

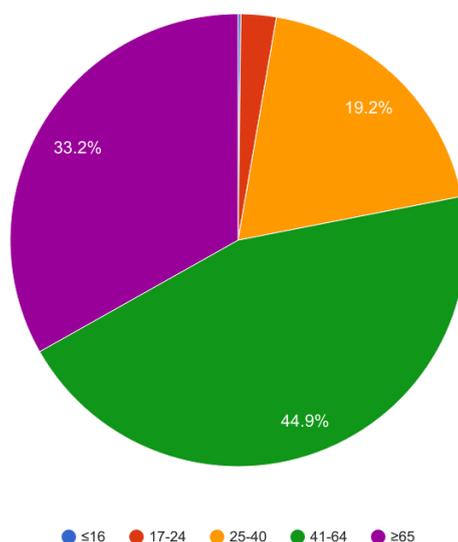
Gamlingay village wide survey results 2016/17

The survey was delivered to every household in the Autumn of 2016, and was also available online. Completed surveys were analysed in early 2017 and the following summary shows the primary results from this data-gathering exercise. 1700 surveys sent out in September 2017, one for each household in the parish – 24% response rate (401/1700)
Age range: good spread of results- 50% online returns, 50% hard copy returns

About you

Age	Total	Percent
≤ 16	1	0.2
17 – 24	10	2.5
25 – 40	78	19.3
41 – 64	182	45.0
≥ 65	133	32.9
Total respondents	404	100.0

Survey Age Range



i. Where do Gamlingay residents work?

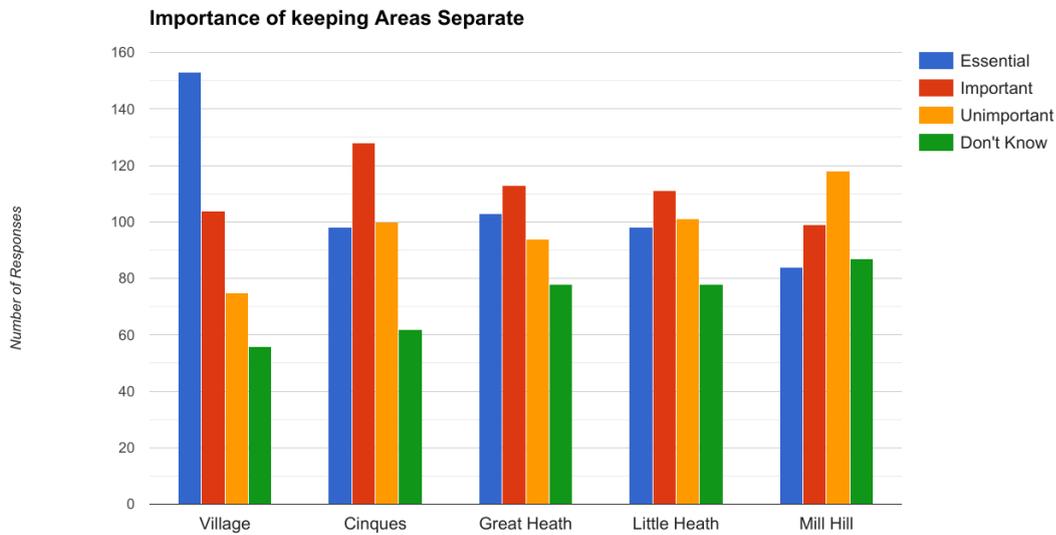
The responses showed that there were a large number of destinations for work for Gamlingay residents.

170 responses 13% Cambridge, 12% London, 7% Sandy, 7% Biggleswade, 5% Bedford, 3.5% St Neots....

Work Within Gamlingay	Online	Written	Total	Percent	Place of work	Total	Percent
Yes	35	35	70	17.5	Other	33	19.4
No	93	88	181	45.1	Multiple Places	23	13.5
N/A	16	134	150	37.4	Cambridge	22	12.9
		Total:	401	100	London	21	12.4
					Biggleswade	12	7.1
N/A Reasons	Online	Written	Total	Percent	Sandy	12	7.1
Disabled	3	0	3	1.8	Bedford	9	5.3
Looking after children	4	7	11	6.6	St Neots	6	3.5
Not working	0	0	0	0	Great Gransden	5	2.9
Prefer not to say	2	0	2	1.2	Stevenage	4	2.4
Retired	11	129	140	84.3	Cambourne	3	1.8
Other	5	5	10	6	Hertfordshire	3	1.8
		Total:	166	41.4	Hitchin	3	1.8
					Milton Keynes	3	1.8
Place of work	Total				Papworth	3	1.8
Addenbrooks	1				Bassingbourn	2	1.2
Arlesey	1				Huntingdon	2	1.2
Bassingbourn	2				Melbourne	2	1.2
Bedford	9				Royston	2	1.2
Bedfordshire	1				Total Responses	170	42.4
Beeston	1						
Biggleswade	12						
Borehamwood	1						
Bourn	1						
Cambourne	3						
Cambridge	22						
Caxton	1						
CB23 8TU	1						
Croydon	1						
Eaton Socon	1						
Ely	1						
Essex	1						
Everton	1						
Flitwick	1						
Great Gransden	5						
Hatfield	1						
Hatley	1						
Henlow	1						
Hertford	1						
Hertfordshire	3						
Hitchin	3						
Huntingdon	2						
Liecestershire	1						
Little Bradford	1						

