

Consultation

1.00 Introduction

1.01 Neighbourhood Plans are a refreshingly new way forward for communities to create a shared vision for their future. They enable a sustainable future to be agreed, through a progression of wholehearted consultations and discussions, as directed by the Neighbourhood Planning (General) Regulations 2012.

1.02 The Boston Spa NDP sets out to bring together community needs and aspirations, development opportunities and land use allocations into a long term, realistic Plan. We want to achieve a “joined up” approach based upon the everyday lives of our community. At the beginning of the work, in Spring and Summer 2012, a Steering Group was formed, from interested residents and Parish Council representatives. The Group has been there to guide the Plan to fruition; to facilitate, and not to prescribe the answers! Throughout, the Group met regularly every month, and whenever needed to progress the Plan.

1.03 Consultation and engagement are about the community being at the heart of the decision making process. This creates a cultural shift; to agree policies and decisions based upon the views of the community and a robust evidence base. This Consultation Statement does the following:

- Summarises the overall aims of our community involvement; how we set out from the start of the process and learnt as we went along. The resourcefulness and insights of our community soon became evident.
- Explains each stage of the consultation and how we followed the requirements of the Neighbourhood Planning (General) Regulations 2012. We aimed to engage as widely as possible with all sectors of the community; through a variety of events, publicity, public exhibitions and meetings, and direct approaches to people and groups.
- Identifies the main issues and concerns raised by the community, and the “official” bodies consulted in line with the Regulations.
- Says how people’s responses have shaped the Plan and evolved into its agreed policies and aspirations.
- Provides in an Appendix, a record and archive of all contributions made by the community and official bodies.

1.04 Our village people have enabled us to identify a core issue about the character and community of Boston Spa. The village is historic and attractive, with a pleasing rural setting. Indeed it has idyllic qualities. There is a strong sense of community and sense of place. People feel at home here. They tell of a stable, well balanced range of physical and social attributes, by and large. Boston Spa has the ability to give a sense of both being sheltered and being inspired.

1.05 Yet within this, people have clearly shown and sometimes quantified, our vulnerabilities: where the balance is not as good as it should be; where inappropriate changes would quickly start to undo the very qualities the community values, and the essence of this place. Examples are the shortfall of open space provision, traffic impact, design quality, and achieving sustainable development. At the same time our Plan is positive about realising the potential for development and future land use. The right scale and pace of change would help to maintain and enhance the qualities and sustainability of the village; meeting the needs and aspirations of the community.

1.06 However, herein is a dilemma. A finite availability of development land, within the village envelope, not only means that optimum use of each site is more important than ever, but that opportunities to generate resources from development are restricted. This will, for example, make it harder to meet particular concerns arising from consultation; such as the lack of certain types of open space, and necessary environmental improvements. Equally, residents say strongly that the village envelope should not be extended for development; that the current green setting of the village is essential to its physical and social cohesion. Throughout the Plan, our policies seek to resolve this dilemma as far as possible. We hope it helps just to identify this here, as it is a theme that runs through to the Plan.

1.07 In response to the views of the community, the Plan includes both Policies and Aspirations. Some issues translate naturally into the criteria for adopted Policies. Others can only remain as Aspirations; though we believe non the less valid for that. Aspirations help to direct possible future resources and galvanise community projects. Also, in preparing the Plan, the potential impact of large scale developments in neighbouring settlements has become clearer. Events outside our direct influence could undermine the efforts of this Plan. Safeguards are needed in the design concept for potential major developments around Boston Spa.

1.08 During early meetings of the Steering Group in 2012, members realised that it would be helpful to the community, and in “preparing the ground” for the Plan, to set out some of the main issues that the Plan could tackle. Initial consultations with people affirmed this approach. Thus the main issues or “topics” of community interest and concern emerged. In response “Topic Groups” were formed, both from Steering Group members and by attracting other interested residents. Each Group led further consultations and research to home in on their respective topics. As we went along, these came to be known as Housing & Development, Environment, Heritage, Traffic, Business & Employment, and Community Wellbeing. The approach served us well, by making each stage of the Plan clearer and more accessible for the community; for example during discussions and at Public Exhibitions.

2.0 Community Involvement

“Your Village – Your Future” - A Summary of our Communications Strategy

Please note that for each stage our approaches to the community are summarised; followed by a brief overview of the main issues and concerns raised, and how these directed work upon the Plan. It is hoped this will help to “tell the story” of how consultations led to developing the policies and aspirations in the Plan. A more detailed account of responses received and their outcomes is given in Appendix.

Stage 1 “Sounding Out” the Community

2.1.01 The first approach to our community was in early Spring 2012. The Parish Council sent a leaflet # to every household in the village; to announce that Boston Spa had been chosen as a Front Runner for creating a Neighbourhood Plan, explaining the exciting opportunities this offered, and seeking volunteers to make it happen. There followed the Annual Parish Meeting on 25th April 2012, with a presentation and discussion about the Plan. Building upon the interest being generated, several residents attended a training session about Neighbourhood Plans held by the CPRE [Council for the Preservation of Rural England] on 31st May 2012. From these beginnings our Steering Group was set up; with interested residents and Parish Council representatives. The Group’s first meeting was in June 2012. An up-date was posted on the Parish Council’s web site in July 2012, letting people know about discussions held by the newly-formed Steering Group. A section in the Parish Council’s web site was dedicated to the Neighbourhood Plan, and evolved over time into its present format.

02 The Steering Group met monthly thereafter; one of its main jobs being to spark off the initial community consultation. This was aimed at gaining an insight into people’s views and feelings about the village, and their “burning issues”. At this stage we wished to achieve qualitative research that would enable people to bring out their own priorities, in a relaxed setting of informal events and chats. In turn this would help us to construct an effective questionnaire, to be sent to every household in Spring 2013. The approaches taken are summarised below in paras 03-05.

03 Three simple questions were offered to people initially, at events and meetings during this stage of consultation; to “bring people in”, help to identify the main issues and give consistency to this part of the evidence base:

- i. what is good about living in Boston Spa?
- ii. what do you dislike?
- iii. what changes for the better would you like to see?

04 Open House/Drop-in events; an earlier drop-in display about the Plan and Housing issues, held in a gazebo in Millenium Square was successful. The gazebo became one of our main ways of going out to people, at various stages of the consultations. Also we were fortunate to be able to use a prominently placed vacant shop for several drop-in events during December 2012, and into the following January, including the village’s Christmas Shopping evening on 12th December. Steering Group members were there throughout, with information displays, comments forms and readiness to chat! The shop window gave a continuing presence for the Plan outside event times.

05 Consultations with Community Groups; mainly during January and February 2013, upwards of forty community groups and organisations were consulted. Included were Schools, Churches, Sports Groups, Cultural Interest & Leisure Groups, Scouts & Guides, Elderly People, Social Help Groups; as well as the Police, and Healthcare Providers. Mostly this was achieved through individual meetings with members of the groups concerned, by “sharing out” the work amongst our Steering Group. Responses were summarised in notes of the meetings, or by individual comments sheets completed at the time. A good cross-section of our community was involved, giving insights into village life and issues. It provided valuable and extensive feedback at a relatively early stage in the life of the Plan; complementing the individual comments from the Drop-in events. Alongside this work, projects started specifically to engage Young People and our Business Community.

06 Leaflet to all Properties; alongside the above consultations, a leaflet was prepared and sent to every property in the village at the end of January 2013. This was our initial approach to people individually, informed by feedback to date. The leaflet set out to:

[a] spread the word about Neighbourhood Plans, saying how the community could really shape the future of the village.

[b] give our first attempt at a vision for Boston Spa.

“To be an identifiable village community, which has a proud sense of history and purpose; which is largely self-sufficient, and which is an attractive place to live, work in and to visit”

[c] highlight some of the important issues emerging from consultations so far, under the headings of Environment, Wellbeing of our Community, Business and Employment, and Housing and Development. To stimulate discussion, we set out some of the aims the Plan could achieve, practically speaking.

2.0 Community Involvement

[d] explaining the next steps and encouraging people to respond and be involved. We introduced a logo designed by a local artist, with the title "Your Village – Your Future"; a by-word we used throughout consultations. A "mind map" showed diagrammatically how the parts of the Plan could all link together.

