In this way, the current special needs of the Parish can be identified, and some predictions made about the future. The data used is largely based upon Fact file 58 Lacey Green Parish Dec 2005. Additional general data has also been taken from Fact File 25 Lacey Green, Speen and Hampden Ward Aug 2003. Whilst this data includes the whole of Lacey Green Parish, it does also include the neighbouring area of Hampden.

#### 1.0 Population and Housing

- Total population in 2001, was 2384 living in 927 households. This has hardly changed from 1991 when the population was 2350 people. 31.8% live in Lacey Green, 16.4% Loosley Row, 28.1% Speen and 23.7% Walter's Ash.
- The density of 2.4 people per hectare is relatively high for a rural parish due to large settlements. The average household size is 2.57 persons per household and this has fallen from 2.75 in 1991 in line with national trends. The total number of dwellings has increased from 885 in 1991 to 955 in 2001. The number of unoccupied dwellings remains at 42.
- 21% of households comprise pensioners only and this is the same as the average for the District. In 1991 17% households comprised only pensioners.
- Lone parent families with dependent children have increased from 1% in 1991 to 2.9% in 2001.
- The proportion of couples with children is quite high compared to other rural parishes.
- Population structure:

Age Range	Lacey Green Parish
0-4	156
5-9	182
10-14	148
15-19	131
20-24	81
25-29	55
30-34	137
35-39	219
40-44	208
45-49	195
50-54	228
55-59	182
60-64	145
65-69	100
70-74	80
75-79	63
80-84	34
85-89	22
90 and over	18

- Ethnicity - More than 98% are white compared with 88% for Wycombe District

#### Comments:

- There is a low proportion of 20-34 yr olds and a high proportion of 40 -64 year olds in the parish compared to Wycombe District as a whole.
- The lower occupancy level may be due to longer life expectancy, as well as more single parent homes
- The number of dwellings has increased solely to accommodate the above changes
- It might be assumed that as less people occupy a home, that smaller and more affordable properties are needed.
- The number of children is being maintained and this helps with sustainability of village life.
- The population of over 65 year olds, in Wycombe District, is predicted to rise 35% by 2016

#### 1.1 Employment

- The pattern of economic activity is broadly similar to that found in the District as a whole
- The unemployment rate is just 1.45%
- Means of travel to work for people aged 16-74:

Travel to work	Lacey Green Ward	England average
Car	62%	62%
Train	7%	7%
Cycle	6%	3%
Bus	2%	8%
Walk	6%	10%
Work at home	17%	9%

- The average distance travelled to a fixed place of work is 17 Km

Comments:

- Few people use the bus for travel to work
- A good number cycle
- A high number work from home

### 1.2 Health

- 9.6% people have a long term health problem. This compares with 12.6% for the District and 18.2% for England

### 1.3 Education

- 14.1% of the ward has no qualifications. This compares with 22.2% in the district and 29.1% in England and Wales
- 33.3% of the ward has a degree or higher qualification. This compares with 25.1% for the District and 19.8% for England and Wales

### 1.4 Car ownership

- 6.1% of households do not have a car. This compares with 14.1% in the District and 26.8% in England
- There is an average of 1.84 cars per household

Comments:

- A very small minority does not have a car. Services such as doctors, dentists, pharmacists and vets are not available in the Parish. Most people can easily travel out of the Parish for these services using their own transport. However special arrangements are needed for the non- car owners. This is especially important for Speen where there is no daily bus transport.

## Appendix VI

### Action Plan



## List of Abbreviations Used

**DofO** – Church of England Diocese of Oxford  
**BCA** – Bucks Community Action  
**PCT** – Primary Care Trust  
**CDB** – Chilterns Development Board  
**BHA** – Buckinghamshire Housing Association  
**RACA** – Risborough Area Community Action

**NAG** – Neighbourhood Action Group  
**VHC** – Village Hall Committee  
**LGCPG** – Lacey Green Community Planning Group  
**BCC** – Buckinghamshire County Council  
**TVPA** – Thames Valley Police Authority

**LEA** – Local Education Authority  
**PC** – Parish Council  
**WDC** – Wycombe District Council  
**RHT** – Rural Housing Trust  
**TVFA** – Thames Valley Fire Authority

