



ASTON CLINTON

NEIGHBOURHOOD PLAN SURVEY RESULTS

June 2016

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EXECUTIVE SUMMARY

Objective 1: To identify local housing need and preferred sites for future development

Large scale concern over future housing development

- ❖ There was large scale concern in respect to future housing development in the parish with over three quarters of respondents being concerned a lot in terms of impact on the rural nature of the parish, such as the countryside and open spaces (89%), adequate infrastructure (community and services – libraries, roads, water etc) (88%), access problems due to increased traffic and congestion (87%), impact on the environment (flooding, drainage, sewerage etc) (83%) and increased parking needs (75%).
- ❖ In regards to specific locations, over half of respondents strongly disagreed with Ref; AST024/ Land North of Aylesbury Rd/ South of A41 as being a potential site for more housing in the parish. 47% strongly disagreed with Ref; AST001/ Land Behind Green End Street and 45% Ref; WTV018/ Woodlands as potential sites for more housing in the parish.

Traffic concerns

- ❖ Traffic was key theme to emerge from the qualitative comments in regards to concerns over new housing development in the parish.

No housing on Greenfield Sites

- ❖ 67% strongly disagreed that new housing should be on greenfield sites.

Ability to find suitable accommodation in Aston Clinton

- ❖ 63% of respondents to the question had not had a problem finding suitable living accommodation in the parish.

Housing for young people remain in Aston Clinton

- ❖ 50% felt that it was very important that new housing should enable young people to remain living in the parish

Objective 2: To influence design, type, tenure and scale of new housing

Starter homes/ family homes

- ❖ In terms of the new type of housing that should be built in the parish over the next 15 years, 36% stated small starter homes/ homes for older people (1-2 bedroom(s)) should be the first priority whilst 33% stated small family homes (2-3 bedrooms), Nearly a quarter of those providing a rating felt that large family homes (4+ bedrooms) should be lowest priority.

Affordable homes for locals

- ❖ 65% of those who answered the question felt that the tenure of new housing built in the parish should be affordable homes for sale. 64% stated homes for sale on the open market.
- ❖ 88% of those who felt that affordable housing should be available for sale or to rent stated that this should be for local people with a connection to Aston Clinton.
- ❖ The key qualitative themes to emerge from those supporting the assertion that affordable homes should be for local people/ those with a connection to Aston Clinton were the benefits derived from families living near to each other and the fact that currently young local people are outpriced of living in the village.

Off-street parking

- ❖ In terms of any new housing that might be built in the parish over the next 15 years, over three quarters of respondents (76%) to the question felt that houses with off street parking was very important and 71% felt that houses fitting in visually with existing streetscapes was very important.

Fit in with existing streetscapes

- ❖ 71% felt that the assertion that any new houses should fit in visually with existing streetscapes was very important.

Conversion of redundant/ empty buildings

- ❖ 71% of respondents stated that the conversion of redundant or empty or derelict buildings should be first priority in terms of the scale of future development in the parish.

Transport infrastructure required for new developments

- ❖ Transport infrastructure was often cited in regards to important design features to new housing development in the parish.

Objective 3: To protect green spaces and important views to the countryside to help maintain the rural character of the parish

Concerns over encroachment from Aylesbury

- ❖ 86% of respondents stated that possible encroachment of development from Aylesbury concerned them a lot.

More greenery

- ❖ 82% of respondents would like to see more recreation of wildlife meadows and corridors over the next 15 years. 78% stated that they would like to see more planting of trees and 71% more landscaping of public areas.

Protection of Aston Clinton Park and Views of Chilterns

- ❖ Qualitative suggestions illustrated that respondents would like to see Aston Clinton Park and views of the Chilterns protected from any form of development.

Objective 4: To maintain and improve access to public open space and the countryside through a well-maintained network of footpaths, cycle and bridleways

Good access to public open spaces

- ❖ 82% of respondents did not have any difficulties accessing public open spaces and the countryside using the current network of footpaths, cycle and bridleways.

Objective 5: To renew and improve the facilities at Aston Clinton Park

Protection

- ❖ 91% of respondents stated it was very important to protect the Recreation Ground from any future development.

Lack of use

- ❖ The overriding pattern was that the facilities at Aston Clinton Park were rarely or never used, for example 95% did not use the Bowls Club, 87% the Tennis Club, 87% the M.U.G.A. and 84% the Football Club.

Community Centre and Children's Play facilities

- ❖ Key themes to emerge from the qualitative suggestions for improvements to Aston Clinton Park included children's play facilities and community centre.

Objective 6: To work with the Highways Authority to improve road safety and ease traffic congestion in the parish. Also to introduce new separated cycle ways in and around the parish to improve connection to community facilities and the countryside

Speed of traffic

- ❖ 85% of respondents stated that speed of traffic concerned them when travelling in and around the parish with 34% of the qualitative comments citing London Road.

School run parking

- ❖ 83% stated school run traffic was a concern with qualitative comments highlighting parking as an issue.

Volume and type of traffic

- ❖ 81% of respondents felt that volume of traffic was an issue with 25% of comments referring to London Road. Large vans and lorries (81%) passing through the village were also classed as problematic.

Parking

- ❖ 78% of respondents felt that inadequate supply of off road parking was a concern when travelling in and around the parish with 26% of qualitative comments highlighting Brook Street.

School safety

- ❖ In terms of lack of safe places to cross the road, 41% of qualitative comments made specific reference to 'school'.

Improved public transport

- ❖ 65% of those who used public transport indicated that they would like to see improved bus links to Tring train station between 6am-9am, with 61% stating 6pm-9pm. 51% of public transport users want to see improvements to the bus link to Wendover train station between 6pm-9pm and 49% at 6am-9am.

Objective 7: To ensure sufficient capacity for children living in Aston Clinton to access primary and junior education within the parish

Ability to secure school places

- ❖ 97% of those with children of primary and junior school age indicated that they had not experienced any difficulties in securing a place at Aston Clinton School.

School places for local children

- ❖ 99% of respondents stated that it was important that there should always be adequate provision of school places within the parish to accommodate children living in Aston Clinton. Comments centred on the importance of this in regards to allowing children to walk to school and the sense of community provided.

Objective 8: To support the development of existing locally-based businesses, including retail, to ensure that the parish is as economically sustainable as possible when taking into account any new development

Broadband technology

- ❖ 90% of business owners reported that their first business would benefit from the latest broadband technology.