Shared vision

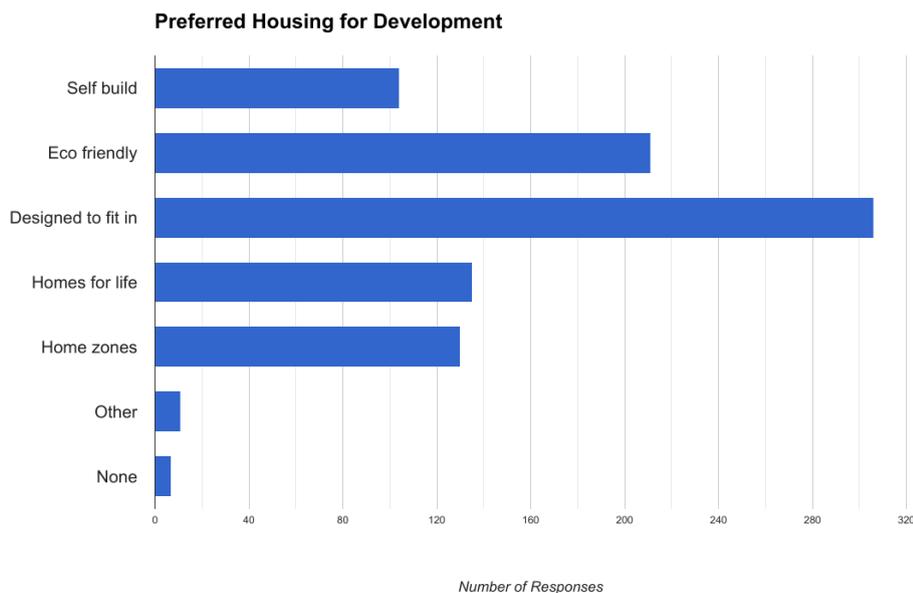
- It was important to keep the village centre separate from the outlying hamlets – particularly Little Heath, The Cinques for example, and to protect the open countryside.
- Good housing design was a popular choice.



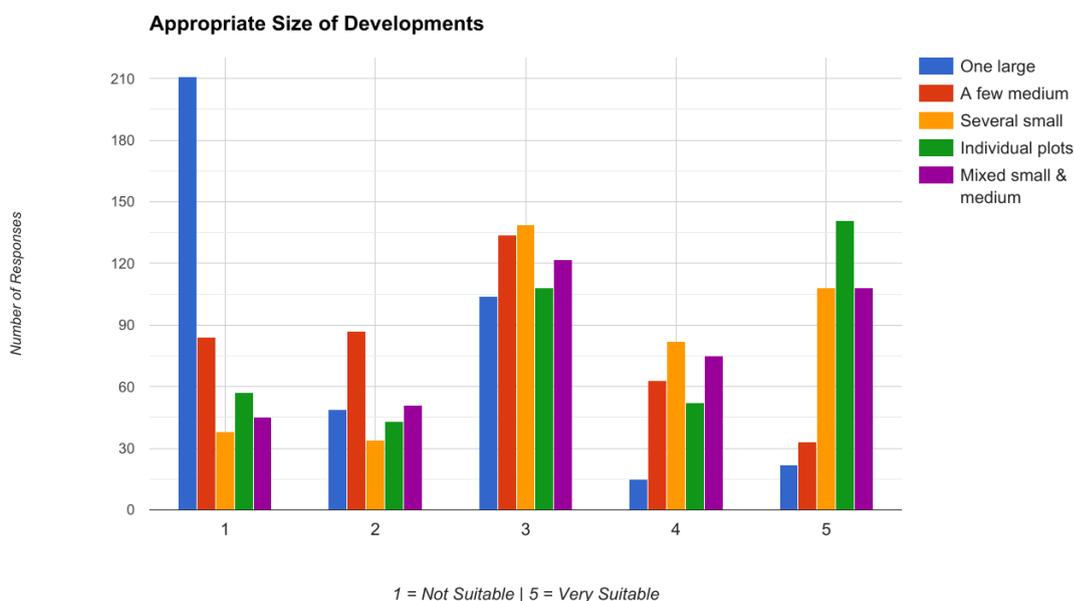
Housing

In summary the results supported the following:

- Small- to medium-sized developments – not large estates.
- Housing to be designed consistent with local village character.
- Affordable housing for local people.
- Interested in more energy efficient measures in housing design and layout.
- Initial preferences for sites within the settlement boundary as a priority, over sites on the settlement edge.
- Keeping the hamlets separate.



- The majority wanted new housing that was designed to fit in with the architecture and character of the village.
- Support for Homes for Life and Home Zones confirms that villagers see Gamlingay as a community and as their home.
- Responses suggested that residents wanted more control over development.



The survey gave some indicative preliminary preferences of the SHLAA sites shown in the graph. West Rd has been granted Planning Permission for an additional 29 units (Feb 2017) and Green End an additional 90 Units (Oct 2016).