07 Parish Council Annual Newsletter; the Newsletter is distributed to every property in the village. We secured a "centre spread" article about the Neighbourhood Plan in the April 2013 edition. Each Topic Group leader wrote about the issues arising from consultations, with an introduction by the Chairman of the Steering Group and encouragement to comment. We said that "every step taken is intended to get a village-wide discussion going. . . ." The Newsletter was also a chance to say that the Questionnaire was on its way, and a Public Exhibition would be held later in the year.

08 Annual Parish Meeting 24th April 2013; the chairman of the Steering Group gave a presentation and answered questions about the Neighbourhood Plan, as part of the Agenda. Approximately 80 members of the public came along. It was an opportunity to give an overview of the Plan, the consultations so far and the value of Neighbourhood Planning. Interestingly, at that stage we remarked how a 20% response rate on the Questionnaire was likely; as will be seen below, the response turned out to be significantly higher!

Main Issues and Concerns from Stage 1.

09 Following the approaches to people about their Likes, Dislikes, and the Changes they would like to see in the Village, the main themes to emerge are summarised below. We also received more detailed comments, which are logged in the Appendices.

"LIKES"

> The friendliness and feeling of safety of the village; the character of its buildings, and its rural "feel", general atmosphere, size and the riverside. People identify strongly with the village and appreciate its community spirit.

> The range of shops, restaurants and support facilities to be found. The importance of the village centre for residents came through clearly.

> Business people like the location of Boston Spa, as a pleasant place to work.

"DISLIKES"

> By far the main concern is the effects of traffic: the volume and speed of vehicles travelling through the village, including the number of Heavy Goods Vehicles; parking facilities and the resulting congestion. Not only High Street, but several side streets and approach roads are seen to suffer these problems. People consider there is a lack of safe pedestrian crossing points on High Street.

> Businesses felt there is not enough car parking.

CHANGES PEOPLE WOULD LIKE TO SEE

- > Traffic Calming and more pedestrian crossing points
- > Improved direct bus links, especially to York.
- > Improved cycle links and provision.
- > Better access for disabled people.
- > Control of Development, to keep the community "feel" and boundaries of the village. Concern was expressed about certain potential housing sites being developed.
- > Conserving our Heritage.
- > Improved Green Space provision and more seating.
- > More provision for both young people and the elderly.
- > Avoiding empty shops.
- > A "gastro-pub".

10 We believe that really coming through here is affection for the village, aside from the problems spoken of, and the desire to sustain the identity and well-being of the village; for the sake of both its physical and social attributes. There is concern that the qualities of the village are vulnerable; for example to inappropriate development, and that there is scope to improve and secure village life into the future.

How these responses helped to shape the Plan.

11 This "sounding out" of the community provided an initial overview of the village, and put the main issues for the future into perspective. It gave a foothold; helping the Steering Group to determine the content of the questionnaire, and each Topic Group to decide their work priorities and follow up the responses received from the community.

Stage 2 The Questionnaire, Young People's and Business Project.

THE QUESTIONNAIRE

2.2.01 The Questionnaire was a key step in the consultation strategy. We worked with local consultants, Market Research Professionals, to create the questionnaire and analyse the results. It was delivered to every household, with an accompanying informal letter. # We sought responses by 20th May 2013; enclosing a Freepost envelope, setting up drop off boxes at five places in the village and offering to help with any queries or problems in completing the questionnaire.

Stage 2 The Questionnaire

02 Questions were arranged in the following main sections, again informed by the responses from the community to date:

- i.** facilities in the village
- ii.** public transport
- iii.** life in Boston Spa – including: >the condition and usability of streets and paths; >the importance of various aspects of village character, such as our Green Setting, style of Buildings, the village “Atmosphere” and >possibilities for local Energy Generation
- iv.** the village centre
- v.** housing issues, including a list of possible sites for new housing
- vi.** a section asking for household details

03 “Gazebo on tour” To coincide with distributing the questionnaire and encourage responses, we took the gazebo around the village; starting in Millenium Square [in the village centre] on 12th/13th April, then going to four locations in the “suburbs” and finishing up again in Millenium Square on 17th/18th May. Each time we were there, with display material, to talk with people on the spot.

04 The response rate to the questionnaire was a rewarding 37%. The results were analysed and discussed by our consultants and the Steering Group.

Main Issues and Concerns from the Questionnaire.

05 The questionnaire provided a wealth of information, insights into life in Boston Spa, and interesting comments and asides. A very brief summary is given below:

- > Nearly three-quarters of households had lived here for 10 years or more.
- > 91% of total households are satisfied overall with living here.
- > The village centre is highly valued: typically residents visit it several times a week.
- > A considerable number of households consider more facilities are needed for young, elderly and disabled people.
- > About 50% of households think we need more Green Spaces and Spaces to Socialise.
- > Public Transport is important to villagers, but only one third are satisfied with the destinations currently on offer.
- > Considerable concern about the condition of roads and car parking provision.
- > And nearly two-thirds of households say there’s too much traffic going through the village, and that more pedestrian crossing points are needed.

- > Particular favourite features of the village are..... our Green Spaces; the Riverside [rated as the most favourite place of all!]; the village atmosphere; landmark buildings; “the streets where you live”; the variety of building styles along High Street. There is a high level of awareness about the Conservation Area.
- > All policies for improving the Environment are important, especially planting more hedges and native trees.
- > Residents favour a proposal, being created independently from the Neighbourhood Plan, to create a hydro-electric generation scheme at the weir on the river.
- > Two-thirds of households say it is easy to find out what’s going on in the village.
- > Future development and housing was one of the main sections in the questionnaire, with details of potential housing sites included; upon each of which comments were made. However, most households thought that no more development was needed; though some agreed more provision was needed for first time buyers and the elderly. Development of a number of smaller sites is preferred to another large scale scheme in the village. Designs should generally reflect existing styles.

How the Questionnaire helped to shape the Plan.

06 Many of the issues arising at Stage 1 of the consultation came through here, were expanded upon and, significantly, given qualitative content. Certain issues really came to the fore: notably people’s affection for the village; yet the need for more green space and other facilities; the impact of traffic; concerns about future development; and just how strong the village centre is as a focus for the community. The latter spurred on the Steering Group to come up with ideas for a “more people friendly village centre”, as discussed in more detail later.

07 The outcomes from the questionnaire were a valuable “working tool”, enabling the Steering Group to set out aims and objectives for Boston Spa; the basis for developing the policies in the Plan. We also realised that important community aspirations needed further consideration. We were now in a position to organise the next major stage of consultation – a Public Exhibition and Meeting.

Stage 2 The Questionnaire

THE YOUNG PEOPLE'S PROJECT

08 Through Spring 2013 engagement with Young People was carried out by post-graduate researchers, as can be seen in the Project Report "Boston Spa Neighbourhood Plan Young Person Focus Group Report". The objectives of the project were:

- >to gather Young People's views upon the issues affecting them
- >to give young people the opportunity to discuss how they feel about living in Boston Spa
- >to understand what young people think is needed to improve their quality of life in the village
- >to facilitate discussion about their needs in the future, including the provision of facilities.

09 The Project was done mainly through a series of 7 focus groups, attended by a total of 85 young people aged 11-18 years; including from scouts, church groups and youth clubs. Group discussion rounded off with a short questionnaire, to add qualitative content. The project authors did see their work as a commentary upon the issues facing young people; a starting point for further consideration of the issues and a supplement to the village wide questionnaire.

Main Issues and Concerns from the Project

10 From a valuable study came the following conclusions:

- >young people think of Boston Spa as a positive place to live, with a good range of activities; generally a high quality of life. However they feel under-represented in certain ways.
- >bus fares are too high for young people. They are willing to walk or cycle, but the cycle route to Wetherby in particular needs up-grading.
- >a better "one-stop shop" for information is needed
- >the need for a "social meeting place" - where young people can relax in safety and not feel to be a "nuisance".
- >there were mixed views on healthcare provision in the village
- >however desirable, finding a future in the village was subject to several unknowns, such as how to get on the housing ladder or find a job here.

11 The Project recommended:

- >continuing to include young people in the Neighbourhood Plan process
- >developing policies reflecting their views, and
- >community actions to deliver over-arching needs and to give young people ownership of such projects.

How the Project helped to shape the Plan.

12 The project did supplement the outcomes of the Questionnaire and other stages of consultation; by shedding light upon issues wrapped up in the daily lives of what can be a "hard to reach" group. We hope it has enabled young people to feel more involved in the Plan and the future of their village. The Project built upon the Stage 1 consultations, where talks with young people had been mostly within the more structured school surroundings.