Objective 9: To encourage new businesses, and facilities for community use, through the possible establishment of a new commercial village centre

Retail encouraged but not a new village centre

- ❖ 40% of respondents felt that the development of a new commercial village centre was not important to the future sustainability of Aston Clinton. However when questioned on types of development two thirds of respondents (65%) felt that Retail (shops etc) should be encouraged within the parish over the next 15 years with 61% stating they would like to see pubs, cafes and restaurants.

Objective 10: To improve the health services and health facilities for the village

Easy to travel to doctors but difficult to get an appointment

- ❖ 66% stated it was very easy to travel to the doctor however 57% of respondents stated that it was difficult for them/ members of their family to book an appointment with their doctor with a huge array of comments citing lengthy waiting times as a key problem.

KEY FINDINGS

In total, 445 surveys were submitted via both the online system and hard copies. In some surveys not all the individual questions were completed as respondents skipped through certain elements, so the total number of respondents to each question is designated by an N. The percentage figures for each question refer to those respondents who answered that particular question.

The Key Findings follow the structure of the survey.

All qualitative comments, copied verbatim thus including grammatical errors, have been broken down per question and are included in the Appendix.

Objective 1: To identify local housing need and preferred sites for future development

1a. How important do you feel new housing development is in the parish to each of the following? Please enter a tick in each row:

	Very important	Quite important	Not important	No particular opinion	N=
To meet general housing need	21	45	29	5	421
To enable local young people to remain living in the parish	50	36	12	2	430
To enable older people within the parish to move into more suitable accommodation	36	49	11	4	433
To support local businesses and community groups and facilities	19	43	30	7	431
To help pay for local infrastructure such as roads and other services and facilities *	35	30	30	5	430
To enhance village culture and social mix	18	32	42	8	427
Other	32	5	22	41	93

50% of those who provided a rating felt that it was very important that new housing should enable young people to remain living in the parish whilst 36% provided a rating of quite important. 36% felt that it was very important that new housing should enable older people within the parish to move into more suitable accommodation with 49% providing a rating of quite important.

Is there any other reason why you feel it important to accept new housing in the parish?

The main theme to emerge from the qualitative comments was that no new housing was needed in the parish. Comments included;

- ❖ Enough already
- ❖ Enough development until we see the effects
- ❖ I do not feel it is important to accept new housing
- ❖ Too much new housing affecting the quality of life of residents
- ❖ We feel no further housing is required
- ❖ We have enough current and planned development without having any more
- ❖ Answers are on the basis that we have already had significant housing already approved in the last few years, and more is therefore not required!

1b. With respect to future housing development in the parish, how concerned would you be about each of the following? Please enter a tick in each row:

	Concerns me a lot	Concerns me a little	Does not concern me	No particular opinion	N=
Impact on the rural nature of the parish, such as the countryside and open spaces	89	10	1	0	430
Impact on the environment (flooding, drainage, sewerage etc.)	83	14	2	0	432
Impact on views of the entrances and exits to and from the parish	62	27	10	2	429
Increased parking needs	78	17	4	1	427
Access problems due to increased traffic and congestion	87	10	2	0	426
Adequate infrastructure (community and services – libraries, roads, water etc)	88	10	1	1	432
Pressure on school places	73	14	9	4	430
Other	66	2	6	26	100

There was large scale concern in respect to future housing development in the parish with over three quarters of respondents being concerned a lot in terms of impact on the rural nature of the parish, such as the countryside and open spaces (89%), adequate infrastructure (community and services – libraries, roads, water etc) (88%), access problems due to increased traffic and congestion (87%), impact on the environment (flooding, drainage, sewerage etc) (83%) and increased parking needs (75%).

Do you have any other concerns?

The key theme to emerge from the other concerns in regards to future housing development in the parish was pressure on medical/ health services. Comments included;

- ❖ Pressure on GP Surgery
- ❖ GP Surgery could not cope with anymore patients. There are not sufficient appointments now.
- ❖ Pressure on doctors surgery which is already struggling to meet current needs
- ❖ Very important - doctors surgery unable to cope
- ❖ pressure on doctors surgery,
- ❖ The increase in demand for GP medical services due to local population growth
- ❖ It is already hard enough to get a doctor's or hospital appointment without the volume of new homes planned for Aston Clinton and the wider Vale.
- ❖ Pressure on the surgery
- ❖ More Doctors Surgeries
- ❖ Dr's Surgery is at full capacity

1c. Have you or any member of your family (even if they don't live with you now) recently had a problem finding suitable living accommodation in the parish?

	%
Yes, currently	8
Yes, in the last year or so	7
No, but I anticipate this being a problem within the next few years	22
No	63
N=	427

63% of respondents to the question had not had a problem finding suitable living accommodation in the parish.

1d. What is the exact nature of the problem? Please tick all that apply:

	%
Prefer not to answer	3
Lack of homes to <i>buy</i> at a price I/they could afford	83
Lack of homes to <i>rent</i> at a price I/they could afford	35
Lack of homes big enough	4
Lack of homes small enough	24
Lack of homes suitable for specialist personal needs (e.g. limited mobility)	9
Other	3
N=	155

From those respondents who indicated that they, or a family member, had recently had problems or anticipated there being a problems in finding suitable living accommodation in the parish, 83% stated that the problem was lack of homes to buy at an affordable price.

1e. Please give your views about the potential sites for more housing in the parish by ticking one box in each row.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	N=
Ref; AST001/ Land Behind Green End Street	4	12	12	25	47	393
Ref; AST002/ Land at Stratford Close	4	28	24	18	26	393
Ref; AST003/ Land at Park Farm	8	19	20	20	33	392
Ref; AST004/ Land at College Road North	9	23	22	13	32	389
Ref; AST007/ Land between 26 and 34 Aylesbury Road	4	27	25	17	27	382
Ref; AST023 Land northeast of 108-148 Weston Road	5	17	23	21	34	385
Ref; AST024/ Land north of Aylesbury Road- south of A41	5	13	13	18	51	195
Ref; WTV018/ Woodlands	4	12	21	17	45	382

Over half of those provided a rating stated that they strongly disagreed with Ref; AST024/ Land North of Aylesbury Rd/ South of A41 as being a potential site for more housing in the parish. 47% strongly disagreed with Ref; AST001/ Land Behind Green End Street and 45% Ref; WTV018/ Woodlands as potential sites for more housing in the parish.