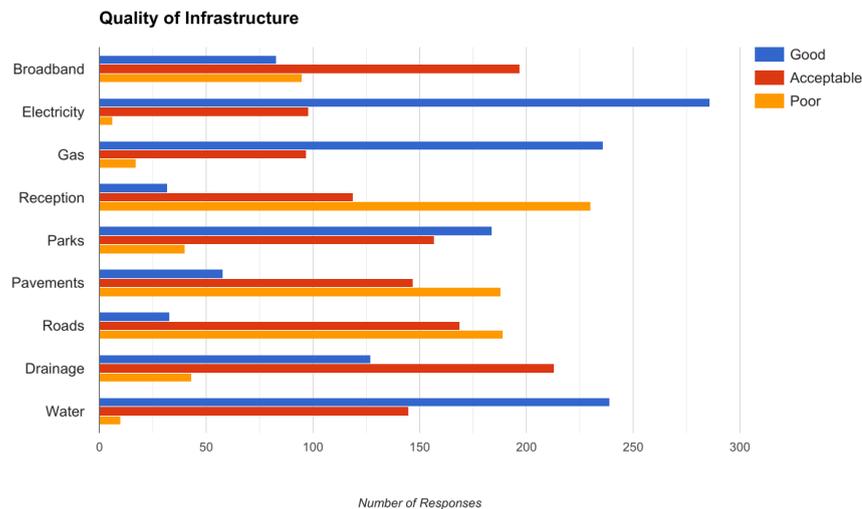
- Grays Rd was the most popular, but its proximity to Gamlingay Wood means it is less favourable.

- Mill Hill: further policy proposals follow in relation to business development rather than housing – evidenced from data collected from the business community.
- Merton Farm is the only site partially within the development framework.

Infrastructure and community facilities

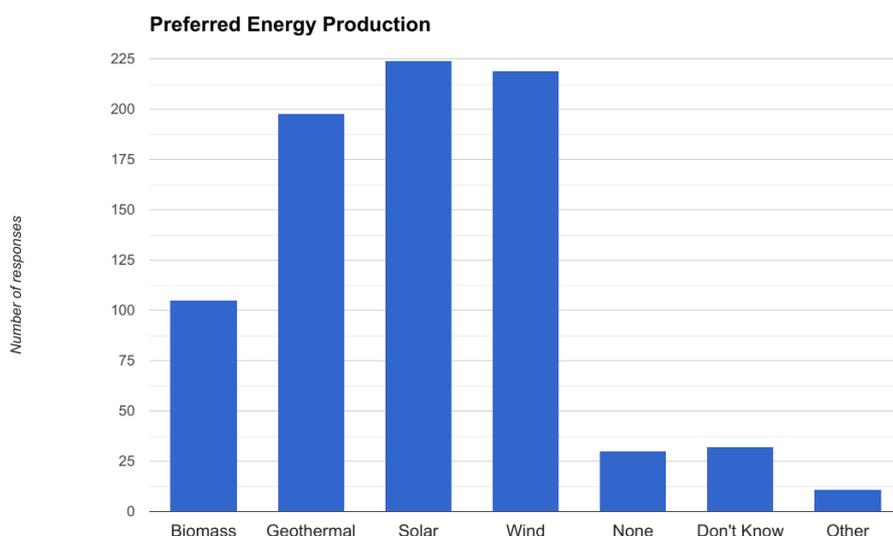
The top six facilities by number of visits:

- The Co-Op (325).
- The Pharmacy (244).
- The Post Office (213).
- The Eco Hub (132).
- Gamlingay Wood and Sugley Wood (99).
- Gamlingay Library (47).



Local environment

- It was important to maintain the green spaces in the village, and to protect the open countryside and the wildlife.
- Local centralised footpaths were more important than outside the village. People thought that developers should provide energy from renewables.
- Only a few thought that conventional energy supply would be good enough.
- Most respondents thought that energy efficiency was most important.
- A small majority thought that new developments should supply at least 25% of their energy needs.
- Most thought that the Neighbourhood Plan should support land being made available for energy generation.



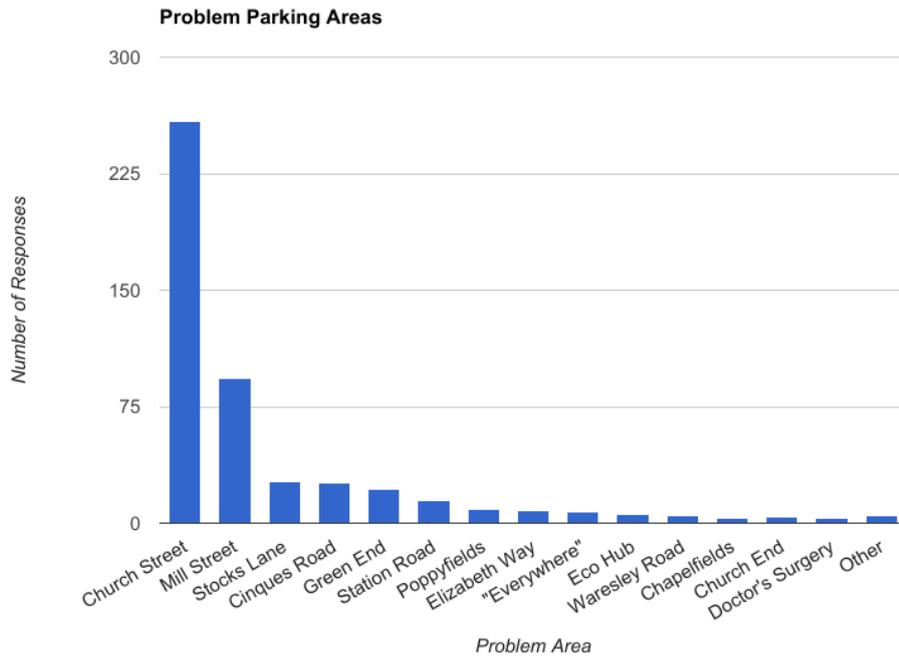
Environment Issues	Not Important	Somewhat	Very	Essential
Keeping/Adding Green Spaces	1	29	108	250
Protecting Open Countryside	2	16	98	277
Protecting Local Wildlife	3	22	108	260
Footpaths etc . . . within Village	16	74	121	179
Footpaths etc . . . outside Village	43	98	114	135
Good Housing Design	8	42	150	189
Reducing Carbon Footprint	21	83	150	138