13 It's interesting to note the overlap with responses generally; for example comments about the need for a better cycle link to Wetherby and more places/spaces to socialise. The Project's input for policies in the Plan will be seen, especially in the work of the Community and Wellbeing Topic Group.

RETAILERS AND BUSINESSES PROJECT

01 Early in 2012, before the Neighbourhood Plan had got off the ground, a Working Group was formed to support traders and businesses. It included residents with a business background and members of the Parish Council.

The Group set out to:

- >help keep the success and vibrancy of our village centre
- >encourage the pattern of mostly independent traders
- >see the creation of local jobs
- >improve parking and traffic management
- >make Boston Spa attractive for locals and visitors.

02 As the Neighbourhood Plan questionnaire later affirmed, the village centre is a focus for the community; very much part of the "village feel" and indeed its character. There are some 50-60 shops, employing approximately 300 people, as well as a range of professional services. In April 2012 the Group distributed a letter outlining its aims, and enclosing a survey form for the shops and businesses. Included in the survey were questions about; how many years trading; ownership; staff numbers; floor area; customer numbers; and problems encountered.

03 Naturally, the Group came alongside the fledgling Neighbourhood Plan. "Business and Employment" became one of the Topic Groups for the Plan. In January 2013, a well-attended Retail Feedback meeting was held in the Village Hall.

Stage 2 The Questionnaire

Main issues and Concerns from the Project

04 These were as follows:

- >just how important the viability of the village centre is to the overall well-being of Boston Spa
- >concerns about maintaining that viability in the face of a changing retail scene, for example with more internet shopping and chain stores
- >creating job opportunities
- >the need for traffic management and improved car parking provision
- >well designed and tidy shopfronts
- >improving the streetscene generally.

How the Project helped to shape the Plan

05 With shops and businesses being such a feature of Boston Spa, a separate project was needed to establish its profile and complete the picture in the Neighbourhood Plan. After all, the Plan questionnaire was aimed at Households, not businesses. The Project enabled comprehensive information about this topic to be put over to people as consultation continued; notably at the Public Exhibitions. It was the basis for developing relevant policies in the Plan. Simply, it has made the voice of our businesses heard.

06 Another benefit was how the Project came together with aspirations in the wider consultations for enhancements in the village centre; managing traffic and a visual transformation.

Stage 3 The Public Exhibition and Meetings

2.3 01 Prior to the Public Exhibition, we manned a "Neighbourhood Plan stall" at the BOSTON SPA ANNUAL GALA on 15th June 2013. This well-attended event is held on the village's main recreation ground, at Stables Lane. It helped to keep up our presence in the village and tell people about the forthcoming exhibition and public meeting.

02 THE PUBLIC EXHIBITION was held in the Village Hall on Friday 12th July [2-8pm] and Saturday 13th July [9.30am-12noon] 2013. Our aims for the exhibition were. . . .

- >To present the results of, and indeed to acknowledge, the gratifying response from the community.
- >To illustrate how the responses were shaping the Plan; how they had brought issues and concerns to the fore, and enabled the Steering Group to put forward draft aims and objectives for the future of Boston Spa; the foundation for developing policies in the Plan.
- >To have very much of an informal "open house", with the Wise Owl café serving refreshments, and stalls representing local organisations.

>To give people a variety of ways to comment and to be on hand throughout the event.

>To follow it up with a Public Meeting.

03 How was it advertised? A flyer was delivered to all properties in the village; headed "Your Village, Your Responses, Your Opportunity". Also a summary of the "SSHLAA" potential housing sites accompanied the flyer. We used posters and articles in the local press. Advance notice had been given, as mentioned, in earlier consultation events.

04 What was on display? A series of A1 graphic panels, for the main topics involved, such as Environment, Traffic and so on were displayed; each summarising the outcomes of consultations, suggesting for how the Plan could tackle the issues arising, and how we can balance out the pros and cons that are inevitably involved. The results from the questionnaire were shown on a rolling Powerpoint display. Leeds City Council also mounted a display about the Core Strategy and potential housing needs, and possible sites for development; a "hot" topic for the Neighbourhood Plan.

05 And on the days? Approximately 250 people came to the Exhibition, in total. A gazebo was set up in a garden next to the Village Hall, to draw attention to the event, in a festive way. The A1 panels included a summary "box" of the main question the Plan needs to tackle for each topic. The boxes were put together for people to put a dot next to their priorities; together with comments sheets. We felt there was a real buzz in the Hall for much of the time.

Main Issues and Concerns from the Exhibition

06 Overall, there was support for the findings and emerging objectives of the Plan: "it seems to be going on the right lines". The priority in most people's minds was to calm and manage traffic: with strong support for more and improved open spaces; for conserving the village character; a more attractive village centre; a bus service direct to York; improved conditions for cyclists and pedestrians; ensuring new housing fits in with the village; and meeting community needs.

How the Exhibition helped to shape the Plan

07 The response to this, our first such open event, was encouraging. The main issues that people talked about and commented upon tended to affirm and to develop the results from previous stages of consultation. This made the objectives for the Plan clearer; whilst setting the challenge for the next steps the Steering Group needed to take.

Stage 3 The Public Exhibition and Meetings

08 On 16th July 2013 BOSTON SPA PARISH COUNCIL members were given a preview of the presentation planned for the Public Meeting. This included a summary of outcomes from the Questionnaire and the Public Exhibition.

09 The PUBLIC MEETING followed on Wednesday 17th July 2013, at 7.30pm in the Village Hall. It had been advertised along with the Public Exhibition. Approximately 100 people came. The purpose of the meeting was to gather together the responses from consultations so far and, fresh in people's minds, from the public exhibition; to summarise these, and ask people "are we on the right lines?" Are the draft issues and objectives identified for the Plan the way forward? An introduction from the Chair of the Steering Group was followed by brief presentations from each Topic Group leader.

Main Issues and Concerns from the Parish Council and Public Meeting

10 The main issues arising during "questions and answers" were.....

> How realistic and effective will the Neighbourhood Plan be in achieving the balance between the need for new housing, yet holding onto the village character and community needs? People were concerned about pressures for development, despite the emerging Plan.

> Meeting the needs of people with disabilities; for example through more facilities and help with transport. Continuing to work with WISE [Wetherby in Support of the Elderly] is important. An interesting point was made about the linear nature of the village. Some people feel to be at the extremities. A stronger and more easily accessible focal point at the village centre is needed.

> Dealing with traffic and parking concerns.

> How we provide more usable green spaces within the village.

> The need to keep in mind the efforts made in the past, by residents to resolve some of the very issues being discussed.

> If a hydro-electric generation scheme is implemented, the design must fit in with the surroundings.

> That Boston Spa is valued by visitors, as well as residents.

11 The meeting gave a resounding yes to the question "are we on the right lines?"

How the Meetings helped to shape the Plan

12 We believe the meetings helped to show the consistency of community concerns, and the desire for an effective Plan. There are also opportunities for exciting improvements, that people are bringing to the fore. For example, the need to realise the potential of the village centre; where several issues come to a head and can be resolved as a whole, including traffic, ease of access for all, and attractiveness.

Stage 4 Analysis of Consultation Responses

To assess options, to define objectives, and to draft policies and actions.

2.4 01 The Public Exhibition and Meeting brought to a head the first phase of going out to the community. This next stage was going on to develop a framework and objectives for the Plan, and to draft the Policies and Community Actions that would be at the heart of the Plan; based upon what people had told us. This occupied the Steering Group through the remainder of 2013, and into the next year. The Neighbourhood Plan web-site provided up-dates during this time.

02 Topic Groups worked upon their respective parts of the Plan, reporting back to the monthly Steering Group meetings. Professional support and scrutiny of the work was sought in a workshop with a Planning Consultant on 30th October 2013. We were fortunate to be offered the services of a professional Planning advisor, after we made approaches to Locality. The first workshops were held with him during December 2013 and January 2014. We also discussed progress on the Plan with Leeds City Council and "compared notes" with other nearby Neighbourhood Plan groups.

03 Coming out of this stage of the Plan, additional Topic Groups were formed for Heritage and Traffic issues; two key areas of comment from consultations. Also, two specific projects needed to be developed, in response to public comment and interest. Firstly, imaginative ideas were being generated for a more "people friendly village centre"; to the extent of creating shared space that enhance this focal point of village life. Secondly, an analysis of Green Space provision in Boston Spa had already been done by the Steering Group; linking with concerns in the community about the need for improved provision of, and access to, Green Spaces. Following guidance in the NPPF, we decided to seek to identify and, in turn, to designate spaces for special protection; based upon further consultations with the community in the next "round" of involvement. Fortunately, the Parish Council was finalising improvements to the existing Stables Lane playing fields, the main public green space in the centre of the village. This in itself was a direct response to Neighbourhood plan consultations.