## Community Issues

Reference	Policy	Objectives	Actions	Partners	Time Scale
4.2.1 Education	1. To support and encourage the local schools of St John's and the Speen First School, and to ensure that sufficient places in these schools are available at appropriate ages to all children resident in the Parish.	1. Long term future of both schools to be secure. 2. Standards of Education to be maintained. 3. Placement provision for village children the schools is maintained as a high priority.	1. Joint approach to 'Out of Catchment' admissions to be determined. 2. To form a Parish wide group to investigate and report on actions that may be taken to achieve the objectives.	- DofO - LEA - School Governors - School Parent Organizations	2009 >
4.2.2 Communication	1. To ensure that residents of the Parish are well informed and to provide appropriate support systems to ensure that this occurs.	1. Establish a co-ordinated approach to providing information regarding organized activities within the Parish.	1. Create a Parish website. 2. Create closer links between the Parish magazines. 3. Better use of notice boards within the villages.	- VHC - PC - WDC - Editors of Parish and Church Magazines	2009 >
4.2.3 Crime and Disorder	1. To ensure that crime and disorder are at acceptable levels within the Parish.	1. To ensure a regular police presence in the Parish to deter criminal activity. 2. To support the Neighbourhood Watch Organisations within the Parish and encourage greater public awareness and participation in the scheme. 3. To improve the range of activities available to the youth of the Parish to minimise risk of anti-social behaviour. 4. Improve enforcement of all provisions of the Highway Code within the Parish.	1. Increase police presence through the use of Police Community Support Officers PCSO 2. To encourage Police surgeries in the community. 3. To publish more widely information arising through the community watch scheme 4. To participate in the Neighbour Action Group activities. Speed watch etc	- PC - NAG - BCC - BCA - Local Community Neighbourhood Watch Schemes	2009 >

<b>Reference</b>	<b>Policy</b>	<b>Objectives</b>	<b>Actions</b>	<b>Partners</b>	<b>Time Scale</b>
4.2.4 Health	1. To ensure that the best health care and well-being facilities are available for all residents.	1. To provide essential health services to residents locally to enable them to live longer in their own homes. 2. To ensure the best possible quality of life for local residents.	1. Encourage the setting-up of part-time medical, dental and healthcare clinics within the village. 2. Ensure that appropriate facilities are included in the design of a future community facility. 3. Ensure that Parish needs are communicated to the PCT	- PCT - WDC - BCC - PC - Local Resident Groups - BCA	2009 >
4.2.5 Special Needs Groups (SNGs)	1. To ensure that special needs groups such as children, old people, the disabled and other similar categories are not disadvantaged, and that they are able to make full use of the facilities available within the Parish.	1. To reduce or eliminate barriers that restricts the participation of Special Needs Groups within the Parish environment.	1. Seek to have disabled access available on all public transport serving the Parish. 2. Seek to ensure that community services do assist SNGs, eg elderly residents. 3. Encourage more dialogue and co-ordination between current groups and teams supporting SNGs. 4. Approach the Local Community Partnership for Grants.	- PCT - BCC - PC - Local Resident Groups - Wycombe Area Access for all - BCA - All Public Transport Providers	2009 >
4.2.6 Sustainable Community	1. To provide a sustainable community for residents of the Parish with services and facilities that support this aim.	1. To provide essential locally based services that are available to residents given an aging population and increasing demands on the transport infrastructure. 2. To support and maintain locally based employment and sustain the rural economy of the area.	1. To ensure that the Parish, and the well being of the villages within the Parish, continues to develop programmes /action plans iaw the Sustainable Communities Act. 2. To seek funding support for community projects within the guidelines of the Developer Contributions Document	- PC - WDC - BCC - BCA	2009 >
4.2.7 Youth Activities and Facilities	1. To provide and promote youth activities and facilities for children and young people in the Parish	1. To ensure that suitable activities are made available out of school time to engage all young people of the Parish	1. To promote film nights, youth outreach centres, community engagement projects, etc within the villages. 2. Encourage the youth of the Parish to participate in and support community activities.	- DofO - PC - VHC - Village Sports Clubs - Youth Inquiry Service - Action 4 Youth	2009 >

