

# Wollaston Neighbourhood Plan

The Neighbourhood Plan can help deliver homes, jobs, services and facilities and protect and improve the best of Wollaston and its environment.

## £100 DRAW

Please return your questionnaire by **20<sup>th</sup> December 2013** to Wollaston Library  
Don't forget to retain the coupon at the bottom of this page.

# Questionnaire

Have your say about the future of our village.



Here's how you can do it...

Ticket No

Please cut-out and retain this coupon. We will publish the number of the winning ticket in the next edition of the Wollaston and Strixton News and Views magazine.

**Please fill in this questionnaire. It is in your interests to do so.**

After two years work the Neighbourhood Plan Steering Group has now amassed enough information to start making the plan that will see Wollaston develop over the next 15-20 years while at the same time meeting the needs of those of us who live here. Before we do so we would like to know your views. **This is your chance to have your say and to help shape the future of Wollaston.** If you live in a household which includes children and/or young people under the age of 18, where appropriate please take account of their views when replying to the questions.

Many of you have already provided us with your thoughts on what is needed in Wollaston and we would like to thank those who have contributed to date. We now need to know how much support there is for some of those ideas before we consider how the Neighbourhood Plan might help to realise them.

This questionnaire has been produced by the Neighbourhood Plan Steering Group on behalf of the Parish Council.

**It should be returned by 20<sup>th</sup> December 2013 to Wollaston library**

If you need more space for comments or to make suggestions please include these on a separate sheet of paper and attach it to the questionnaire.

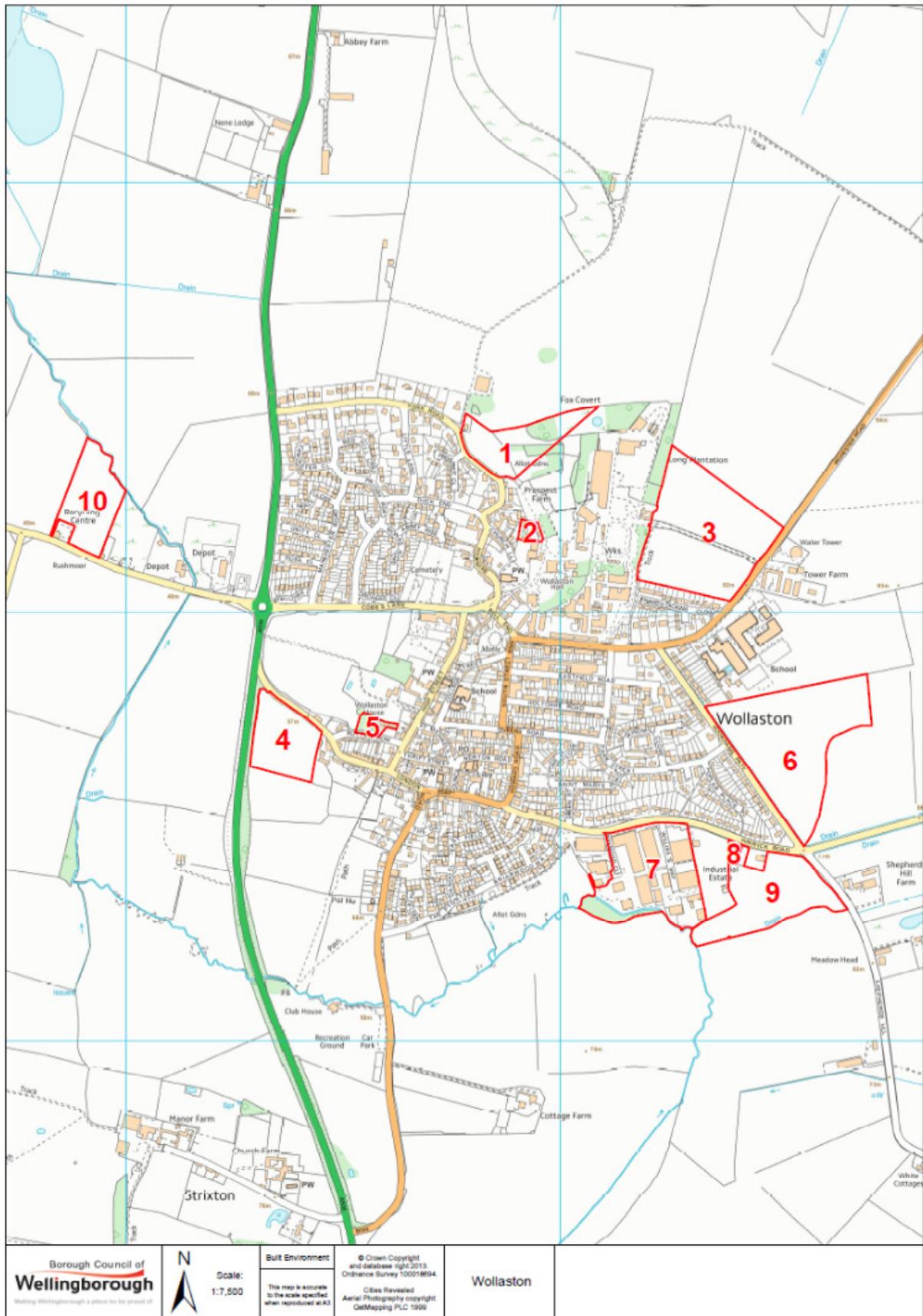
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## **Possible Housing and Employment Sites**