Comments in terms of why **AST001/ Land behind Green End Street, AST002 Land at Stratford Close and AST023** is not feasible centred on traffic issues as highlighted by the following small selection;

- ❖ Huge impact on roads /traffic/parking/access. Village will no longer be a village.
- ❖ Inadequate roads
- ❖ There will be huge access problems
- ❖ There is no suitable access roads to the site for the volume of traffic that would be created.
- ❖ Poor access
- ❖ Road infrastructure

- ❖ the village, road infrastructure, cannot cope with this amount of increased traffic. this will also have a detrimental effect on local house prices, nature and scenery
- ❖ I strongly disagree that this is a suitable site. The building site behind Chapel Drive has already made the school run perilous. I dread to think what a development of this size in that area would do
- ❖ Access problems and impact on Chapel Drive and traffic volume in Green End Street
- ❖ Too large a site, loss of green space
- ❖ The main problem is access. Green End Street is congested now with parking along its length. There needs to be direct road access from the main road for limited development as suggested by council.
- ❖ Access is the problem with this site. Brook Street onto London road is already a highly dangerous road with its bends and blind corners and lots of parked cars. If the main access was onto New Road somehow, that would increase traffic flows onto Twitchell Lane and Green End Street which are also plagued by limited width due to parked cars, particularly a school drop off and pick up times. Even if College Road was opened up to access the A41, it would not stop people using these access routes. An accident waiting to happen.
- ❖ Access is a major concern as all roads around the area are small residential ones.
- ❖ Traffic flow increase
- ❖ Green End Street and Brook Street could not support more traffic that the development will bring. The road is single file in most areas due to parking and where it joins the main road, it is a blind spot (where school children stand in the morning to catch the bus). If the cars were to go the other way towards the school, this would increase the danger around the school.
- ❖ Single access point for this site and existing AST026 will cause traffic congestion through Chapel Drive and Green End Street.
- ❖ would cause increased traffic congestion, especially at Brook Street, Twitchell Lane, Green End junction.

Comments in terms of why respondents disagreed with the development of **AST024/ land north of Aylesbury Rd- south of A41** and **WTV018/ Woodlands** indicated the loss of a village feel.

- ❖ Development on this scale is not suitable, nor sustainable in a small village location.
- ❖ The size of the site would dramatically change the character of the village.
- ❖ This would represent a massive increase in the size of the village and destroy the current balance and nature of the village.
- ❖ Incursion into surrounding countryside, loss of agricultural land / wildlife habitats. Loss of distinct village identity.
- ❖ This will remove any pretence that we are a village!!!!!!D!
- ❖ Sites of this size will reduce "village feel" to Aston Clinton and along with other proposed developments will increase pressure on school, doctor and other local services. If allowed this will hasten the merging of Aston Clinton into the Aylesbury town conurbation.

- ❖ Too big a development will cause chaos with traffic and join us up to Aylesbury...
- ❖ Woodland area very large proposed area to develop and would expand on the countryside
- ❖ This development is the one that destroys the independence of the village from Aylesbury, and was revealed by BCC and Bucks Advantage just after the May 2015 election. This site also has the potential of interfering with Parish boundary and could result in a new boundary being defined by BCC to the detriment of the village.
- ❖ Don't want our village to join up with Aylesbury
- ❖ If this land is built on, it will join Aston Clinton up to Aylesbury and Weston Turville (if the WT land is built on). Aston Clinton is and should remain a separate village, separated by green space. Just because some land on the opposite side of the A41 is technically in the parish and earmarked for commercial development, does not mean we should not preserve a green boundary between the housing in the village and the industrial developments. It is this green space that maintains the village in name and nature.
- ❖ Do we remain as a village or do we become the dormitory of Aylesbury.
- ❖ Development here starts to infill much of the land between Aston Clinton and Aylesbury. It is a long way from the village facilities.
- ❖ I see this as Aston Clinton's own "Green Belt" - the land that separates us from Aylesbury.
- ❖ A massive development of this size in a small village? The village will lose its character and identity. If a development of this size was cleared for construction, why bother calling Aston Clinton (a) Aston Clinton & (b) a village. You might as well call it a collection of houses in the Aylesbury borders

1f. In considering sites to accommodate more housing in the parish, other than development on individual plots, which of the following do you feel are appropriate? Please enter a tick in each row:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	N=
On 'brownfield' sites (land which has previously been built on)	52	39	5	2	2	392
On 'greenfield' sites (land that has never been built on before)	1	3	7	22	67	380
On 'greenfield' sites only if there are no 'brownfield' sites available	5	19	9	24	43	388

52% strongly agreed that when considering locations to accommodate new housing in the parish these should be on brownfield sites. 67% strongly disagreed that new housing should be on greenfield sites.

Is there anything else regarding location that you feel is important when it comes to new housing development in the parish?

Traffic was a key theme to emerge from the qualitative feedback with comments such as;

- ❖ Increase in traffic congestion, particularly from Brook Street onto London Road
- ❖ More entrances/exits to the village would be needed. Stronger enforcement of speed limits.
- ❖ Enough building in the village, it is a village not a town.
- ❖ Concerned the proposed plan to build 93 homes in Aylesbury Rd. The amount of extra traffic doesn't bear thinking about.
- ❖ No consideration seems to be made by AVDC on traffic and parking. This needs to be a factor when looking at location as sightlines and accident risks need greater consideration when choosing a location.
- ❖ Concerned about merging with other villages or developments nearby and also the strain on traffic/access
- ❖ Impact of increased traffic volumes
- ❖ No more traffic wanted on the same road that access the school
- ❖ Impact on roads - if all the development goes through then accessing the main road through Aston Clinton will be as bad if not worse than before we got the a41 bypass.