Business and economy

- Respondents supported light industrial use at Drove Road (66%), Mill Hill (65%) and Station Road (62%), and office use on Church Street (81%).
- Comment: *significant additional consultation work has been conducted with the business community; evidence is in addition to this survey.*

Transport

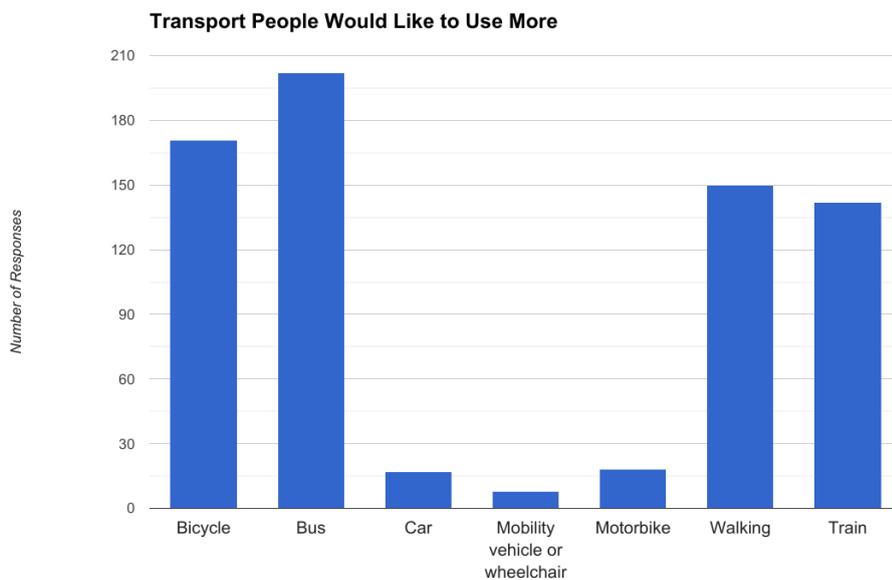
Very few people wanted to use their cars more. The results suggested that the respondents wanted better provision for bikes and walking, better connections for trains and better bus services.



Church St in particular, and to a lesser extent Mill Street, was identified as the main area of congestion and parking problems.

Commentary on the survey results:-

The Parish Council secured monies to try to improve parking provision on Church Street (s.106 contribution in 2012), However the physical nature of the street and limitations of the highway regulations have prevented significant or material change to the street. The scheme was finally completed in late 2018. The footways have been re-laid and a new footway installed outside the church. Traffic congestion along both streets continues to be a problem.



A significant number of people wanted to use their bicycles, wanted to use the bus or wanted to walk more. Survey evidence supports improving the infrastructure of footpaths, cycleways and rights of way within the parish.

Conclusion:

The survey results were used by each sub-group to further shape emerging objectives for the main themes of the neighbourhood plan. These themes were:

- Housing.
- Local Character.
- Employment/business.
- Community facilities.
- Transport.
- Environment.

Appendix- results from questionnaire

Dear Gamlingay resident,

Your Parish Council and village volunteers are going to prepare a Neighbourhood Plan for Gamlingay Parish. We will use the results of this survey to make a draft Plan that reflects the views of the community as a whole. The survey is anonymous.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a new way for local people to influence the planning and development of the area in which they live and work. It lasts for at least 15 years and should:

Develop a shared vision for a village or town.

Choose where new homes, shops, offices, and other development should be built. Influence how much and what type of housing should be built.

Identify and protect important local green spaces or other treasured assets.

Why it matters

Once approved, our Plan will have legal force in setting out what development is acceptable in our Parish and for what reasons. Developers and local authority planners will have to take notice of it. Without a Neighbourhood Plan, we would have little control over any development that took place and would receive less in community funds from those developments.

We can influence development, not stop it altogether

Our Neighbourhood Plan must comply with South Cambridgeshire District Council's Core Strategy/emerging Local Plan and the Government's wider policy of sustainable development. This means that it is inevitable that some new housing will have to be built in Gamlingay in the future. Having a Neighbourhood Plan in place will help us ensure that this housing is suitable for the Parish and meets the needs of our area. It will also help us to identify the facilities and services that need to be in place to meet the demands that any new housing will make upon our community.

What are the next steps?

Please complete this survey by 12th November.

Paper copies will be delivered to every home in Gamlingay in October and extra copies will be available at the Eco Hub.