04 In tandem, a Parish Council working group was undertaking a feasibility study for generating Hydro-electricity at the weir on the River Wharfe; with in principle support from Leeds City Council. Whilst this project is freestanding from the Neighbourhood Plan, joint consultations during 2014 were beneficial.

Stage 4 Analysis of Consultation Responses

Main Outcomes from this work

05 From this period of analysis, discussion and re-drafting, objectives and draft policies emerged; intended to reflect what is important to the community. Sights were also raised to exciting projects that would add to the essential qualities and enjoyment of Boston Spa. These may have to be aspirations, rather than policies, but need to be fully explored.

How this work helped to shape the Plan

06 Whilst there were no specific consultation events during this period, the “scene was set” for the next round of consultations as summarised below. This work was the foundation of the Plan’s policies and aspirations.

Stage 5 Consultations upon Objectives and draft Policies.

2.5 01 The consultations followed a similar format to last year, culminating in the Public Exhibition and Meeting in July 2014. We saw this as the way to lift the Neighbourhood Plan, with all the tremendous responses from the community, towards its final drafting stages; as summarised below.

02 Parish Council Annual Newsletter: In April, the Plan occupied the centre spread pages in the Newsletter. It thanked people for their responses, which have enabled us to identify the main policies areas for the Plan. Articles were included by the Chair of the Steering Group, and each topic group member. People were encouraged to keep involved and the dates for the July Exhibition were given, in good time.

03 Annual Parish Council Meeting: An up-date of the progress on the plan was on the agenda of the annual meeting; including a review of the work and responses so far, and an outline of the next stages. This helped to maintain the close working relationship with the Parish Council.

04 Boston Spa Annual Gala: As last year, we were fortunate to be able to have a “Neighbourhood Plan Stall” at the Gala; a festive event, giving us an opportunity to chat with people and keep up a presence in the village.

05 Our Gazebo again! The gazebo was given a prominent street front position in Millenium Square, eye-catching for the Saturday morning shoppers, on 21st&27th June and 5th July. Illustrated plans, subsequently finalised for the exhibition, were on show. There was an encouraging level of interest.

06 THE PUBLIC EXHIBITION was held in the Village Hall, on Friday 11th July [2-8pm] and Saturday 12th July [9.30am-12noon]. Our main aims for the Exhibition were:

- > Really, to build upon progress so far; to gather together all the outcomes of consultations, and clearly show how they have shaped the emerging Plan.
- > To explain the main issues in the Plan, and ask people about the draft policies we believe are needed.
- > To create an informal and welcoming atmosphere, with the WISE Owl café there, as last year.
- > To encourage people to comment, in ways that we hoped would be comfortable for them.
- > To emphasise that Neighbourhood Plans make a difference!
- > To include related projects coming to the fore alongside the Plan.

07 How was it advertised? A flyer was delivered to all properties in the village, shortly before the event; with a heading “We’re Led by Your Views”. Posters were displayed up and down the village and in local shops. On the day a large banner was proudly displayed across the front of the village hall.

08 What was on display? For continuity with the first public exhibition, graphic display panels tried to capture the findings of each topic group; with a welcome and introduction panel and encouragement to comment. Three projects were also displayed: improvements to Stables lane playing fields; ideas for creating a “more people friendly village centre”; and nominations for green spaces to be protected in the Plan. An on-going project to create a hydro-electricity generation scheme at the weir on the River Wharfe was in progress. It is freestanding and not directly part of the Neighbourhood Plan. However, the exhibition was an opportunity to share the platform at the exhibition; and to reinforce messages about sustainability for everyone.

09 And on the days? A total of approximately 250 people came to the exhibition, over the two days. Several members of our team were on hand at any one time, to chat and answer queries. People were encouraged to comment, in writing in their own words or verbally; either on the day or later if they wished. A list of the policies likely to be needed in the final Plan was made on a large sheet; for people to “vote” their priorities using coloured dots. For much of the time, there was a “buzz” in the hall, with plenty of interaction with people.

Stage 5 Consultations upon Objectives and draft Policies

10 The PUBLIC MEETING was held in the Village Hall at 7.30pm on Wednesday, 16th July, with approximately 60 people coming along. Brief presentations were given by team members, backed by a graphic powerpoint display. # The meeting gave an encouraging “yes” to how the Plan was shaping up.

Main Issues and Concerns from this stage of consultation

11 We summarise this stage as a whole because by now the results of consultation, and the issues involved, were being drawn together. Support was experienced overall, for the way the plan was going. The issues raised during earlier consultations were being reinforced all the time. Amongst a whole range of comments, the main issues were:

- > more outdoor seating and recreation facilities, and improved paths
- > longer opening hours at the library and surgery
- > protection for existing open spaces and increased provision

- > new development to be contained within the village envelope, to be small in scale; and to complement the village character, both the built and natural environment
- > housing to meet local needs
- > more tree and wildlife protection
- > encourage the viability of our shopping centre
- > traffic calming, including a 20mph speed limit
- > more and safer cycle routes
- > a direct bus service to York
- > creation of shared space in the village centre

How this stage of consultation helped shape the Plan

12 Most importantly, we were given the go-ahead to write the Plan; based upon the issues and the opportunities highlighted through consultations and research. It was interesting to see the consistency, again, of issues raised. Now it was up to the team to deliver a responsive and effective Plan!

NB this Statement will continue with the next stages of consultation, which includes the final public exhibition and consultation upon the draft Plan itself.



Character Assesment

Character Assessment

This Character Assessment has been prepared so as to inform the policy proposals for the Neighbourhood Plan which in turn will guide residents, architects, planners, developers and the local planning authority in the way in which the local community envisages that the Village should develop over the life of the Plan up to 2028 and beyond. It is set out in three parts; firstly a general statement about the village and its place in the community followed by a more detailed assessment of the physical characteristics which in turn deals with the Conservation Area and then the remainder of the village. This latter area mainly covers the post war and 1960's and later developments.

Generally

Boston Spa has been described as a Georgian Gem set in the Wharfe valley. Residents say that it is a friendly, convenient and a desirable place to live with a wide range of services and sense of community pride. The residents cover a wide ranging social spectrum and all ages although it does have a higher than normal proportion of older people many of whom have lived in the village for a long time. The semi rural "feel" of the village is important to many residents and in the Questionnaire sent out as part of the Neighbourhood Plan process 91% said that they were 'satisfied' or 'very satisfied' living in the community.

It was Sir James Richards, the architect and writer, who commented that "territorial planning ought not to consist simply of those in authority taking decisions to which everyone else is expected to conform. We now see planning as a process, not an edict, and a process in which all – the planners and the planned-for – must take part if it is to be successful."

The intention, therefore, is to describe the aesthetic, heritage and natural qualities of Boston Spa and to suggest ways in which, helped by improved community participation, future development should enhance rather than prejudice the value of our surroundings.

There is archaeological evidence of settlements and activity in Boston Spa from the Iron Age and the Roman occupation but it was essentially in the second half of the eighteenth century when the village was developed following the discovery of spa waters. Its location on the main turnpike between Tadcaster and Otley - now the A659 - resulted in a long linear development along this thoroughfare during the late eighteenth and early nineteenth centuries. It was during this period that the distinctive Georgian style predominated and formed the classic characteristic of the central area of the village.

Surrounded by agricultural land Boston Spa retains a predominantly rural ambience. Nowhere is more than a few minutes walk from green fields and woodlands. The main thoroughfare, High Street, is well populated with mature trees throughout its length. The river is Boston Spa's great natural asset running along the northern boundary as it offers a recreational facility and a great walk for visitors. It is accessed via several routes that run down to the riverside footpath from the High Street.

Visual Characteristics

It is in the central area of the village that the interplay of urban and rural is most immediately apparent. In the early years most of the building was carried out on the southern side of the turnpike road in the 'polite' style of the period – solid, no-nonsense houses built in the local magnesian limestone, dressed, laid in regular courses and flush-pointed. The window cases were set almost flush with the outside walls, the windows were sashes with finely detailed glazing bars and most houses had inside shutters which folded away within the interior window recesses. Doors were centrally placed in detached villas or regularly articulated on the terraces. There remain several attractive door-cases with fan windows above the doors which are themselves devised to imitate double doors by having a central recessed bead which allows a vertical symmetry of six panels of which the upper two are smaller and almost square.