On the next page there is a map which shows the location of sites that may be available for development. A **Draft Housing and Employment Sites Assessment Background Paper** which assesses the merits of each site, based on what we currently know, can be viewed on the Neighbourhood Plan documents section of the Parish Council website (<http://www.wollastonparishcouncil.gov.uk>) or at Wollaston Library. A brief summary outlining the findings of that document is included on pages 3-4 of this questionnaire.

N.B. If you own land that is not highlighted on the map and wish this to be considered for development as part of the preparation of the Neighbourhood Plan, please contact the Neighbourhood Plan Steering Group at: [wollastonplan@gmx.com](mailto:wollastonplan@gmx.com); or by post at: WNP Steering Group, Bryson Building, Office 1, Scott Bader, Wollaston.

# Map of Possible Housing and Employment Sites



## Brief Assessment of Sites

<p><b>Site 1: Land off York Rd</b></p> <ul style="list-style-type: none"> <li>• Available either for housing or offices.</li> <li>• Of sufficient size to require open space provision if developed for housing.</li> <li>• Would provide local employment opportunities if developed for offices.</li> <li>• Location of access unclear.</li> <li>• Includes an area of woodland protected by a tree preservation order and existing allotments.</li> <li>• The Borough Council has previously proposed that land fronting York Rd be designated as open land of importance to the character of the village.</li> <li>• Part of the site is susceptible to surface water flooding.</li> <li>• A minor part of the site (at the easternmost tip) would be unsuitable for housing on safety grounds due to its proximity to the Scott Bader plant.</li> </ul>
<p><b>Site 2: Land within grounds of Wollaston Hall</b></p> <ul style="list-style-type: none"> <li>• Available either for housing or offices.</li> <li>• Within the conservation area and grounds of a listed building (Wollaston Hall).</li> <li>• Within the confines of the village and includes brownfield land.</li> </ul>
<p><b>Site 3: Land to the west of Irchester Rd</b></p> <ul style="list-style-type: none"> <li>• Development could include housing, employment and recreational provision.</li> <li>• Of sufficient size to require some open space provision if developed for housing and the site is relatively flat.</li> <li>• The adjacent public footpath provides a link into the open countryside.</li> <li>• Possibility that the site could provide some employment and local job opportunities.</li> <li>• The westernmost part of the site would be unsuitable for housing on safety grounds due to its proximity to the Scott Bader plant.</li> <li>• Development could be affected by noise from the Scott Bader plant and lorries using the access road between Irchester Rd and the plant.</li> <li>• Includes some high quality agricultural land.</li> <li>• Adjacent to existing development on 3 sides.</li> <li>• Particularly well located in relation to the secondary school.</li> </ul>
<p><b>Site 4: Land south of London Rd/adjacent to A509</b></p> <ul style="list-style-type: none"> <li>• Proposed residential development.</li> <li>• Of sufficient size to require open space provision.</li> <li>• The public footpath provides a link into the open countryside, although this requires crossing the busy A509.</li> <li>• Affected by noise from the A509.</li> <li>• The land is of a high agricultural quality (grade 2).</li> <li>• This stretch of London Rd is currently one-way and therefore precludes access to the A509.</li> <li>• Relative to other sites, the land is poorly contained by existing development.</li> </ul>
<p><b>Site 5: Land north side of Rotten Row</b></p> <ul style="list-style-type: none"> <li>• Proposed residential development.</li> <li>• Area tree preservation order could preclude development.</li> <li>• Site is contained on 3 sides by development.</li> </ul>