You can come and ask questions at drop-in sessions at the Eco Hub between 10am and 12pm every Saturday in October (1st, 8th, 15th, 22nd and 29th October).

Between November and January the Gamlingay Neighbourhood Plan Steering Group will review responses and begin to write a draft Neighbourhood Plan.

In April/May 2017 we will present the draft Plan to the Parish Council and villagers for comment.

If you have questions about the survey or wider Neighbourhood Plan process, one of the Neighbourhood Plan team would be pleased to talk to you. Please call the Parish Council Office at the Eco Hub on 01767 650310 or contact us on the Neighbourhood Plan website: www.gamlingay-future.uk.

Thank you for your support.

Gamlingay Neighbourhood Plan Steering Group

Survey questions

Please make sure that you complete parts A, B, C and D. If you have time please also complete parts E-I. Thank you.

A. About you

We'd like to hear from as many residents as possible. Additional members of your household can download a printable copy from the Neighbourhood Plan website www.gamlingay-future.uk. Alternatively, they can request a copy from the Parish Council Office at the Eco Hub on 01767 650310.

Please provide us with the following information about yourself. This will help us to know if we have heard from all parts of the village, all age groups, and new and established villagers. All information will be held securely and in accordance with the Data Protection Act.

1. Your postcode

.....401 responses.....

2. Your age

(please circle)

Under 16 1 0%	17-24 10 3%	25-40 77 19%	41-64 180 45%	65+ 133 33%
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3. How long have you lived in Gamlingay

(please circle)?

Less than 5 years 86 22%	5-15 years 109 27%	More than 15 years 206 57%
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4. If you work, do you work in Gamlingay

(please circle)?

Yes 70 (18%)	No 181 (45%)	Not applicable 150 (37%)
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5. If you work outside Gamlingay, where do you work?..

170 responses 13% Cambridge, 12% London, 7% Sandy, 7% Biggleswade, 5% Bedford, 3.5% St Neots.....

6. If you are not in employment, are you

(please tick):

Disabled		Prefer not to say	
Looking after your children		Retired	
Not working		Other	

7. Please tell us the number of people in your household by age group

Under 18	18-30	31-40	41-50	51-60	61-70	71+
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Optional information

If you would like to provide any additional information to help us keep you informed about the Neighbourhood Plan as it progresses, please do so below.

8. House name or number:.....

9. Your name.....

10. Your telephone number.....

11. Your email address.....

B. A shared vision for Gamlingay

South Cambridgeshire District Council's Core Strategy of the Local Development Framework means that further development will be coming to Gamlingay. Our village has been selected as a 'Minor Rural Centre'. The Neighbourhood Plan gives us the opportunity to manage that development in line with the needs, priorities and aspirations of the people who live here.

The following questions will help us to understand your priorities and aspirations for Gamlingay over the next 15 years.

1. What do you most value about living in Gamlingay?

List up to three in order of importance, 1 being the most important. Please keep your answers short and to the point.

2. What do you most dislike about living in Gamlingay?

List up to three in order of importance, 1 being the most important. Please keep answers short and to the point.

The next two questions are about the VILLAGE and then the wider PARISH (Gamlingay Cinques, Little Heath, Great Heath and Mill Hill).

3. Thinking about the village, how would you like Gamlingay to be described in 15 years time?

Please tick up to 5 boxes.

Accessible		Rural (3) 277	69%
Affordable(5) 154	38%	Safe (1) 333	83%
Attractive (4) 189	47%	Traditional	
Friendly(2) 329	82%	Tranquil	
Prosperous		Vibrant	

4. Thinking about the wider Parish, how would you like Gamlingay to be described in 15 years time?

Please tick up to 5 boxes.

Accessible (5) 164	41%	Rural (2) 295	74%
Affordable		Safe (1) 321	80%
Attractive (4) 192	48%	Traditional (6) 155	39%
Friendly(3) 287	72%	Tranquil	
Prosperous		Vibrant	

Sustainable development is a core principle of Neighbourhood Planning. The Government has defined sustainable development as: supporting strong, vibrant communities; building a strong economy; and protecting and enhancing our natural, built and historic environment. Our Plan will have to show how it has applied these principles.

5. What do you think are the biggest benefits development could bring Gamlingay Parish?

Please tick up to 5 boxes. If you think something is missing, please write your suggestion below.

401 responses

A community with a balance of age and incomes	34%	Parking	
Broadband speeds		Protection of the countryside and local assets	40%
Energy production		Safe cycle routes and bridleways	
Facilities and services for young people		Safe pedestrian routes	
Investment in infrastructure (e.g. roads and pavements)	48%	Schools and childcare	
Land for recreation		Shops and services	34%
Local jobs and businesses	29%	Transport links	36%
Medical and care facilities	46%	Variety of housing	
Mobile phone coverage		Village identity and sense of community	30%

What's missing?.....

6. What worries you about further development in Gamlingay? In other words, what outcomes might be unsustainable? Please tick up to 5 boxes. If you think something is missing, please write your suggestion below.