On the south side of the High Street, the houses are still almost all in the late Georgian style, disposed in terraces in the centre, and divided from each other by roads and entrance gates. The rhythm of these classical frontages is punctuated by shop-fronts (some still maintaining their nineteenth century elegance) and occasional detached houses on a grander scale. The infrequent later buildings have mellowed to a large extent, as have additions to the Georgian buildings made in the Victorian mode. Trees, which have now in many cases reached full maturity, are less frequent on the south of the High Street, but are essential for the variety and contrast they contribute. The north side of the High Street has always retained the open aspect inherited from the Ox-close. The only developments in earlier times were the detached villas (of which several examples happily remain). From the Wetherby end of the village, the approach is framed by mature beeches and horse-chestnuts which rely on the expanse of open green fields for their continued existence. The largest former open space, Church Fields, was included in the Green Belt at the time of the Wetherby District Plan Enquiry but unhappily was identified as suitable for housing in the Leeds UDP and allocated for housing in the 2008 RUDP. It is currently being developed with 153 houses.

Beyond the junction with Bridge Street, the High Street relies on the considerable front garden of St Kitts and its neighbour on the east to provide a suitable setting for further forest trees. The theme of open rural space is again taken up – after two terraces of housing of contrasting styles and dimensions – by the tree-lined extent of the grass tennis courts which front the mass of the Terrace, set at right angles to the High Street. This building had a diverse career, being originally constructed as a hotel designed to exploit the spa trade, and later transformed, as that enterprise declined, into a private college – the so-called Thorp Arch Seminary. The more open views once enjoyed from the Terrace looking east, and across the green towards the buildings looking west down the High Street (which curves subtly at this point), were largely lost when the apartment block at Riverdale gardens was developed in the late 1990's. Fortunately the tennis courts still provide a suitable setting for The Terrace.

Beyond the old toll-house on the turn-pike road the basic agricultural antecedents of the village are revealed in the wide intervals between the original houses. Tree cover – again largely of mature forest species – arches across the road and leads into the open country at the edge of the village.

To enter the village from the Tadcaster end is to be led through a canopy of forest trees (the bulk of which are dependent on the front gardens of Fairseat House and Ashfield House for their essential space) into a High Street whose character has altered little during this century. Mature trees in the garden of Grove House now represent the last remnant of nineteenth century planting. The end of the High Street is characterised on the south side by terraces of domestic or commercial development.

The Conservation Area

The Conservation Area for Boston Spa was originally designated by the West Riding County Council in 1970 in acknowledgement of the unique characteristics of the settlement as a largely Georgian Spa. The area designated was left unusually large to ensure that the core of the village would not be swamped or engulfed by the inappropriate development of its setting. Despite this intention, many of the surrounding open spaces have been developed for housing subsequently so that now the Conservation Area contains two distinct elements – the original Georgian Centre, strung along the High Street for a considerable distance, and for reasons of historic interest, the 1940's area of low cost housing developed as a short term solution to house munitions workers at the Thorp Arch Shell Filling factory over the river. These houses are all single story and were originally built with a single brick skin under asbestos or corrugated roofs and were only intended to be short term "prefab" style accommodation with the land to be returned to agricultural use after the war ended.

However shortage of housing in the post war years led to them being taken over by the local authority at the time and they were then "modernised" and re-roofed over the ensuing years. Quite a few are now in private ownership.

The Conservation Area also includes one or two smaller, more modern, developments such as at Hall Mews and River View which are built in differing styles and materials. The distinctive character of the village was confirmed in the Wetherby and District Local Plan of July 1984 when Proposals BSP1 and BSP2 were devised to protect the village from intrusive and insensitive developments in terms of scale or inappropriate materials and building styles. Regrettably many subsequent planning decisions did not follow this ethos.

Many of the Georgian family houses set in their own grounds have subsequently been converted for alternative uses – in most cases without harm to their appearance – although a number still remain in residential use. Some have been marred by developments which deprive them of their proper setting, and some have unsympathetic houses in their grounds. A large number of old houses, including many of the more modest terraces, have been confirmed as being of special architectural or historical interest. (Appendix: Boston Spa Conservation Area – Listed Buildings) This section of the Character Assessment is intended to provide guidance for future development in the Conservation Area, in order to achieve the aim of preserving and enhancing the character and appearance of the Conservation Area.

To assist designers of proposed development, the important elements which combine to create the visual character of the Conservation Area have been outlined in this document and have been used to inform the Policies set out in the Boston Spa Neighbourhood Plan. There is a detailed analysis and assessment of the Conservation Area and the wider characteristics of the village in the Boston Spa Conservation Area Appraisal and Management Plan published by Leeds City Council (CAAMP - see Appendix ???). Careful reference should be made to these documents, although there is no substitute for careful analysis on site of the character and restrictions of a particular location if development is proposed.

Character Assessment

Density

In the central area the tradition is for terraces of varying sizes interspersed with large family houses in spacious grounds – often adapted to other uses. In the outer zone the dwellings are often detached and grouped informally to create a garden suburb effect.

The main characteristic is the retention of sufficient space for tree cover (traditionally of large forest trees) which is a major contributor to the special appeal of the village in general and the Conservation Area in particular

Within the central area of the Conservation Area the existing development presents a pattern of alternating terraces, some retained green space, and detached residences in extensive grounds with conspicuous forest trees. The terraces are either homogeneous and designed as a single entity, or have developed over the years as a mixture of housing sizes. The style is generally a vernacular interpretation of the standard late eighteenth and early nineteenth century domestic dwelling. The open spaces are the legacy of the agricultural pattern of the village and remain on the north of the High Street as a constant and characteristic component of the historic origins of the settlement in the ancient Ox-close.

Building design and materials

A detailed appraisal of styles may be found in the Appendices to the NDP notably in: Boston Spa Conservation Area – Listed Buildings; and Boston Spa Conservation Area Appraisal and Management Plan. Important features include a vertical emphasis of window openings, balance and harmony of façade and crisp and high-quality detailing. Good proportions are a notable feature of the existing buildings.

Windows are generally vertically proportioned or divided into vertically proportioned elements with distinctive disposition on the façade. Sashes are of the traditional vertical sliding type although smaller dwellings may contain horizontally sliding sashes of characteristic Yorkshire design. The use of glazing bars is carefully restrained to provide harmony and balance.

Main doorways generally conform to the terraced dwelling pattern with patterned over door panels.

Landscape

One of the main characteristics and attractions of the Conservation Area is the substantial number of large trees many of which are covered by Tree Protection Orders. In all parts of the Conservation Area, boundary wall positions and heights and gateposts make a conspicuous contribution to the quality and character of the environment. Nowhere is this more true than in the central area where walls fronting the High Street and the gate-posted openings from them are a major visual feature.

THE REMAINDER OF THE VILLAGE

The more modern areas are separated to try and distinguish the features that are important within each.

Each area is shown on the attached plan BSNP: Plan D2

1. Grove Crescent, Grove Crescent South and Green Lane are situated off Grove Road in the east of the village and although most homes were originally local authority housing they are now predominantly privately owned. The homes on the east of Grove Crescent South have the benefit of overlooking green fields.

Key Characteristics

- A mixture of brick and render on Grove Crescent and Green Lane.
 - Typical local authority housing style on Grove Crescent consisting of brick semi-detached with blue slate and clay tile concrete tiled roofs and large gardens to the front and rear of all homes. Private ownership has resulted in building extensions, modified doors and windows.
 - Small bungalows are located on Green Lane and a small infill development of 10 stone faced houses has been constructed off Green Lane at Green Lea Close.
 - Boundaries are a mixture of hedges, walls and wooden fencing.
2. Beeches End, Chestnut End, Lime Tree Gardens and the western half of Grove Road was developed in the 1970's and is mostly of detached family homes with good sized gardens. Martin House, the children's hospice lies on the south of Grove Road adjacent to Clifford Road. The large field next to the hospice is a Protected Area of Search (PAS) site. This site is actually in Clifford Parish area but if it is developed it will significantly alter the area of Green Lane and Grove Road and will have an adverse impact on Boston Spa particularly as regards traffic and demands on infrastructure

Key Characteristics

- A mixture of predominantly 4/5 bedroom detached houses.
- Each has a large garden and is faced in artificial stone with red and brown concrete profiled tiled roofs.
- Most gardens have hedge boundaries.
- Each road, except Grove Road is a cul-de-sac which means that there is only limited traffic.