Economic Issues

References	Policy	Objectives	Actions	Partners	Time Scale
4.3.1 Rural Economy	1. To support the rural economy, including farming, and other business or commercial activities that are beneficial to the Parish and its residents. 2. To encourage businesses and other economic enterprises to locate within the Parish.	1. To support and maintain those businesses within the Parish that contribute to the rural economy 2. To encourage additional business activity within the Parish that supports economic, environmental and social well-being of the community.	1. Support appropriate farm diversification 2. Support the return of local delivery services within the Parish, e.g. shops; health facilities; milk delivery; paper delivery; post office services; and library services 3. Support tourism activity for recreational purposes such as visits to local attractions like the Windmill, churches, Horses Home of Rest and local pubs and restaurants. 4. Encourage the retention of land for community, business and commercial use. 5. Ensure that consideration is given to using Section 106 contributions when considering planning applications. 6. Encourage parish residents to maximise use of parish based businesses and services in preference to those outside the Parish.	- PC - WDC - BCC - BCA	2009 >
4.3.2 Finance	1. To ensure that the Parish Council has adequate finances to support appropriate activities within the Parish. 2. To ensure that spending by residents within the Parish is maximised and achieves best value for money.	1. To ensure that local issues that have been identified, acted upon and appropriately funded	1. Encourage PC and other user groups to apply for Grant Aid, eg LEADER Funding to promote business projects. 2. Encourage all village organisations to apply for all grants that are available for the support of rural and community activities. 3. Encourage village organisations to participate and bid in the annual funding round to ensure that an adequate PC precept is made and used.	- PC - WDC - BCA - CDB - Village organisations and community groups	2009 >

References	Policy	Objectives	Actions	Partners	Time Scale
4.3.3 Use of Land	1. To ensure that land within the Parish boundary is used effectively to meet the needs of the Parish and its residents.	1. Encourage appropriate development within the Parish commensurate with the provisions of the Village Design Statements.	1. To update the Village Design Statements on a regular basis to ensure that changes in circumstances are reflected within the documents. 2. Encourage the support of planning applications that would enhance community services and facilities.	- PC - LGCPG - WDC	2009 >
4.3.4 Local Government	1. To ensure that local government operates at maximum effectiveness and minimum cost for the benefit of the community.	1. To engage with all appropriate levels of local government and acknowledge published community strategy documents.	1. Engage with all local organisations and partners having a responsibility for local government. 2. Encourage the PC attain 'quality status'.	- BCC - WDC - PC - Local Council Partnerships - Grass Roots	2009 >
4.3.5 Facilities	1. To ensure that the facilities and services required and used by the community are available within the Parish boundary.	1. Support those areas identified under rural economy. 2. To provide and improve the provision of essential services within the Parish	1. Ensure that the Parish Project is vigorously pursued – development of a community facility in Lacey Green comprising a shop, additional rooms for specialist provision (part time medical, healthcare and support services) and social housing units. 2. To support the use, development and maintenance of village halls, schools, churches, sports clubs and playing fields within the Parish.	- VHC - DofO - BCC - WDC - PC - Sports Clubs	2009 >
4.3.6 Housing	1. To ensure that adequate provision is made for the present and future housing needs of the village within the natural and other constraints that exist.	1. To provide suitable housing for all sections of the community.	1. To pursue affordable housing where a need has been identified. 2. To ensure sufficient housing stock is provided for those people where specific needs have been identified...such as supported housing for the elderly. 3. Encourage use of rural exception sites to provide affordable housing. 4. Where and when appropriate, seek Section 106 contributions for affordable housing. 5. Consider methods of identifying areas within the Parish suitable for future housing development.	- PC - RHT - BHA - WDC - LGCPG	2009 >