A weaker sense of community	32%	Overloaded sewerage and drainage system	
Expansion targeted only at people on high incomes		Stretched local amenities	32%
Increased crime and anti-social behaviour	42%	Oversubscribed medical and care facilities	59%
Increased traffic	70%	Reduction in the amount of green space	
Insufficient sports and leisure facilities		Speeding traffic is increased	
Lack of adequate parking in Gamlingay village	47%	Unsafe cycle routes and horse riding	
Lack of school/childcare places or school/childcare overcrowding		Unsafe pedestrian routes	
Loss of countryside and/or green space between existing settlements	56%	Undermining of local business	

What's missing?.....

7. What single change would most improve your quality of life as a resident of Gamlingay?

C. Gamlingay as a rural community

Gamlingay Parish contains five distinct settlements. These are Gamlingay village, Gamlingay Cinques, Great Heath (homes on The Heath, near the junction between Everton Road and Drove Road), Little Heath and Mill Hill. We think this is part of the essential character of the Parish and we would like to know if you agree.

1. How important do you think it is that these individual settlements remain physically separate from the others to maintain their identity?

D. Housing/Development

In 2011 there were more than 700 dwellings in the village of Gamlingay. There is planning permission for 90 more homes at the Green End Industrial Estate. A housing shortage nationally and locally means over the next 15 years we will have to build more homes.

1. What size home do you live in now in Gamlingay?

Please tick one.

1 bedroom 1%	4	4 bedrooms 29%	115
2 bedrooms 16%	66	5 bedrooms 11%	43
3 bedrooms 42%	167	Other 1.5%	6

2. What type of home do you live in now?

Please tick all that apply.

Bungalow 12%	50	New or modern building 5%	20
Detached house 40%	160	Residential care	1
Flat	3	Semi-detached house 20%	99
Mobile home	1	Supported living facilities (privately run sheltered housing)	
Listed or old building with 'character' 13%	52	Terraced house 16%	67

3. Do you live in owned or rented accommodation?

Owned 89%	355	Rented 11%	46
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4. If you own your own home, why did you buy it in Gamlingay:

It was a suitable starter home 5%	21	We could afford it with shared ownership 2%	8
I was employed nearby 17%	67	I moved from a village with limited facilities 6%	22
It is a good commuter village 18%	68	I have family here 17%	64

Other:.....

5. If you rent is it:

Private rental	25	Housing Association	19
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6. Thinking about your next move, what size home would you want to move to if you were to stay in Gamlingay?

Please tick one.

1 bedroom 2%	11	4 bedrooms 22%	87
2 bedrooms 23%	92	5 bedrooms 21%	83
3 bedrooms 27%	108	Other 5%	29

7. Thinking of your next move, what type of home would you want to move to?

Please tick all that apply.

Bungalow 22%	116	New or modern building 10%	53
Detached house 36%	190	Residential care	2
Flat 3%	15	Semi-detached house 11%	57
Mobile home	1	Supported living facilities (privately run sheltered housing)	
Listed or old building with 'character' 14%	74	Terraced house 4%	20

8. Could you adapt your current home to meet your future needs?

Yes 63%	253	No 37%	148
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9. If you had the choice, would you like new homes built in Gamlingay to be

(please tick all that apply):

A home you could build yourself (these are called 'self-build') 12%	104
Eco-friendly (homes built to the best environmental standards) 24%	211
Designed to fit in with the architecture and character of the village 35%	306
Homes for Life (housing adaptable to changing needs e.g. adding a stair lift) 15%	136
Home zones where people and vehicles can interact safely 15%	130

Other:.....

10. What size development(s) do you think are suitable for future housing in Gamlingay?

(1 = not suitable, 5 = very suitable)

	1	2	3	4	5
One large development (e.g. more than 25 dwellings)	53%		26%		5%

A few medium sized developments (e.g. 10 to 25 dwellings)	21%		33%		8%
Several small developments (e.g. less than 10 dwellings)	9%		35%		27%
Individual plots			27%		35%
A mixture of small/medium developments			30%		27%

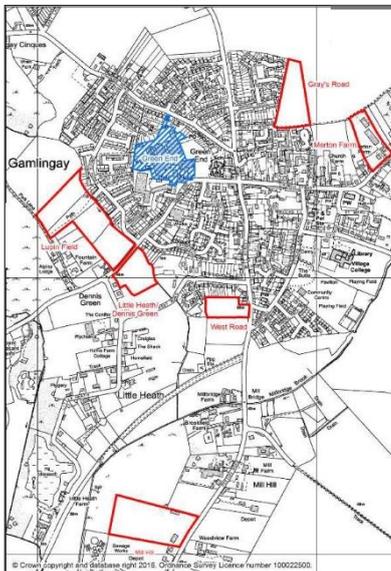
Housing density relates to the number of homes built on a plot of land. The higher the density the more homes are built closer together.

11. What level of housing density is appropriate for future development in Gamlingay?

Please tick one.

High (e.g. Poppy Fields, the new development off Station Road) 6%	24
Medium (e.g. Green Acres) 26%	103
Low (e.g. Stubbs Oak on Cinques Road) 41%	166
Similar to surrounding area 27%	108

The following map shows proposed housing development sites (in red) that have been shown to the Neighbourhood Plan Steering Committee or are going through the planning process.



Availability Assessment (SHLAA) for South Cambridgeshire. They are being included here for completeness. Green End is marked in blue and already has planning permission for 90 homes.