<b>Site 6: Land east of Hookhams Path</b>
<ul style="list-style-type: none"> <li>• Development could include housing and recreational provision.</li> <li>• Of sufficient size to require open space provision if developed for housing.</li> <li>• Development could be affected by noise from the adjacent secondary school</li> <li>• Includes some high quality (grade 2) agricultural land.</li> <li>• Particularly well located in relation to the secondary school.</li> </ul>
<b>Site 7: Part of Hinwick Rd industrial estate</b>
<ul style="list-style-type: none"> <li>• Proposed residential development.</li> <li>• Of sufficient size to require open space provision with potential to improve access to Wollaston Brook and the open countryside.</li> <li>• Opportunity to address local concerns regarding HGV traffic to and from the existing site.</li> <li>• Residential development could be affected by any noise/HGV traffic from businesses within the employment land west of Raymond Close, which is excluded from the proposed redevelopment area.</li> <li>• Would result in the loss of a significant area of employment.</li> <li>• Opportunity to build on previously developed land within the confines of the village.</li> <li>• Possible land contamination and the need to demolish existing buildings would affect viability which may reduce the opportunity to deliver benefits such as open space or affordable housing.</li> <li>• The site would not be available for development for a number of years.</li> </ul>
<b>Sites 8&amp;9: Adjacent/rear of no 196 Hinwick Rd</b>
<ul style="list-style-type: none"> <li>• Could include housing and recreational provision.</li> <li>• Of sufficient size to require open space provision with potential to improve access to the Wollaston Brook and the open countryside.</li> <li>• Would result in the loss of a small area of employment land currently occupied by a landscape business.</li> <li>• Provides an opportunity to address local concerns regarding on-street parking associated with the landscape business.</li> <li>• Includes some high quality (grade 2) agricultural land.</li> <li>• Attractive views across the site into the open countryside.</li> </ul>
<b>Site 10: Doddington Rd (west of A509)</b>
<ul style="list-style-type: none"> <li>• Proposed employment land.</li> <li>• The site has previously been assessed as poor quality for employment purposes, although there may be local demand from the industrial sector.</li> <li>• Detached from Wollaston with poor pedestrian access to the village.</li> <li>• The majority of the land is located within either flood zone 2 or flood zone 3*</li> </ul>

\* Government policy requires the application of a sequential test to steer new development to areas with the lowest probability of flooding. Flood zones are used as the starting point for this approach. They describe the probability of flooding, ignoring the presence of flood defences. Flood zone 2 comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding in any year whilst the probability of flooding within flood zone 3 is greater than this. All land outside zones 2 and 3 is described as being within flood zone 1. The overall aim should be to steer new development to flood zone 1 and only consider allocating sites for development in zone 2 where there are no reasonably available sites in flood zone 1.

## Housing – how much and where should it be built?

The Neighbourhood Plan must provide for the amount of housing required by the North Northamptonshire Core Spatial Strategy. That Strategy is under review and whilst the number of new homes to be built in Wollaston between 2011 and 2031 has not yet been decided it is likely to be at least 160. As part of the Neighbourhood Plan we need to decide if we should provide for more than the minimum requirement and where the homes should go.