Environmental Issues

Reference	Policy	Objectives	Actions	Partners	Time Scale
4.4.1 Infrastructure	1. To ensure that there is a well-maintained infrastructure, retaining the rural nature of the Parish.	1. To ensure continued provision of essential utility and emergency services within the Parish. 2. To seek high standards of roads and pavement maintenance. 3. To actively pursue the use of alternative, sustainable and environmentally friendly utility provision.	1. Engage with appropriate County, District, Health, Fire, Police and Utility Authorities to ensure adequate provision of all essential services to the Parish and local communities. 2. Form a sub group within the LGCPG to oversee the provision/usage of alternative energy and utility provision within the Parish. 3. To ensure that adequate safety measures are taken during inclement weather conditions to keep local roads open and available for use at all time – especially those with steep gradients. 4. To encourage that all planning applications include a local impact assessment on community facilities. Where an assessment indicates an adverse effect, then seek appropriate action to have such applications rejected. 5. Encourage local residents and resident groups to notify the appropriate local authorities where there are examples of poor design, construction, maintenance or repair to the local infrastructure, ie Contacting Highways on Call	- BCC - WDC - PCT - TVPA - TVFA - Thames Water - Gas providers - Electricity Providers - Local Residents and Resident Groups	2009 >

<b>Reference</b>	<b>Policy</b>	<b>Objectives</b>	<b>Actions</b>	<b>Partners</b>	<b>Time Scale</b>
4.4.2 Traffic	1. To ensure that the provisions of the Road Traffic Act and Highway Code are enforced within the Parish. 2. To ensure that traffic movement within the Parish is minimised and that it causes minimum danger to people and material within the Parish.	1. To reduce the instances of speeding and inconsiderate driving on all roads within the Parish. 2. To minimise on-street parking within the Parish especially where this disrupts traffic flow, causes damage, stress or annoyance.	1. Engage with the Thames Valley Police Authority to achieve more appropriate enforcement of the law with regard to the use of the public highway. 2. Review the provision of off-street parking for community facilities, eg schools, churches, village halls and public houses. 3. Engage with the District Planning Authorities to ensure that all planning application have realistic provision for off-street parking – ie a minimum of 2 slots for a 2-bedroomed house, 3 for 3-bedroomed house and so on. 4. Regularly review the availability of traffic calming measures through the BCC Traffic Calming Provision scheme for use within the Parish.	- BCC - WDC - TVPA	2009 >
4.4.3 Public Transport	1. To promote the availability and use of public transport that provides effective and economic means of travel for residents within the Parish and to key destinations including railway stations.	1. To ensure that adequate public transport is available for all Parish residents, recognising where appropriate, special needs.	1. To actively engage, through all available focus and user groups, with all providers of public transport within and around the Parish boundary to sustain and improve all transport services within the Parish eg. improve rural bus services.	- RACA - BCC - WDC - All Public Transport Providers	2009 >
4.4.4 <i>Building and Design</i>	1. To support and encourage the use of Village Design Statements to provide the qualities expected for new or modified buildings.	1. To ensure due regard is taken by all Developers of the local directives associate with building design.	1. Ensure that the policies and recommendations listed in the Lacey Green (and Speen) VDS are enforced by WDC and the PC. 2. Complete the Speen VDS within the next 12 months.	- WDC - PC - LGCPG	2009 >

<b>Reference</b>	<b>Policy</b>	<b>Objectives</b>	<b>Actions</b>	<b>Partners</b>	<b>Time Scale</b>
4.4.5 Waste Management	1. To encourage effective measures of waste management including the reduction of waste and litter and the increasing of recycling.	1. To discourage the burning of rubbish on private property. 2. To involve local residents in the appearance of their village.	1. Organize regular local clean-up days. 2. Encourage residents to recycle or compost their rubbish.	- PC - LGCPG	2009 >
4.4.6 Countryside and Open Spaces	1. To ensure that there are open spaces within the Parish available for use by residents for leisure and related activities.	1. To maintain existing and create additional green open spaces within the Parish for community use.	1. Maintain existing green spaces and improve facilities where possible (children's playing area). 2. Ensure all existing footpaths within the Parish are adequately maintained. 3. Actively pursue the provision of a 'village green' within the centre of Lacey Green.	- PC - BCC - WDC - Chiltern Society - Local Land Owners	2009 >
4.4.7 Oil Shortages and Climate Change	1. To encourage the avoidance of activities dependent on the use of energy derived from fossil fuels.	1. See comments at para 4.4.1	1. See appropriate comments at para 4.4.1	- As per para 4.4.1	2009 >



## Appendix VII

### The Parish Project

#### ***1. The Lacey Green/Loosley Row Community Project (LICP)***

The LICP sets out to address several of the needs identified by the Community brought about by the erosion of services available locally. Lacey Green and Loosley Row are both rural villages set in the Chilterns. Like many others both suffer from a loss of services. They also have a shortfall of affordable housing suitable for the starter homes for those on low income. This coupled with an aging population brings the challenge to provide access to services that will promote and sustain the economic, social and environmental wellbeing for those within the community.