Objective 2: To influence design, type, tenure and scale of new housing

2a. What type of new housing should be built in the parish over the next 15 years? Please tick up to 4 types of housing by order of priority. Please enter a tick in each of 4 rows. Please note that 1 = highest priority, and 4 = lowest priority

	Priority 1	Priority 2	Priority 3	Priority 4
Bungalows	6	11	14	13
Small starter homes/ homes for older people (1-2 bedroom(s))	36	23	12	4
Small family homes (2-3 bedrooms)	33	30	11	4
Large family homes (4+ bedrooms)	5	7	12	24
Homes for people with specific housing needs (e.g. for those with disabilities or sheltered complexes for older people)	12	13	27	16
Homes with designated office or workshop space (live/ work units)	2	5	12	18
Apartments	3	10	10	19
Other	2	1	1	3
N=	403	376	342	387

In terms of the new type of housing that should be built in the parish over the next 15 years, 36% stated small starter homes/ homes for older people (1-2 bedroom(s)) should be the first priority whilst 33% stated small family homes (2-3 bedrooms), Nearly a quarter of those providing a rating felt that large family homes (4+ bedrooms) should be lowest priority.

2b. What type of tenure is needed for new housing in the parish? Please tick all that apply and add a comment if you wish:

	%
Homes for sale on the open market	64
Private rented homes	19
Affordable homes for sale (e.g. shared ownership or part buy, part rent)	65
Affordable rented homes (e.g. through a housing association)	41
No particular opinion	14
N=	395

65% of those who answered the question felt that the tenure of new housing built in the parish should be affordable homes for sale. 64% stated homes for sale on the open market.

2c. If you think there should be affordable housing, for sale or to rent, who should this be for? Please tick all that apply and add a comment if you wish:

	Yes %	No %	N=
Affordable homes specifically for local people/ with a connection to Aston Clinton	88	12	346
Affordable homes for anyone who needs this type of housing	48	52	282

88% of those who felt that affordable housing should be available for sale or to rent stated that this should be for local people with a connection to Aston Clinton.

Affordable homes specifically for local people/ with a connection to Aston Clinton. Comments

The key themes to emerge from those supporting the assertion that affordable homes should be for local people/ those with a connection to Aston Clinton were the benefits derived from families living near to each other and the fact that currently young local people are outpriced of living in the village. Comments included;

- ❖ The offspring of local people who would otherwise have had to move from the village and away from their immediate family.
- ❖ I think a family should be able to grow up, expand, and downsize within an area, with their children, if they wish, then able to set up, and live with their own families there. If grown up children are able to live in an area local to their parents, then they will be available to support and care for the parents as they grow older. As it stands at the moment, there is no way that our children will ever be able to afford to get on the housing ladder in this village and so they will have to move much further north to get something they can afford. Who is going to care for us (and so many others) in this situation. You certainly cannot rely on the state for this.
- ❖ this should be a priority before allowing anyone as the younger generation are unable to buy in the village as a single person
- ❖ Keeping families together.
- ❖ the aim is to support local people not attract people to the area
- ❖ The young of Aston Clinton are forced to move away due to the cost of housing in the village
- ❖ In a perfect world it would be lovely if people that had to leave the village for work or family reasons could return to live here if they wanted too, at the moment it is all so expensive.
- ❖ House prices are rocketing and it's a struggle for young people to get on the market in our village
- ❖ Help to keep families living closer together if desired. Advantages are social and care of or 'keeping an eye on' elderly or vulnerable relatives.

- ❖ Our children can't afford to live in the village where they were brought up until we die and they move into our house!

2d. Thinking about any new housing that might be built in the parish over the next 15 years, how important to you is each of the following? Please enter a tick in each row:

	Very important	Quite important	Not important	No particular opinion	N=
Houses fit in visually with existing streetscapes within the parish	71	22	4	3	387
Houses that are energy efficient and have low environmental impact	52	38	6	3	387
Houses that are designed to be lower cost to purchase or rent	40	36	17	7	386
Houses have gardens	43	47	9	1	385
Houses have off street parking	76	20	2	1	391
Houses that are designed to be innovative and non-traditional	5	11	68	15	384

In terms of any new housing that might be built in the parish over the next 15 years, over three quarters of respondents (76%) to the question felt that houses with off street parking were very important and 71% felt that houses fitting in visually with existing streetscapes was very important. 68% stated that houses with designs to be innovative and non-traditional were not important.

2e. Which of the following represents the most appropriate scale of future development in the parish? Please tick up to 3 priorities by order of preference. Please enter a tick in each of 3 rows.

	Priority 1 %	Priority 2 %	Priority 3 %
Conversion of redundant or empty or derelict buildings	71	12	6
Development on individual plots, including within gardens of existing houses	5	35	40
Small sites (less than 10 homes)	21	47	25
Larger sites (more than 10 homes)	2	6	28
N=	371	336	207

71% of respondents stated that the conversion of redundant or empty or derelict buildings should be first priority in terms of the scale of future development in the parish. 47% rated small sites (less than 10 homes) as a second priority and 40% rated development on individual plots, including within gardens of existing houses as a third priority.

2f. Is there anything else regarding design that you feel is important when it comes to new housing development in the parish?

Transport infrastructure was often cited in regards to important design features to new housing development in the parish. Comments included;

- ❖ Enough car parking spaces as everyone has two cars at least. Proper cycle lanes needed not just painted lines on busy roads.
- ❖ Vehicular access with innovative off road parking ...sublevel parking on shorter drives etc
- ❖ parking facilities to ensure roads are not congested with parked cars
- ❖ The problem of where access roads come into the main areas - the cars that will be coming our of Chapel Street at peak times. Will junctions be jammed?
- ❖ Plan development to be more gradual. Too much building traffic all at once is not beneficial.
- ❖ The road into Aylesbury doesn't support existing traffic volumes and the London Road / B4009 junction is a death-trap. No more traffic please.
- ❖ Good access to transport links
- ❖ Easy to access - NOT down narrow already overused roads, improved amenities.
- ❖ make sure that roads, facilities can cope properly before
- ❖ Don't over crowd individual areas
- ❖ No high-rise development, e.g. more than 2 stories high.
- ❖ It will go ahead no matter what.
- ❖ Access to site and impact on traffic flows

- ❖ We just need to address the traffic, its dangerous and doesn't make it a village anymore
- ❖ I think that care needs to be taken if new housing is to be built along already congested or narrow roads, especially where children may be out playing or walking to school etc.
- ❖ The most important issue is to ensure that the roads can cope with the additional traffic that development will bring.

Objective 3: To protect green spaces and important views to the countryside to help maintain the rural character of the parish

3a. Please tell us of any green spaces, and countryside views, that you would wish to see protected from any form of development.