1	How many homes do you think should be built in Wollaston between 2011 and 2031? Please Tick.	Minimum required	Up to 200	200 – 250	250+	No opinion
2	Have a look at the map on page 2 and assessments on page 3-4. Do you think we have identified all of the key issues for each of the potential housing sites? Please Tick			Yes	No	No opinion
3	<i>If you answered 'no' to question 2, please answer question 46</i>					
4	Using the site numbers on the map on page 2 please rank, <b>in order of preference</b> , the sites that you think would be most suitable for housing (NB site 10 is proposed solely for employment and is not therefore available for housing)	1 <sup>st</sup> choice	2 <sup>nd</sup> choice	3 <sup>rd</sup> choice	4 <sup>th</sup> choice	5 <sup>th</sup> choice

## Housing – what type of housing should be provided?

In 2012 a village survey provided information on the type and tenure of housing needed over the next few years. Following on from that survey there are several further questions on which we are now inviting views. Please indicate whether you agree or disagree with the following statements:

		Agree	Disagree	No opinion
5	We should try to restrict the availability of affordable housing to existing residents and persons with a strong local connection with Wollaston.			
6	We should encourage the provision of sheltered housing for elderly people wishing to live independently but with extra help if needed.			
7	We should encourage some care home provision			
8	We want some smaller homes for people who wish to downsize			
9	I would be very interested in building my own home if land was available			

## Employment – which sites are suitable for employment?

Despite there being over 100 businesses in Wollaston, most residents travel further afield to work.

The map (page 2) includes several sites which could provide opportunities for some residents to work more locally. **Sites 1 and 2 are being promoted by the owner either for employment or for housing; site 3 is proposed mainly for housing but could include some employment land; and site 10 is being promoted solely for employment.**

10	Have a look at the map on page 2 and brief assessments on page 3-4. Do you think we have identified all of the key issues for each of the potential employment sites? Please Tick	Yes	No	No opinion	
11	<i>If you answered 'no' to question 10, please answer question 47.</i>				
12	Using the site numbers on the map on page 2 please indicate which of the following sites (either in whole or in part) might be suitable for employment? Please Tick.	Site 1	Site 2	Site 3	Site 10

## Employment – other issues.

Please indicate whether you agree or disagree with the following statements:

				Agree	Disagree	No opinion
13	We should try to retain the Hinwick Rd industrial estate as an employment area.					
14	The village has insufficient infrastructure (e.g. road capacity) to support large businesses which are best located in nearby towns.					
15	Wollaston should focus on accommodating small businesses.					
16	Where do you work?					
	Wollaston	Wellingborough	Northampton	Milton Keynes	Other	Don't work

<b>Parking and traffic</b>		Agree	Disagree	No opinion
<p>Some residents have told us that they are concerned about the increase in traffic from new developments and inadequate parking provision in new and existing areas of development. Census information also reveals that the average household in Wollaston now has 1.55 cars compared with a national average of 1.16.</p> <p><b>Please indicate whether you agree or disagree with the following statements:</b></p>				
17	Parking provision should be increased within new developments.			
18	We should resist the loss of residential parking.			
19	Road safety at the Hookhams Path/Hinwick Rd junction should be improved.			
20	More pedestrian crossing points are needed.			
21	<b><i>Young people in particular have referred to the need for more pedestrian crossings. If you think more are necessary, please answer question 48</i></b>			
22	Do we need to address parking issues at the following locations:			
23	The secondary school?			
24	Hinwick Rd?			
25	<b><i>If you think that there are other areas where addressing parking issues ought to be a priority, please answer question 49</i></b>			