The project has, through various surveys, sought to provide for an identified need through the delivery of a community development of a mixture of affordable housing, private housing and a community building. The Community building would be multi functional including a shop, post office, small library, a medium sized meeting room (for, say, 50 people), with other small rooms if possible. This would enable other desirable facilities such as a part-time surgery etc to be accommodated

The housing would be a mixture of affordable homes and private homes. The basic model for the proposed development would be similar to that successfully undertaken for a shop and housing built some years ago in Speen, but it is intended that the Lacey Green development would be slightly larger.

#### ***2. Work so far***

Several possible sites have been identified within the village that may support all or part of the project objectives.

1. Dells yard (preferred because it does not involve the loss of other facilities, would represent an improvement in visual amenity, and enable an access road to the burial ground to be provided)
2. Grymsdyke Farm site (least attractive because it is not in the centre of the village)
3. Black Horse Car Park –this would only become available should the need for car parking for the pub no longer be required.
4. The Millennium Hall site – this has been identified by WDC planning as suitable to provide for the identified need through modification and extension. The MH committee would accept a project but have advised that they would not wish to take responsibility for it and would require the car parking area to remain as it is.
5. Various pockets of land on Main Road (identified previously as possible exception sites for social housing).

The above proposal was derived from work carried out by the Community Plan Steering Group between 2002 and 2006 including public meetings and a Parish wide questionnaire issued in 2005. The results of these investigations led to the identification of several major issues in the Parish. An important one was the loss of facilities including a shop and the lack of any village centre for the residents of Lacey Green (the Millennium Hall is an excellent facility, but it is used by a wide variety of organisations, many from outside the Parish, and it has only limited capability to cover the kind of facilities mentioned above). A possible site for the proposed complex had been identified at an early stage in the work, but this site was acquired by a private buyer and is not available.

A need for affordable social housing was identified by the Rural Housing Trust in 2004 on behalf of the Parish Council. 13 possible exception sites were identified in Lacey Green and Loosley Row, but approaches to the owners of the most suitable site were rejected.

Apart from the 2005 questionnaire, for which the return rate was considered by Wycombe District Council to be inadequate (but was regarded as satisfactory by the LGCP Steering Group), a community facilities survey was carried out by the Plunkett Foundation on behalf of Wycombe District Council (the costs of this paid for under a Section 106 agreement). This was in the form of a questionnaire issued between May and July 2008, achieving a 54 percent return rate. The results of this are currently being analysed, and are expected to be available at the end of August.

Support for these proposals has come from the Parish Council that has been actively seeking proposals for affordable housing and has supported the work on both the Parish Plan and the Village Design Statement

#### ***3. Barriers to further progress - The need for a partnership approach.***

If the project is to succeed various difficulties will need to be overcome.

The first is gain support from a wide section of service deliverers such as District and County Councils for the Planning and housing matters; The PCT for the Health related matters and all concerned for funding.

Partners for undertaking a delivery will also need to be identified and these would include landowners, Registered Social landlords and Service providers. External sourcing for funding would also need to be pursued such as through the Awards for All scheme. One suggestion for enabling funding is to bring in the Bucks Housing Association to join forces with us. Previous discussions with this organisation have indicated a willingness to do this.

The problem of land can be helped if the Planning Authority can agree, at an early stage, to view any combined development proposals under the rules governing Rural Exception Sites

#### ***4. Deadline***

There is no specific deadline. However, the sooner the proposed complex can be provided the better, since this would enable the Community Plan Steering Group to remove this item from the list of outstanding issues to be tackled, and permit other issues of importance to be brought forward for action.