Please note that some of these sites have already been considered and rejected by the Strategic Housing Land

12. Please look at the map above. Please tick two sites that you think would be suitable locations for housing?

Merton Farm, Church Street 16%	124	Little Heath, Dennis Green 12%	97
Gray's Road 25%	197	West Road 17%	133
Lupin Field 11%	83	Mill Hill 19%	149

13. Do you have any comments about this or other sites?

.....

E. Infrastructure and community facilities

'Infrastructure' means the basic physical structures and facilities we use on a day-to-day basis, for example: buildings, roads, public utilities, communications etc. In this section we would like to know what you think.

1. Please tell us what you think about the infrastructure where you live. Please tell us if it is good, acceptable or poor.

	Good	Acceptable	Poor
Broadband	83	197	95
Electricity			
Gas			
Mobile reception	32	119	230
Parks and play areas			
Pavements	58	147	188
Roads	33	169	189
Sewerage/drainage			
Water supply			

Energy

Gamlingay already has a wind turbine. In future, we may wish to generate more energy from renewable sources for the benefit of the community. Examples include: biomass (e.g. wood chip powered boilers), geothermal energy (using heat from the earth e.g. at the Eco Hub) and solar power (there are two kinds: passive solar used to heat water and photovoltaics used to generate electricity).

2. Should the Neighbourhood Plan support land being made available for energy production from renewable resources? Please tick any you would support.

Biomass 13%	105	Wind 27%	219
Geothermal 24%	198	None of the above	
Solar 27%	224	Other:	

Community facilities

F. Local environment

1. How do you feel about the following environmental issues in Gamlingay? Please rate their importance.

	Essential	Very important	Somewhat important	Not important
Keeping and adding to green spaces in the village		108		
Protecting the open countryside		98		
Protecting local wildlife and habitats		108		
Providing footpaths, cycleways and bridleways in the village (e.g. to Woodview Farm Shop)		121		
Providing footpaths, cycleways and bridleways outside the village (e.g. to Potton)		114		
Encouraging good housing design		150		
Reducing our carbon footprint		150		

The next questions are about new development - new dwellings or new industrial buildings - and what developers should provide.

2. What type of energy should developers be required to use?

Conventional heating and lighting		Renewable energy (such as wind turbines or solar panels) for electricity and heating (21.7%)	84
Heating shared with other homes in the same development		The most efficient heating and lighting available at the time 69%	267

Other:.....
.....

3. Should new developments be required to generate 25% of their own energy?

Yes 208 (53%)	No 44 (11.2%)	Don't know 141 (36%)
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In 2007 the Government introduced Energy Performance Certificates (EPCs) to rate how energy efficient buildings are (A=good, G=bad). It covers key items such as loft insulation, domestic boiler, hot water tank, radiators, windows for double glazing and so on. New homes are usually rated A to C.

4. How well should new homes and industrial buildings be insulated?

EPC rated A 82%	313
EPC rated B 14%	52
EPC rated C 4%	16

5. What space should developers make for walking and cycling?

Pavements with no provision for cycling 10%	39
Pavements or footpaths and cycle lanes on the road 23%	90
Segregated walking and cycling routes between housing, shops and bus stops or car parking areas 32%	124
Shared walking and cycling routes between housing, shops and bus stops or car parking areas 35%	135

6. How should developers make space for cars?

Provide space within the premises of a dwelling 67%	263
Provide space on the road in front of a dwelling 3%	12
Make parking 'courts' to make the most green spaces and encourage a community feel 22%	86
Provide underground car parking 3%	19

Other:.....