Character Assessment

3. Westwood Way together with its associated cul de sacs, The Orchard, Woodlea, Whitham Close and Chaly Fields is a separate development of detached houses running from the High Street to Primrose Lane and built in the 1980' and 90's. It includes 2 large primary schools, (Primrose Lane C of E School and St. Edwards RC School) as well as West Oaks special needs school.

Key Characteristics

- Detached 3 – 4 bedroom houses in stone with a mixture of blue slate, clay pantile and concrete tiled roofs. Most have canopies, mostly pitched, over the front entrance.
 - Front gardens are predominantly open plan but some hedge boundaries do exist with metal railings on Chaly Fields .
 - Chaly Fields is the newest development of detached houses in stone with a mixture of red tiled and grey slate roofs and open green space.
4. Primrose Lane, Clifford Moor Road, St John's View. Clarendon Road and Ivy Lane together with the internal cul-de-sacs make up a large part of the village between High Street and the 'southern boundary. This is a mainly a development of the 1970's and has a generous provision of green space within much of the development allowing residents an outlook on to trees and grass. Primrose Lane runs east – west on its southern boundary with Clifford and overlooks green fields.

Key Characteristics

- Predominantly 3/4 bedroom detached houses in brick or stone with red or brown concrete tiled roofs, some with open plan gardens to the front.
- The significant feature of this area is open green space.

5. Clifford Moor Road, High Street, Wickham Avenue, Park Road and St Johns View is mainly an area of typical local authority developed housing from the 1960's although some is now privately owned.

Key Characteristics

- Predominantly regularly spaced 3 bedroom terraced and semi detached houses in brick with red clay and concrete tiled roofs on similarly sized plots .
 - Gardens are bounded by a mixture of hedges and wooden fences.
 - Several houses have been extended
6. Winnow Lane, Clifford Moor Road and the A659 is essentially a 1970's development of private detached and semi-detached houses and bungalows. It is bounded to the west by green fields and the A1M which is only 500m away. To the south of Winnow Lane is Boston Spa School, a large secondary school.

Key Characteristics

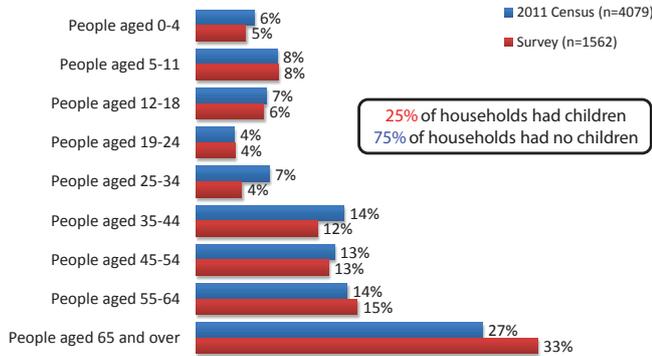
- Largely of buff brick with red concrete tiled roofs
- Gardens are a mixture of open plan and hedges, although some have walls.

Survey Results

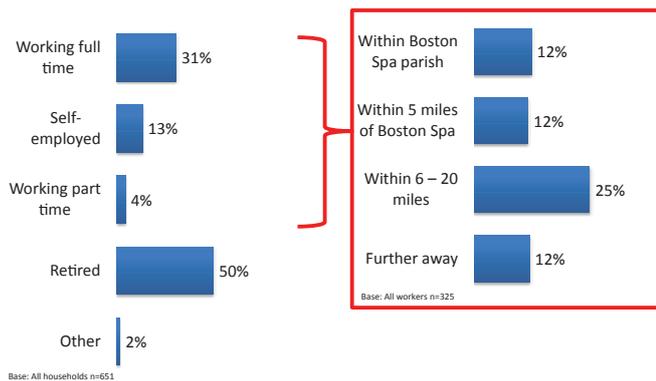
Boston Spa Neighbourhood Plan Household Survey

Summary of Findings Questionnaires were sent to all households in Boston Spa. We received 681 replies (37% of all households). This is a positive response rate for a postal survey.

Survey results are broadly representative of the village population.



48% of Chief Income Earners were working. The majority of people work in Leeds, York or Harrogate.



Disability: The majority (75%) were not limited in their day to day activities. 10% were limited a lot with 15% being limited a little.

Number of cars in household: Four in ten (39%) of households had 1 car, 44% had 2, 10% had 3 or more and 8% had none.

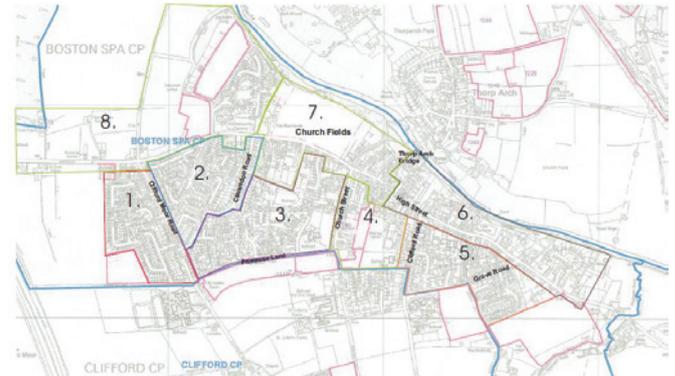
Household Tenure: Majority own their own homes either outright (63%) or with a mortgage (29%). 8% rent their homes.

Length of time lived in Boston Spa: Just over a quarter (27%) lived in Boston Spa 9 years, a quarter (24%) between 10 years and 49% had lived in Boston Spa for 20 years or more.

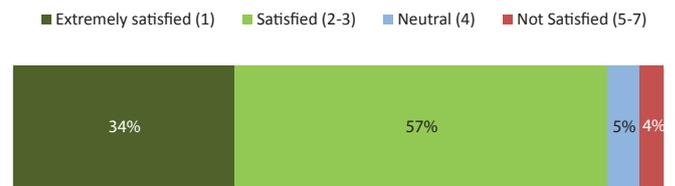
Survey Results

NEIGHBOURHOOD DEVELOPMENT PLAN

The village has been split into 8 distinct areas for analysis purposes.

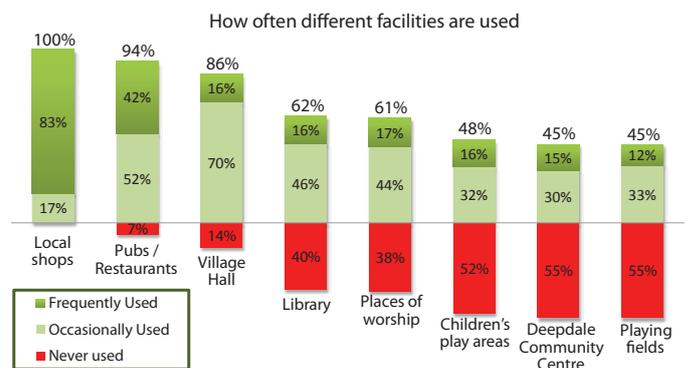


Satisfaction: Satisfaction with living in Boston Spa is high, with 91% satisfied overall. Those households without children were most likely to be extremely satisfied (37% compared with 23% of those children).



Use of our facilities.

Most used facilities are the shops, pubs/restaurants and village hall.



A considerable number of households believe more facilities for teens and older people are needed.

Type of facility	Need more	Have enough already
Facilities for teens	43%	12%
Facilities for older people	37%	16%
Facilities for the disabled	34%	5%
Facilities for pre-teens	22%	30%
Facilities for parents of young children	21%	26%
Pre-school facilities	9%	41%

Survey Results

NEIGHBOURHOOD DEVELOPMENT PLAN

Facilities.

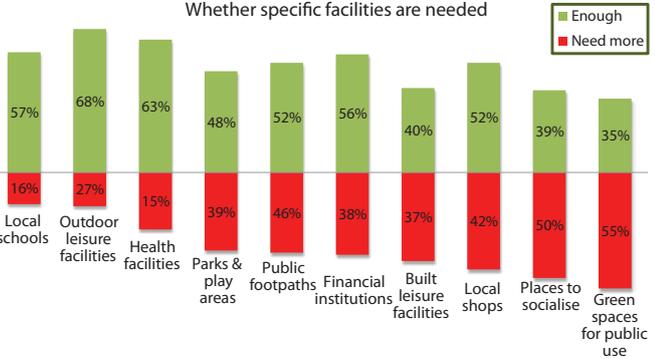
Some groups believe the village needs more facilities for teens and older people.