The key green spaces and important views cited in the qualitative suggestions to help Aston Clinton maintain its rural character were Aston Clinton Park and the Chilterns. Green Park and Wendover Woods were also often cited and there was also a school of thought that all green spaces and countryside views should be protected.

Comments concerning the key categories include;

- ❖ Aston Clinton Park and surrounding areas, need to keep the village feel.
- ❖ Between Aston Clinton and surrounding villages and Aylesbury, don't want to become a suburb of Aylesbury.
- ❖ Aston Clinton Park and surrounds
- ❖ Aston Clinton park and views of the Chilterns
- ❖ Aston Clinton Park provides a unique feature in the village with open space and magnificent views to the Chilterns. It would be unacceptable to allow any development to be completed between the south side of the park and the canal on existing farm land, which would interfere with this central hub of the village.
- ❖ Aston Clinton Park should be protected, especially given the new walking facilities and sports facilities
- ❖ All the views around the park - both up to the Chilterns and back towards the village when walking from the park to the airfield.
- ❖ just keep the Chilterns green, the views are what makes the village, we don't want to spoil this lovely "VILLAGE" for future generations.
- ❖ Land between Dancers End (Halton Road) and Stablebridge Road looking towards The Chiltern Hills (Wendover Woods) and the golf course.
- ❖ Views of the Chilterns and Wendover Woods from Aston Clinton Park.

3b. Thinking about your surrounding rural environment and public green spaces within the parish, which of the following would you like to see more of over the next 15 years? Please tick all that apply:

	%
Landscaping of public area	71
Planting of more trees generally	78
Recreating wildlife meadows and corridors	82
Picnic areas	36
Allotments	25
Other	11
N=	381

82% of respondents would like to see more recreation of wildlife meadows and corridors over the next 15 years. 78% stated that they would like to see more planting of trees and 71% more landscaping of public areas.

3c. Are you concerned about the possible encroachment of development from Aylesbury into the parish? Please tick one box:

	Concerns me a lot	Concerns me a little	Does not concern me	No particular opinion	N=
Coalescence with Aylesbury from future development	86	9	4	1	388

86% of respondents stated that possible encroachment of development from Aylesbury concerned them a lot.

Objective 4: To maintain and improve access to public open space and the countryside through a well-maintained network of footpaths, cycle and bridleways

4a. Presently do you have any *difficulties* accessing public open spaces and the countryside using the current network of footpaths, cycle and bridleways?

	Yes %	No %	N=
Presently do you have any <i>difficulties</i> accessing public open spaces and the countryside using the current network of footpaths, cycle and bridleways?	18	82	379

82% of respondents did not have any *difficulties* accessing public open spaces and the countryside using the current network of footpaths, cycle and bridleways.

If yes, please specify here what your difficulty is and where you experience difficulties:

A number of comments centred on the poor quality footpaths when they accessed public open spaces and the countryside;

- ❖ Paths don't seem to get cleared and are then difficult to use.
- ❖ Path between allotments in Aston C and the western boundary of the glider field is very poor where it crosses from fields. The lack of connectivity between the park and the canal.
- ❖ Some paths particularly across fields behind Buckland are terribly overgrown and difficult to negotiate. Steps to canal path are ill maintained, slippery and unsafe.
- ❖ Footpath up Aston Hill behind the ragpits
- ❖ Paths are badly maintained especially along the canal.
- ❖ Footpaths on the estates and in general are in desperate need of repair and attention.
- ❖ Some footpaths need clearing of dumped rubbish
- ❖ Footpath - London Road Bridleways - College Road North
- ❖ The canal footpaths are very difficult to get to when its been raining. The steps at the bridge on Stablebridge Road are treacherous.
- ❖ The public footpath to the airfield.
- ❖ There are not pavements on every road which makes it difficult with young children
- ❖ There are still too many Stiles rather than gates. Overgrown paths but I have not been around them this year yet
- ❖ Existing Footpaths are poorly maintained and narrow
- ❖ Footpaths not always maintained. Trees from gardens encroach. Crops grow over footpaths.

Objective 5: To renew and improve the facilities at Aston Clinton Park

5a. How often do you and/ or members of your family use the facilities at Aston Clinton Park? Please enter a tick in each row:

	More than once a week	More than once a month	Occass.	Rarely/ Never	N=
Fitness Trail	3	7	25	66	352
Tennis Club	1	1	10	87	337
Bowls Club	2	1	2	95	336
Football Club	5	3	8	84	344
Children's Play Area	10	20	27	43	362
All Weather Pitch	3	5	12	80	339
M.U.G.A.	1	4	8	87	303
Skate Park	3	13	12	72	340
Outdoor Picnic Areas	3	14	38	46	348
Walking	39	29	26	6	376
The Cafe	11	26	44	19	373

39% of those responding to the question concerning the facilities at Aston Park reported that they or family members walked their more than once a week and 29% more than once a month. The overriding pattern was that the facilities were rarely or never used, for example 95% did not use the Bowls Club, 87% the Tennis Club, 87% the M.U.G.A. and 84% the Football Club.

5b. Do you feel Aston Clinton Park should be improved (or expanded/ access increased) to reflect growth in population as a result of housing development in the parish? If so, please say how you would like to see it improved.

A number of comments highlighted the need to improve the children's play area at Aston Clinton Park;

- ❖ More play facilities
- ❖ No it's fine as it is, although play park could be expanded to add more age/ability appropriate for all age children and special needs catered for.
- ❖ The play equipment for younger children could be improved as well as a new designated area for older kids (+13) who don't play football. Priority should also be given to older children at the skate park.
- ❖ Improved playground facilities
- ❖ More toilets and baby changing facilities accessible with a double buggy
- ❖ Yes more equipment in play park as it can get very busy at weekends and holidays. Soft play in cafe great but could be extended and managed better
- ❖ The play area is outdated compared to many in the local area and needs a refresh. Provision of a toilet / changing facility would also be useful, especially for those with younger children who would like to use to the park.
- ❖ A splash park would be great. Dogs to be kept on leads and to certain parts
- ❖ Aston Clinton Park is already glorious, but could consider adding a water park (like Cassiobury Park, Watford). Make the indoor soft play area more professional. Additional park equipment for children 4 to 11 age group. What's there is good but could be better.
- ❖ The children's play area is often very busy and could be expanded
- ❖ Update children's play area. Improve land and bridge
- ❖ Children's play area could be made larger