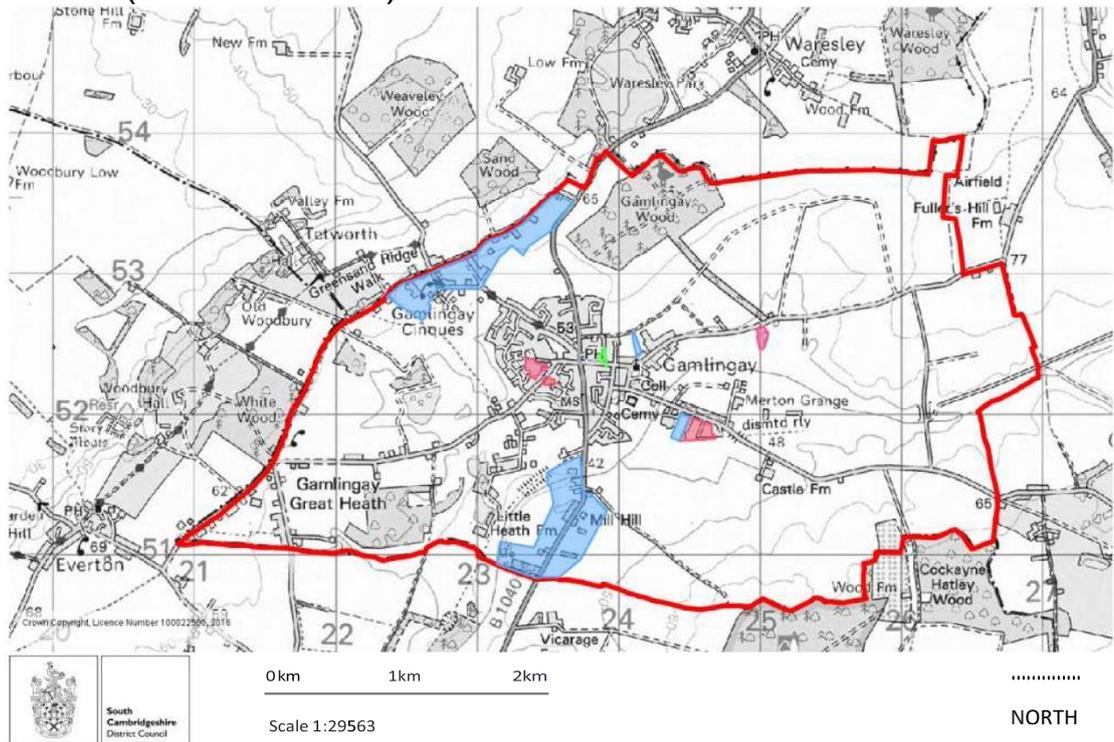
G. Business and local economy

Businesses form a vital part of the fabric of our community. By providing goods and services and employing people, our businesses ensure that the Parish can thrive and prosper.

Businesses need premises whether as retail units to sell their goods and services, offices to base their staff or light industrial units to manufacture or service plant and equipment. The Neighbourhood Plan could identify space – rural enterprise zones – for new and growing businesses in our community.

Consultation with business in Gamlingay has led to four areas being identified where new businesses could possibly be located. These are marked in blue on the map below.

Proposed Rural Business Development Areas (shown in blue)



1. Please say whether you would support business development in the following areas?

1	Drove Rd	total	%
	Strongly agree	80	20%
	agree	139	34%

	no opinion	88	22%
	disagree	81	20%
	strongly disagree	16	4%
		404	
2	Mill Hill	total	%
	Strongly agree	75	19%
	agree	151	37%
	no opinion	89	22%
	disagree	78	19%
	strongly disagree	11	3%
		404	
3	Station Rd	total	%
	Strongly agree	114	28%
	agree	200	50%
	no opinion	40	10%
	disagree	34	8%
	strongly disagree	13	3%
		401	

2. What type of business use would you support on each site?

	Heavy industrial	Light industrial	Offices
Drove Road 304 respondents	49	201 (66%)	54
Mill Hill-314 respondents	46	202 (65%)	64
Station Road (next to KMG)-347 respondents	65 (19%)	214	68
Church Street (near Gamlingay Pharmacy)-287 respondents	2	52	233 (81%)

3. Do you want to add any comments to your answers above?

.....

.....

4. Extensive consultation has already taken place with businesses in Gamlingay. If you run your own business in the Parish and haven't yet taken part but would like to, please give your contact details here:

.....

H. Transport and access

- 1. How many cars (or vehicles) are there in your household?**
- 2. As a resident of Gamlingay, what form of transport do you use most?**

Please tick one.

Bicycle	1.5%	Mobility vehicle or wheelchair	1%
Bus	1%	Motorbike	1%
Car	84.5%	Walking	11%

3. What other forms of transport would you like to use more?

Please tick all that apply.399 respondents

Bicycle 24%	88	Motorbike 2.5%	9
Bus 29%	104	Train 20%	74
Car 3%	9	Walking 20%	78
Mobility vehicle or wheelchair 1.5%	4		

4. What is it about Gamlingay that prevents you doing so?

.....

5. How often do you catch a bus to anywhere from Gamlingay?

Daily		Occasionally	*
A few times a week	*	Hardly ever	
A few times a month	*	* total	44

6. If you have mobility issues, what would make it easier for you to get around Gamlingay?

.....

Footpaths and bridleways

7. The Neighbourhood Plan should support the creation of better footpaths to make it safer and easier to get around the village and the wider Parish on foot.

Please give your opinion.

Data not collected

8. The Neighbourhood Plan should support the creation of better bridleways to make it safer and easier to get around the village and the wider Parish by horse or bicycle.

Please give your opinion.

Strongly agree	252 (63%)
Agree	121 (30%)

9. There is a car parking problem in Gamlingay Parish.

Please give your opinion.

Strongly agree 54% (215 respondents)

Agree 31% (123 respondents)

Disagree 8% (32 respondents)

Strongly disagree 1% (4 respondents)

No opinion/don't know 6% (24 respondents)

10. If you consider parking to be a problem, please tell us where and describe the parking problem:

.....Church St (235), Mill St (84), Stocks Lane (32) schools(23) Eco Hub (10) Cinques Rd (13) Green End (14).....

Trains

There are plans to reopen the East West rail link between Oxford and Cambridge. The Central Section may go via Bedford and Sandy, passing through or near Gamlingay. This may involve development along the railway line that would greatly affect Gamlingay but would provide a direct local rail link to Cambridge and Oxford.

11. Would you support the reopening of a station in or near Gamlingay?

Yes 315 (81%)	No 43 (11%)	No opinion/don't know 34 (9%)
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I. Any other comments?

Please provide any additional comments, ideas or observations you have. Is there something that we have forgotten? Please keep your comments short and to the point.

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Thank you for completing this survey. Please encourage other residents to do the same. The more responses we get the better we will be able to make our Neighbourhood Plan deliver the sort of future that Gamlingay residents want and need.

Please return your completed questionnaire to the ballot boxes provided at:

The Eco Hub or

The Post Office or

The Co-op or

Woodview Farm Shop.