Disabled: 74% of those whose mobility is limited a lot think we need more facilities for the disabled (34% amongst all residents).

Teens: 69% of those with older children think we need more facilities for teens (30% amongst all residents).

Schools: Those with younger families are MORE likely to think we have enough pre- school facilities, (41% amongst all residents).

Half of residents believe the village needs more green spaces and places to socialise.



When asked if there were any facilities Boston Spa needs more of, common answers included:

- A greengrocer
- More parking in the centre
- Different types of restaurants
- A gastro pub / pub which serves food
- More facilities for teenagers
- A better choice of banks
- A family friendly pub or cafe

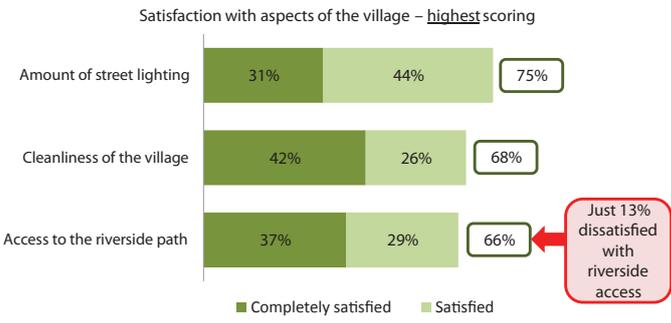
Transport: Public transport is important to many villagers. Only a third are satisfied with the range of destinations served by the buses.

- 77% use the 770 bus, with 29% doing so at least weekly. The other two routes 173 /174 and 923 are used by 33% and 27% of residents.
- 54% think public transport is important to their household, with 27% rating it as extremely important.
- Retired residents (33%) and those with more limited mobility (44%) were most likely to rate the public transport as extremely important.
- 78% of all households and 92% of regular bus users would be interested in a direct bus to York.

Life in Boston Spa.

Villagers typically visit Boston Spa centre several times each week. 25% of residents visit the village centre every day, whilst 25% do so 6 days each week. Only 16% visit the centre once a week or less often. And 67% typically walk in to the centre, whilst 29% travel in via car or motorbike.

Lightning and Cleanliness: Satisfaction was high for lighting, cleanliness and Riverside access. Some villagers feel there is too much street light.



Road Conditions: There is considerable dissatisfaction with the road condition and parking provision in the village.



Condition of roads

12% satisfied
77% dissatisfied



Amount of parking

26% satisfied
56% dissatisfied



Provision for cyclists

14% satisfied
35% dissatisfied



Condition of pavements

28% satisfied
46% dissatisfied

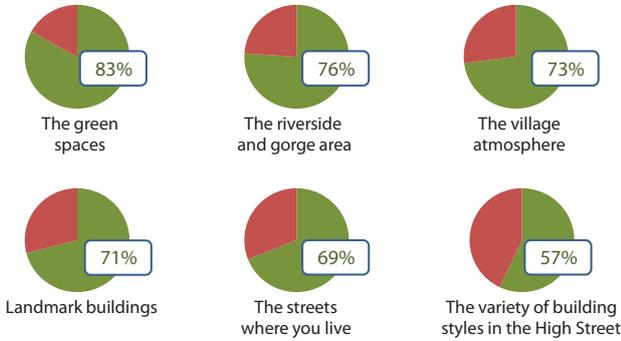
Survey Results

NEIGHBOURHOOD DEVELOPMENT PLAN

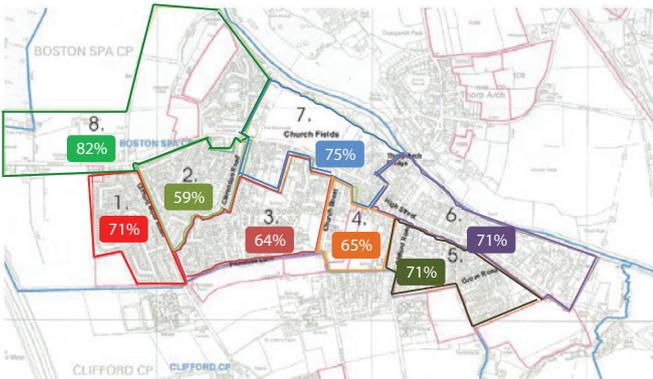
Character of Boston Spa.

All the listed factors are viewed as important to the character of Boston Spa village.

% feeling each aspect is "extremely important" to the character of Boston Spa village



The extent to which neighbourhoods were seen as key in defining village character varied by area % rating own neighbourhood as "extremely."

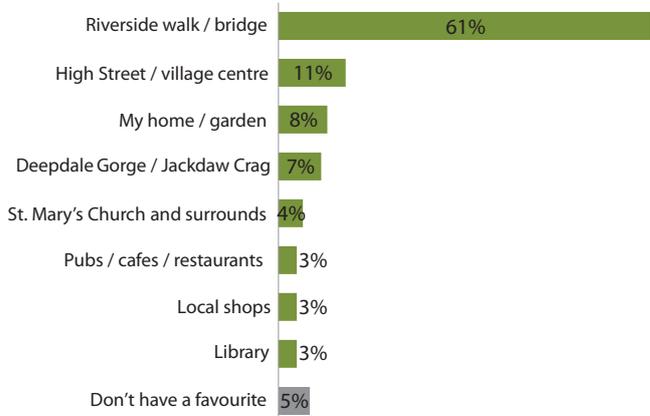


Traffic: Almost two thirds completely agree that there is too much traffic going through the village. Suggested improvements to Boston Spa include managing traffic and improving roads and parking as well as tidying up the appearance of the high street.

- The roads are horrible and the side walks as well. Roads; pedestrian walkways; parking.
- All the horrid tatty premises i.e. the HSBC and adjoining businesses and other vacated premises. Sort it.
- Better parking arrangements to avoid the dangers of parking on both sides of the road.

The riverside walk is overwhelmingly the favourite place in the village.

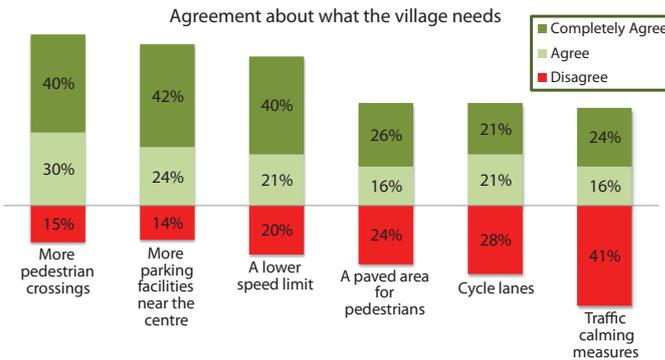
Favourite place in Boston Spa



A wide variety of answers were given when asked what they like most about living in Boston Spa.

- The semi-rural aspect.
- The village centre.
- Easy access to the A1.
- Quiet and peaceful.
- Having access to the riverside.
- The friendly atmosphere.
- Being in the countryside but still being close enough to major towns.

Crossings and Parking: Two thirds or more agreed that Boston Spa needs more pedestrian crossings and parking facilities.



Those with children and those with limited mobility have stronger feelings about what Boston Spa needs. 50% of those with children and 68% of those with severely limited mobility completely agreed the village needed more crossing points (40% amongst all residents). 50% of retired residents and 61% of those with severely limited mobility felt the village needed more parking spaces in the centre (42% amongst all residents).

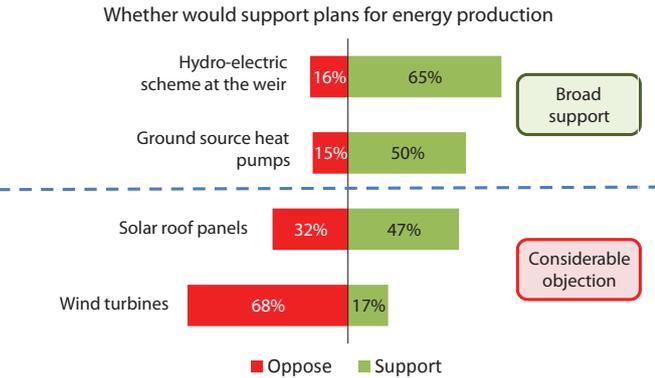
Survey Results

NEIGHBOURHOOD DEVELOPMENT PLAN

Conservation and Environment.