Suggestions also highlighted the need for a Community Centre/ Hall;

- ❖ Need to update the 'hub' building to bring it up to date and with new family friendly facilities
- ❖ Community centre would be good, to be able to accommodate a larger number of people than Anthony Hall. Park could be improved further.
- ❖ New community centre and new all weather pitch
- ❖ No recent improvements seem adequate
- ❖ The clubhouse could however be modernised for a new expanded community
- ❖ Plans for a new social club building are welcomed.
- ❖ NEED NEW PURPOSE BUILT COMMUNITY BUILDING/ LARGER CAFE/ROOM AVAILABLE TO HIRE/LOCAL EVENTS
- ❖ Would like to see new Pavilion built, as existing one is past its sell by date.
- ❖ Renovate the existing building with increased function rooms & separate away the toilets & football changing facilities

- ❖ The Main Hall/Cafe /Changing Facilities require significant upgrade/improvement.
- ❖ a new community centre for activities such as table tennis ,badminton and meeting rooms with audio visual equipment
- ❖ A new Hub could benefit from a local bar for the community
- ❖ Building upon the current plan to construct a new village community centre,
- ❖ present community centre plans are great
- ❖ Community centre
- ❖ New Social / Community Centre

Comments in terms of expansion included;

- ❖ Possible expansion of play areas/fitness trail for younger children. Cycle routes for young families.
- ❖ The park should always be able to meet the needs of the village. Therefore the facilities of the park should be adjusted accordingly with no retraction in size.
- ❖ If the number of houses are to increase then Aston Clinton park should be enlarged. The facility was provided for village population in the 70's.
- ❖ The old car park may need updating and expanding
- ❖ |If further housing is permitted there should be an increase in play facilities, café etc
- ❖ There will be more demand for use of the park with growing population so easier access to woodland walks and dedicated picnic areas will be great.

5c. How important do you consider it to protect Aston Clinton Park from future development of any sort? Please tick one box:

	Very important	Quite important	Not important	No strong opinion	N=
Protecting Recreation Ground from future development	91	8	0	1	391

91% stated it was very important to protect the Recreation Ground from any future development.

Objective 6: To work with the Highways Authority to improve road safety and ease traffic congestion in the parish. Also to introduce new separated cycle ways in and around the parish to improve connection to community facilities and the countryside

6a. Presently what forms of transport do you typically use on public roads within the parish? Please tick all that apply:

	Daily	Weekly	Monthly	N=
Car/ Van	93	7	0	380
Motorcycle	18	45	36	11
Public Transport	15	32	53	115
Bicycle	19	45	36	134
Walking	69	28	3	343
Mobility scooter/ wheelchair	50	30	20	10
Other	38	12	50	8

Car/ van and walking were the most popular forms of transport within the parish. 93% of those using a car in the parish did so on a daily basis, whilst 69% of those who walked throughout the parish did so daily.

6b. Are you concerned about any of the following when travelling in and around the parish? Tick all that apply:

	Yes %	No %	N=
Speed of traffic	85	15	339
Volume of traffic	81	19	307
School run traffic	83	17	314
Narrowness/ lack of pavements	60	40	280
Obstructions to visibility on roads and pavements	69	31	296
Lack of safe places to cross	51	49	268
Large vans and lorries passing through the village	81	19	322
Location of bus stops	12	88	240
Visibility at road junctions	57	43	271
Inadequate supply of off-road parking	78	22	309
Lack of cycle ways	46	54	258

85% of respondents stated that speed of traffic concerned them when travelling in and around the parish, whilst 81% stated school run traffic and the same figure volume of traffic and large vans and lorries passing through the village. 78% of respondents felt that inadequate supply of off road parking was a concern when travelling in and around the parish.

Speed of traffic comments

206 comments were supplied in terms of speed of traffic, 34% of these referred to London Road, 14% Green End Street and the same figure Weston Road.

Volume of traffic comments

176 comments were made by respondents about volume of traffic, 25% referred to London Road, 17% Brook Street and 12% Green End Street.

School run traffic comments

175 comments were supplied, 34% of which referred to issues with parking during the school run, examples included;

- ❖ parents parking close to school and danger for children
- ❖ Parked badly over driveways and on pavements
- ❖ Parking around main road and Twitchell Lane
- ❖ Parking around the school is dangerous and has no facilities
- ❖ Parking around the school; pavement parking. Done in complete disregard to pedestrians and other users.

- ❖ Parking everywhere. No policing, parking on the corners.
- ❖ Parking is a problem, people park on both sides of the road, causing problems with traffic flow especially larger vehicles.
- ❖ Parking is getting worse down Green End Street and New Road
- ❖ Parking by school
- ❖ Parking on corners of Twitchell Road
- ❖ parking on cycle way and pavements
- ❖ Parking on Green End Street at drop off and pick up times
- ❖ Parking on the junction and in other dangerous places occurs every am and pm
- ❖ Parking surrounding the school is unacceptable during peak periods
- ❖ Poor parking

29% of comments referred to Twitchell Lane and 26% Green End Street.

Narrowness/ lack of pavements comments

109 comments were provided, 17% referring to Brook Street, 17% London Road and 15% Green End Street.

Obstructions to visibility on roads and pavements comments

146 comments were made, 55% cited issues with parking in terms of obstructions to visibility on roads and pavements including;

- ❖ Parked cars around junctions, e.g. Rothschild Ave, Greenend Street, often paths blocked totally for pedestrians by parked vehicles e.g. path opposites cottages when leaving village near new Christmas tree field, or near model railway shop
- ❖ Parked cars can be a problem to visibility.
- ❖ parked cars in cycle lanes, cars blocking road at village shop
- ❖ Parked cars on Brook Street and Green End Street at all times
- ❖ Parked cars on corner of Church Lane
- ❖ Parked cars on Green End Street
- ❖ Parked cars on the main road around the vets and top of Brook Street make visibility very difficult when coming out of Brook Street
- ❖ Parked vehicles at road junctions
- ❖ Parking along from the general stores
- ❖ Parking in Church Lane
- ❖ Parking of cars on pavements London road
- ❖ Parking on pavements
- ❖ Parking on pavements all over village inc. Long Plough
- ❖ parking on pavements first part on London road
- ❖ Parking on the London Road means that you cannot see traffic approaching when exiting from Brook Street. This is a major hazard and the parking near that junction

stopped.