*It is proposed therefore that June 2009 be the initial target date by which the project is defined with an agreed site for construction of the complex.*

## Appendix VIII

### **The Plunkett Foundation survey 2006 –**

#### **Executive Summary**

This report completes Phase 1 of the Community Facilities Project commissioned by Wycombe District Council in the autumn of 2007. The project has sought to determine the needs and requirements for community facilities within Lacey Green/Loosley Row and to develop a feasibility study into the viability of establishing community facilities within the Village Hall.

A project committee was formed composing representatives from various village groups and Wycombe District Council plus the services of the independent consultancy the Plunkett Foundation.

The group met to agree a programme of action. It was agreed early in the process that, in order to be able to identify community facilities needs, a definitive and wide ranging questionnaire needed to be developed. Further if it was to have any validity then the response rate must be high. Wycombe District Council commissioned this report to ensure that there was robust evidence of community need for use in planning policies as previous questionnaires conducted by the village have not met these requirements.

Two questionnaires were developed, a household one and a youth one. A 51% response rate was achieved for the household one which hits target set and makes the results statistically sound. The youth questionnaire achieved a response rate of 30% which is acceptable.

In terms of identifying a community facility to be implemented the introduction of a shop stands out with 91% of respondents saying they would use it “often or sometimes” of which 47% would use it “often”. These percentages are significantly higher than for any other facility offered.

Through the questionnaire a wide range of community facilities/activities were considered and the data collected will have value not only in the context of this study but for other projects and other village groups also. The work should be made available for such cross linking as appropriate and indeed should be encouraged. The questionnaire also provided written answers and suggestions giving additional evidence and breadth to the results obtained.

It is clear from the analysis that the community facility for which there is strongest interest, and by a significant margin, is for a village shop.

The feasibility element of this report study has therefore considered the setting up of a shop facility within the location set by the project brief, namely the Village Hall.

This feasibility shows that the village could introduce retail services locally. Villages of this size and this proximity to other grocery outlets have successfully introduced a store by adopting a community solution. The fact that the village has retained its outreach Post Office service following the recent national network change programme is a bonus.

The absolutely key element needed if such a shop is to be successfully set up and operated is the presence of “champions” to take any chosen scheme forward. Experience from elsewhere shows that all sorts of issues can be overcome (premises, funding, offering, staffing etc ) but only if the community is prepared to get involved and there are champions to push the project forward.

A community owned shop in the village hall would have set-up costs in the region of £30,000. Community shops typically obtain funding from a variety of sources. Lacey Green has already proven its capacity to fundraise with the

building of the Village Hall itself. Funding a community shop, though involving a lot of hard work and time, is achievable.

However, whilst it would be theoretically feasible to set up and run a financially sustainable shop within the Village Hall, there is currently little evidence that suggests this is a likely outcome. This is because no champions have emerged with an appetite to try and take something forward and the mood is currently one of seeing the problems rather than the solutions.

It would therefore be worthwhile considering some other options that could deliver a shop to the village. Alternatives that could be explored are a “portacabin” solution, a privately managed shop within a proposed community facility that is being looked at to also provide affordable housing or putting a shop within one of the pubs. Again any of these schemes would need to be championed if they are going to be turned from feasibility into a reality.

The public meeting in October has sown the seeds for community involvement in setting up a community shop but there is as yet no conclusive evidence that there are champions and a group whose main objective is to set up and run a community shop.

Phase 1 has completed without it being clear that this ownership has emerged. It is therefore recommended that the following approach be adopted.

- There is a review meeting with the project committee, Plunkett Foundation consultant and Wycombe District Council to sign off Phase 1, agree any further actions.
- There is one final attempt to see if some champions will emerge through an invitation to “join a group interested in setting up a shop in the village”.
- For the shop ideally an independent group needs to be formed with its primary focus the desire to deliver a shop facility within the village. Any such group should have a membership which provides all the necessary skills required such as commercial, financial and legal skills.
- 

The questionnaire work has produced a wealth of data and identified some other community facility needs, in particular for some youth facilities as well as sports and social facilities. It is recommended that this data is lodged with Wycombe District Council with a full copy of the analysis and the spreadsheets are presented to the Parish Council.