Stated awareness of the conservation area was high. 75% claimed to be aware of the conservation area in Boston Spa. This was highest amongst those who had lived in the village for over 20 years (81%). Of those aware, 91% rated the conservation area as important to their household. 63% said it was extremely important.

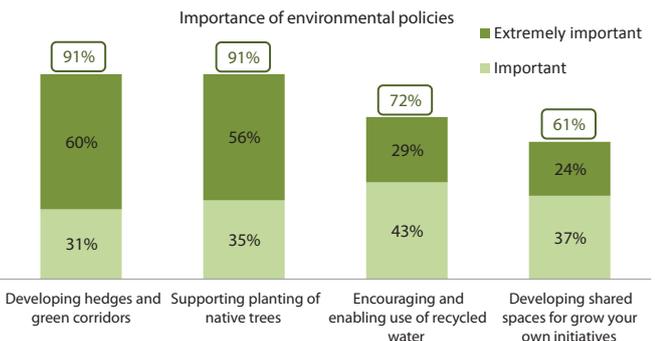
Residents are broadly in favour of a hydro electric scheme at the weir.



Electricity: Support of most electricity production options was lower amongst older residents.

Support of energy generation schemes	AGE 35-54	AGE 55+
Hydro-electric scheme at weir	69%	62%
Ground source heat pumps	60%	45%
Solar roof panels	58%	42%
Wind turbines	31%	11%

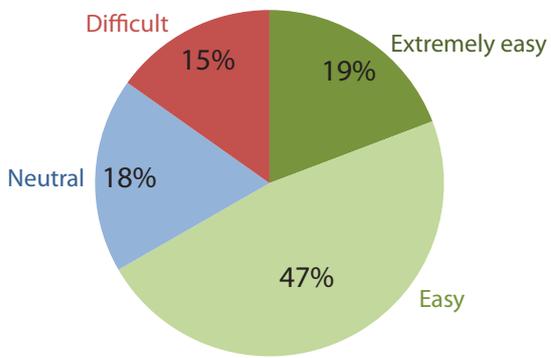
All environmental policies were viewed as important, but developing hedges and planting native trees had the most widespread support.



Sharing Information.

Two thirds felt it was easy to find out what's going on in the village.

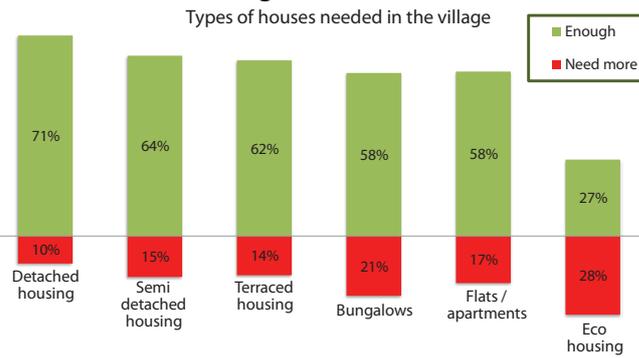
How easy is it to find out what's going on in Boston Spa?



Communication Methods: Preferred communication method varies considerably with age. Brochure or newsletter most strongly preferred amongst: The retired (79%) Those aged 55+ (74%). Dedicated website favoured amongst: Those still working (75%). Those aged 19-34 (76%) or 35-54 (73%).

Attitude to Further Development.

After the Church Fields development, most residents felt that no further housing was needed.



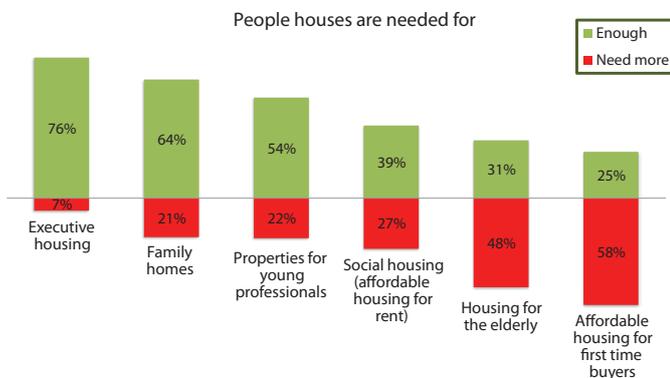
Household composition can have an impact on attitudes towards types of accommodation.

Bungalows: Older residents (26% of age 55+) and those with seriously limited mobility (42%) amongst the most likely to think more bungalows are needed.

Flats / Apartments: Only 8% of those with children think Boston Spa needs more flats / apartments, compared with 20% of those with no children.

Attitude to Further Development.

Houses needed: Although there is resistance to development, residents do feel the village needs more housing for first time buyers and the elderly.

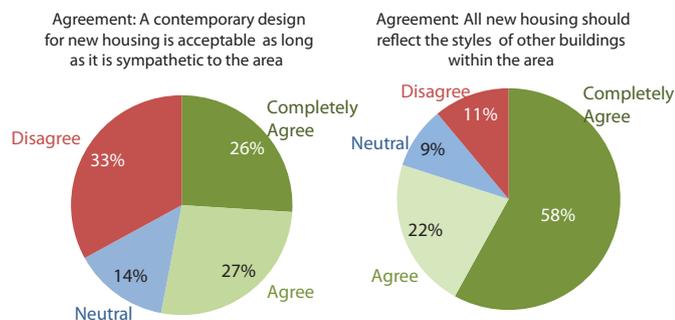


A resident's lifestage has a large impact on their opinions when it comes to housing needs.

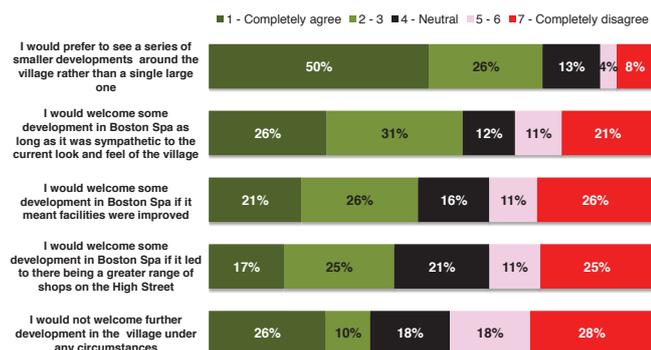
Housing for the elderly: Older residents are more likely to think we need more housing for the elderly (56% of those aged 55+ vs. 32% of 35-54 year olds).

Housing for first time buyers: Lack of homes for first time buyers is more of an issue amongst older families and parents with grown children (54%) then young families (38%).

Residents believe new buildings should reflect existing styles. A considerable minority are opposed to contemporary design.



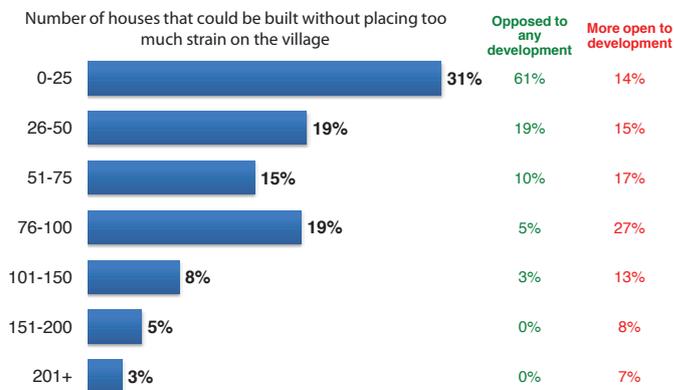
Attitudes are mixed with strong views both for and against.



Survey Results

NEIGHBOURHOOD DEVELOPMENT PLAN

Those who feel strongly that there should not be any further development in Boston Spa were far more likely to believe that the village would not be able to cope with a large number of houses.



Site 5 is generally viewed as the least suitable with site 1 most suitable. Unsurprisingly people are more likely to reject the sites closest to them.



Unsuitable sites: Sites were considered unsuitable for a variety of reasons. The quotes refer to objections for Site 5 but they reflect concerns in relation to all the sites.

- One of the key issues is keeping the village separate and distinct. Site 5 increases the spread of housing onto a field site and moves towards Clifford.

- I really enjoy seeing the open field meadow on Primrose Lane and Grove Road. I often walk past and it makes Boston Spa feel like Boston Spa: a lovely village.

- The traffic on Primrose Lane and Church Street cannot cope with more cars particularly as they are used by school traffic at peak times also.