34% comments mentioned Brook Street and 25% London Road.

Lack of safe places to cross, when and where this is

88 comments were made 36% of which made reference to 'school' and lack of safe places to cross. Examples of comments include;

- ❖ Nowhere to cross the road safely near the school. This makes no sense.
- ❖ Not personally, but the school children need some sort of safe crossing to go over the main road, especially when their mums have park their cars down by the church, I have witnessed a couple of near misses.
- ❖ School times crossing main road to Anthony Hall
- ❖ Should be zebra crossing in Green End St, were ACL/8 meets this road. Many young people use this route as well as mothers picking up at school time.
- ❖ The school should invest in a lolly pop lady/man to cross the road from Anthony hall side to the school side. No idea why it does not have this?

34% of comments cited London Road.

Large vans and lorries passing through the village comments

145 comments were supplied, 17% referring to the issue of large vans and lorries passing through the village at London Road. Examples of comments include;

- ❖ All day along London Rd
- ❖ All Day London Road
- ❖ All the time - down London Road. They drive far too fast.
- ❖ Along London Road at all times

Visibility at road junctions comments

113 comments were supplied with 42% referring to Brook Street in regards to issues with visibility at road junctions, 30% referred to London Road. Examples of comments include;

- ❖ Junction London Rd/Brook St, vehicles parked on pavement obscures traffic approaching from Aylesbury direction.
- ❖ Junction of Brook Street & old A41 due to parked vehicles.
- ❖ Junction of Brook Street and Aylesbury Road
- ❖ Junction of Brook Street and London Road caused by parking on the London Road
- ❖ Where the Icknield way joins the London Road, yet another accident just occurred

as I saw a 'police aware' sticker on a crumpled car yesterday.

Inadequate supply of off-road parking, where and when this is

152 comments were provided in regards to inadequate supply of off-road parking, 26% quoting Brook Street and 16% Weston Road. Examples include;

- ❖ Weston road is a car-park during working hours, used by local workers and bridal house customers.
- ❖ All times along Weston Road
- ❖ Weston Road is becoming harder due to business parking
- ❖ Weston Road is very bad. The doctor's surgery and flats do not have enough parking and so spill out onto the Lower Icknield Way narrowing visibility to and from the roundabout.
- ❖ Brook Street and Weston Road both have too much on-road parking to make it easy to pass through.

6c. If you use public transport, please tell us if you would like to see improved links between bus and train services and, if so, between which train station and at what time of the day. Please tick all that apply

	Bus link to Tring train station	Bus link to Wendover train station	Bus link to Stoke Mandeville train station
6am-9am	65	49	25
9am-12pm	48	41	21
12pm-3pm	22	21	12
3pm-6pm	42	37	15
6pm-9pm	61	51	22
9pm-12am	24	21	10

N=145

65% of those who used public transport indicated that they would like to see improved bus links to Tring train station between 6am-9am, with 61% stating 6pm-9pm. 51% of public transport users want to see improvements to the bus link to Wendover train station between 6pm-9pm and 49% at 6am-9am.

Objective 7: To ensure sufficient capacity for children living in Aston Clinton to access primary and junior education within the parish

7a. If you have children of primary and junior school age, have you experienced difficulties securing a place at Aston Clinton School?

	Yes %	No %	N=
If you have children of primary and junior school age, have you experienced difficulties securing a place at Aston Clinton School?	3	97	64

97% of those with children of primary and junior school age indicated that they had not experience any difficulties in securing a place at Aston Clinton School.

7c. Regardless of whether or not you have children of primary school age (4-11 yrs), do you think it is important that there should always be adequate provision of school places within the parish to accommodate children living in Aston Clinton?

	Yes %	No %	N=
Regardless of whether or not you have children of primary school age (4-11 yrs), do you think it is important that there should always be adequate provision of school places within the parish to accommodate children living in Aston Clinton?	99	1	378

99% of respondents stated that it was important that there should always be adequate provision of school paces within the parish to accommodate children living in Aston Clinton.

Comments supporting why is important that the provision of school places within the parish accommodate children living in the parish referred to this allowing children to walk to school;

- ❖ Should be able to walk to school
- ❖ So children can walk to school and reduce traffic

Providing a sense of community

- ❖ Vital for village community
- ❖ The school is an integral part of our village life and our local village children should be given priority.

- ❖ Going to a local school is very important, not just for children but for their parents. Mothers in particular benefit from friendships and contacts made at the school gates and parents are more likely to support events and developments if their school is very local

Objective 8: To support the development of existing locally-based businesses, including retail, to ensure that the parish is as economically sustainable as possible when taking into account any new development

8a. Do you currently own your own business/ businesses?

	Yes %	No %	N=
Do you currently own your own business/ businesses?	16	84	386

16% of those responding to the question owned their own business/ businesses.

8b. If ‘yes’ to question 8a, from where do you operate your business/ businesses? Please tick all that apply:

	Business 1 %	Business 2 %	Business 3 %
From home	78	0	0
From other premises within the parish	3	0	0
From other premises outside the parish	25	3	2

N=59

78% of those surveyed who owned a business/ businesses operated from home.

8c. Thinking about how you would like your business/businesses to develop over the next 15 years, is there anything that could be provided in the parish which would help you? Please tick all that apply:

	Business 1 %	Business 2 %	Business 3 %
Improved transport links with other places	16	2	0
More suitable business premises available to rent within the parish	18	2	0
More suitable business premises available to buy within the parish	6	0	2
Access to office facilities within the parish (e.g. an I.T environment, meeting and desk space)	16	0	2
The latest broadband technology	90	4	0
Other	6	0	0

N=50

90% of business owners reported that their first business would benefit from the latest broadband technology.

8d. Would you like to start your own business in the parish over the next few years?

	Yes %	No %	N=
Would you like to start your own business in the parish over the next few years	7	93	328

7% of those responding to the question indicated that they would like to start their own business in the parish over the next few years.