<b>Conservation of buildings and their settings.</b>		Agree	Disagree	No opinion
<p>The most important buildings and monuments in Wollaston are protected because they are listed or scheduled. There are, however, other buildings of local importance (eg. Green Plaque buildings). In addition, the centre of Wollaston is a Conservation Area which provides some control over the demolition of unlisted buildings and provides a basis for conserving the special interest of the area. Some residents have made particular suggestions and we need to identify the level of support for some of these.</p> <p><b>Please indicate whether you agree or disagree with the following statements:</b></p>				
26	The Cuckoo Triangle (i.e. the square outside the former Cuckoo public house) should be improved			
27	The 'Cradle' ( i.e. the square at the London Rd/Hinwick Rd junction) should be improved			
28	A sculpture should be provided in the pocket park			
29	The conservation area should be improved in other ways and/or or extended (A map of the conservation area is available on the Neighbourhood Plan documents section of the Parish Council website ( <a href="http://www.wollastonparishcouncil.gov.uk">http://www.wollastonparishcouncil.gov.uk</a> and at Wollaston library)			
30	<b><i>If you think that the conservation area should be improved or extended, please answer question 50</i></b>			

## Open space, important views and opportunities for nature conservation.

Some residents have highlighted areas of open space, views and opportunities to improve the nature conservation value of the area. We need to identify the level of support for some of the suggestions.

**Please indicate whether you agree or disagree with the following statements:**

		Agree	Disagree	No opinion
32	The grounds of Wollaston House provide an area of open space which should be retained.			
33	There are important views into the village from the south across the rising land west of London Rd			
34	The open land on York Rd (opposite Prospect Close and marked 1 on the attached map) is an area of open space which should be retained			
35	We should try to improve the appearance of the key entrances into the village (Cobbs Lane, Irchester Rd, London Rd, Hinwick Rd/Hookhams Path)			
36	The small spinney on the south side of the London Rd/A509 junction is an important feature which should be retained.			
37	We should try to improve access to Wollaston Brook and its nature conservation value.			
38	We should look for an opportunity to provide an area of woodland close to the village			
39	<i>If there are other public views into/out of the village or areas of open space that you think are important to conserve (other than the recreation ground and play areas), please answer question 51</i>			

## Services and facilities - what additional provision is needed?

Development of sites for housing may provide opportunities to provide new facilities or help support existing facilities.

### Provision for young people:

Young people have told us that they want new and better facilities like a skateboard park and more/better parks. Further suggestions have included a youth shelter, a cafe that provides a venue for young people and a 'full-time' youth club.

40	<i>If you are aware of a suitable location for a youth shelter; a suitable location for a skateboard facility; or if you think that improvements are needed to existing playing facilities, please answer question 52</i>			
41	Is there a need for a new play area in your area of Wollaston?	Yes	No	No opinion
42	<i>If there is a need for a new play area in your area of Wollaston, please answer question 53</i>			

### Provision for adults:

In terms of sports provision a need for further cricket and football provision has been identified.

Please indicate whether you agree or disagree with the following statements:

		Agree	Disagree	No opinion
43	We should prioritise cricket and football as areas of sport requiring additional provision.			
44	There are areas of sports provision available in other villages but not in Wollaston. I would use these on a regular basis if they could be provided in the village.			
45	<i>If you agree with the above statement (44), please answer question 54</i>			

## Additional questions

In answering questions 1 – 45 you may have been asked to answer one or more of the following questions. **Please answer only those questions that you have been asked to complete.** If you need more space for comments or to make suggestions please include these at the bottom of page 11 or on a separate sheet of paper and attach it to the questionnaire.

46	If you answered 'no' to question 2, please explain the issue(s) that have not been identified and then <b>go to question 4.</b>	
	Site no:	Issues not identified: ----- ----- -----
	Site no:	Issues not identified: ----- ----- -----
47	If you answered 'no' to question 10, please explain the issue(s) that have not been identified and then <b>go to question 12.</b>	
	Site no:	Issues not identified: ----- ----- -----
	Site no:	Issues not identified: ----- ----- -----
48	If you think that more pedestrian crossings are needed in Wollaston, please explain where you think they are needed and then <b>go to question 22</b> ----- ----- -----	
49	If you think that there are other areas where addressing parking issues ought to be a priority, please explain (giving the location and reason) and then <b>go to question 26</b> ----- ----- -----	
50	If you think that the conservation area should be improved or extended, please explain and then <b>go to question 32</b> ----- ----- ----- ----- -----	