8e. If you are looking to start a business is there anything that could be provided in the parish which would help you? Please tick all that apply:

	Business 1 %	Business 2 %	Business 3 %
Improved transport links with other places	60	20	20
More suitable business premises available to rent within the parish	67	17	17
More suitable business premises available to buy within the parish	60	0	40
Access to office facilities within the parish (e.g. an I.T environment, meeting and desk space)	67	33	0
The latest broadband technology	88	6	12
Other	0	0	0

N=25

88% of those looking to start a business stated that for their first business the latest broadband technology would help.

8f. If you need new premises within the parish to operate or expand your existing business, or start a new business, what sort of premises are you looking for? Please tick all that apply:

	Business 1 %	Business 2 %	Business 3 %	New Business
Office	36	0	0	7
Workshop	21	0	7	0
Storage units	21	0	0	0
Studio	36	0	0	0
Shop/ retail space	21	7	0	0
Other	14	0	0	0

N=14

A third of those who need new business premises reported that this would be a Studio (36%) or Office (36%).

8g. If you are looking for new business premises in the parish, would you prefer to share such premises with other businesses? Please tick as appropriate:

	Existing Businesses %	New Businesses %
Would you like to share premises with other business holders	25	37
Would prefer to have sole use of premises	75	63
N=	8	8

75% of existing businesses looking for new premises stated that they would prefer to have sole use of the premises. 63% of those looking to start a new business stated that they would prefer sole use of their premises.

8h. If you are looking for new business premises in the parish, please estimate the size of premises you would require? (in square metres).

Existing Business

- ❖ 20-30m²
- ❖ 50
- ❖ 5016
- ❖ 20
- ❖ 200-300
- ❖ 5
- ❖ 50m²-70m²

New Business

- ❖ 200-300
- ❖ 3700
- ❖ 400
- ❖ 10/15

Objective 9: To encourage new businesses, and facilities for community use, through the possible establishment of a new commercial village centre

9a. Do you feel that the development of a new commercial village centre is important to the future sustainability of Aston Clinton? Please tick one box:

	Very Imp. %	Imp. %	Not imp. %	No strong opinion %	N=
Do you feel that the development of a new commercial village centre is important to the future sustainability of Aston Clinton?	12	31	40	16	339

40% of respondents felt that the development of a new commercial village centre was not important to the future sustainability of Aston Clinton whilst 31 stated that this was important.

9b. What sort of business or activity do you think should be encouraged within the Parish over the next 15 years? Please tick all that apply:

	%
Tourism and Leisure	36
Office-based businesses (consultancies etc)	24
Retail (shops etc)	65
Small scale industrial (manufacturing, skilled artisan etc)	37
Agriculture/ food production	38
Service trades (e.g. plumbers and electricians)	37
Pubs, cafes and restaurants	61
Other	9
N=	317

Two thirds of respondents (65%) felt that Retail (shops etc) should be encouraged within the parish over the next 15 years with 61% stating they would like to see pubs, cafes and restaurants.

Objective 10: To improve the health services and health facilities for the village

10a. Thinking about healthcare services and facilities generally, how easy is it for you/ other members of your household to travel to each of the following? Please enter a tick in each row:

	Very easy %	Quite easy %	Difficult %	Not appl. %	N=
Doctor	66	27	5	3	384
Dentist	44	30	11	15	377
Pharmacy	71	24	3	2	382
Optician	16	41	20	23	379

66% of respondents stated that it was very easy for them/ other members of the family to travel to the pharmacy, whilst 66% stated it was very easy to travel to the doctor.

10b. How easy is it for you, and members of your family, to book an appointment with each of the following? Please enter a tick in each row:

	Very easy %	Quite easy %	Difficult %	Not appl. %	N=
Doctor	8	31	57	4	383
Dentist	28	41	7	24	374
Pharmacy	37	26	1	36	374
Optician	27	31	8	35	372

57% of respondents stated that it was difficult for them/ members of their family to book an appointment with their doctor. 37% stated it was very easy to book an appointment with the pharmacy.

In terms of the difficulties in making an appointment with a doctor a huge array of comments were made in terms of waiting times.

- ❖ Availability of appointments very poor, closed weekends
- ❖ 2 month waiting list.
- ❖ 2 week wait for non urgent apts, 48 hrs for urgent

- ❖ 3 week wait for appointment
- ❖ Generally getting an appointment before you have recovered!
- ❖ Generally wait 3 wks to get non-emergency appt with my doctor
- ❖ I would prefer the doctors surgery to pre-book appointments. Currently you have to phone up on the day and hope someone can see you.
- ❖ impossible to get same day appointment or soon after unless very unwell
- ❖ Long waiting time for an appointment unless an emergency. Can go at any time, still a long wait.
- ❖ the surgery has been overwhelmed this winter. I appreciate they prioritise based on age, vulnerability etc but it is very difficult to get an appointment to see a doctor
- ❖ The waiting time for an appointment is far too long.
- ❖ Very difficult to get an appointment, you have to ring or visit before 8am. In advance appointments are often 2-3 weeks away, nothing in between. Usually offered the nurse, but this is not always what we need.
- ❖ Waiting for over 10 days for routine appointment
- ❖ Was unable to get a same day appointment when a serious cut to the leg turned nasty and had to visit A&E instead. Also had to travel to Wendover to get a timely appointment with the travel nurse.
- ❖ we struggle to get appointments as over stretched, 3-4 weeks is normally the earliest appointment

DEMOGRAPHICS

How would you describe the current make-up of your household?

	%
Male living alone	3
Female living alone	14
2 or more adults	46
Family with young (pre-school or primary age) children	18
Family with older (secondary school age) children	10
Family with grown up children living at home	10
N=	388

46% of respondents described the make-up of their household as 2 or more adults.

How old are you?

	%
<18 years old	0
18-35 years old	6
36-50 years old	26
51-65 years old	34
>65 years old	33
N=	389

67% of respondents were over 50 years of age.

What is your current employment situation?

	%
Employed or self-employed full time	43
Employed or self employed part time	16
Temporary or seasonal unemployment	1
Unemployed/ unable to work	1
Retired	37
Looking after the home/carer	3
Student	1
N=	386

43% of respondents were employed or self employed full time and 37% retired.

How long have you lived in the parish?

	%
Less than a year	3
1-5 years	18
6-10 years	12
11-25 years	31
More than 25 years	36
N=	388

36% of respondents were long time residents having lived in Aston Clinton for more than 25 years.