

# Wilmcote and Pathlow Neighbourhood Plan

## Questionnaire



Wilmcote Neighbourhood Planning Group

This questionnaire is part of the second stage of the process for the Parish of Wilmcote & Pathlow to develop a neighbourhood plan for the next 20 years. This plan will seek to achieve a balance between preserving the distinctive character of Wilmcote & Pathlow and developing the community, its amenities, housing, infrastructure and image. Stratford District Council has submitted a Local Plan/Core Strategy to the Planning Inspectorate that involves building 10,800 new dwellings in the District between 2011 and 2031. As part of this objective, the Parish of Wilmcote and Pathlow will need to have built between 51 and 75 new dwellings in the period from 2011 to 2031. It should be noted that 7 of these houses have either been built or are under construction.

Your response is essential and will help identify where future housing could be placed, its size and appearance, the sustainability of new development and any investment that may be needed in the infrastructure and amenities of the Parish. Together, your responses will be critical in shaping the future of Wilmcote & Pathlow, whilst maintaining their special qualities. This will be reflected in the Final Plan which your committee will prepare. Further consultation will take place during this process.

Please look on the Parish Web Site [www.wilmcotepc.co.uk/neighbourhoodplanninggroup](http://www.wilmcotepc.co.uk/neighbourhoodplanninggroup) or Facebook/Twitter or the folder in the Village Shop for further details, including the Control Plan.

Please note the following abbreviations and definitions have been used;

NPG - Neighbourhood Planning Group, acting on behalf of your elected Parish Council

SDC - Stratford District Council

NPPF - National Planning Policy Framework (see page 3 for further details)

*The NPG has developed this questionnaire after undertaking research and taking professional advice from planning consultants. The questions were formulated after listening to your comments at public meetings. Your answers will enable us to prepare a plan based on the views of all residents.*

**After completing the questionnaire the next steps are explained on the last page.**

## Understanding your household

**Q1** I am answering (please tick a box) as an Individual ☐ or for our Household ☐

*If you would like additional copies for other adults in your household, please get in touch with one of the contacts shown on the last page of this questionnaire or download from [www.wilmcotepc.co.uk/neighbourhoodplanninggroup](http://www.wilmcotepc.co.uk/neighbourhoodplanninggroup)*

*The person completing this questionnaire must be a resident of Wilmcote & Pathlow Parish.*

**Q2** Your Post Code

**Q3** Age Profile of yourself/household (please indicate number of people in each age group)  
11 or under  12-17  18-24  25-44  45-64  65-84  85+

**Q4** Do you own your house or are you a tenant (please tick a box)? Own ☐ Tenant ☐

**Q5** What do you think is unique or distinctive about Wilmcote & Pathlow, and what aspects would you like to protect?

## Housing

*New Housing is split into 3 specific categories for the purpose of this questionnaire, they are:*

- a. *Private Housing - Dwellings built by developers for purchase to meet market demand.*
- b. *Affordable Housing - Affordable housing is defined by the National Planning Policy Framework as social, affordable, rented and intermediate housing to be provided for eligible households whose needs are not met by the market. Affordable housing as identified by the Government is NOT low cost market housing. New build sites of 5 or more dwellings must deliver a minimum of 35% of the proposed total residential floor space as affordable housing.*
- c. *Social Housing - Social housing is homes that are available through another form of ownership, eg: a rented tenancy, however some can be through shared ownership or staircase purchase (where the occupier rents but can purchase in stages). Social Housing can help those individuals and families who cannot raise the initial deposit to buy a house.*

## General Housing

**Q6** The Parish of Wilmcote (including Pathlow) is within the Green Belt and the Government National Planning Policy Framework (NPPF) governs development in Green Belt areas. The relevant clause in the NPPF is summarised below.

Do you agree that all the proposed housing in Wilmcote should take the form of the following? *(Please tick a box for each category)*

Limited Infilling	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Limited Affordable Housing for local community needs	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Redevelopment of previously developed sites	Yes <input type="checkbox"/>	No <input type="checkbox"/>

### Extract from NPPF Section 9: Protecting Green Belt Land

- **89 A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:**
- *Buildings for agriculture and forestry;*
- *Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

**Q7** What is your view of the rate at which the development of new properties should take place? *Please state the percentage of total new dwellings in each time period and ensure they total 100%.*

2015 to 2020  %    2021 to 2025  %    2026 to 2031  %

**Q8** Do you believe that building the allocated number of new dwellings sooner would help support the shop, school and local clubs *(please tick a box)*?

Yes, I would support a quicker rate of building new dwellings ☐

No, I would not support a quicker rate of building new dwellings ☐

**Q9** Would you like to see more than 75 new dwellings built in Wilmcote & Pathlow in the period 2011-2031 *(please tick a box)*?

Yes ☐ No ☐

If 'yes', what number would be acceptable to you?

## Development Size

*To improve the amenities, infrastructure and environment in Wilmcote & Pathlow, a Community Infrastructure Levy or Section 106 investment is required. Usually this only applies to developments of more than 10 dwellings. This sum of money is paid by the developer to SDC for improving the infrastructure or amenities in Wilmcote & Pathlow.*

**Q10** What size of individual developments would you prefer *(please tick one or more boxes as appropriate)*?

1-5 new dwellings on each location ☐

21-25 new dwellings on each location ☐

6-10 new dwellings on each location ☐

26-30 new dwellings on each location ☐

11-15 new dwellings on each location ☐

30+ new dwellings on each location ☐

16-20 new dwellings on each location ☐

**Q11** What percentage of Affordable Houses would you prefer as a percentage of total new dwellings on each location *(please tick a box)*? Sites where an application is made to build 5 or more dwellings must include some affordable housing.

35% (recommended minimum) ☐ More than 35% ☐

**Q12** What mix of new properties would you like to see in Wilmcote & Pathlow? Please indicate the percentage that you would prefer in each category. *Please ensure they add up to 100%*

1 Bedroom Flat

2 Bedroom Flat

2 Bedroom House

3 Bedroom House

4 Bedroom House

5 Bedroom House

*Note: Houses can be detached, semi-detached, terraced or bungalows.*

**Q13** Would you like new dwellings to be provided for a particular group or groups?  
*Please tick as many as you think are appropriate*

Sheltered	<input type="checkbox"/>	Elderly (excluding Sheltered Housing)	<input type="checkbox"/>
Disabled	<input type="checkbox"/>	Children of Parents in the Village	<input type="checkbox"/>
Single individuals	<input type="checkbox"/>	No preference (driven by market needs)	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

**Q14** A significant number of single dwellings could be built as in-fill or on garden sites.  
 Would you support this practice (*please tick a box*)?

Yes ☐ No ☐

**Q15** Would you support the conversion of buildings not currently used for housing, as a new dwelling (*please tick a box*)?

Yes ☐ No ☐

**Q16** Please rate, on the scale below, how much you would support the demolition of a larger house and its replacement by one or more smaller dwellings (*please tick a box*).

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fully supportive	Supportive	Neither supportive nor against	Against	Totally against

**Q17** Would you or someone in your household be interested in self-build housing (*please tick a box*)? *This is where a number of individuals or families get together as a legal consortium or group to develop their own dwellings on land to be purchased, using their own skills/labour to build the houses with the help of specialist sub contractors.*

Yes ☐ No ☐ Don't Know ☐

## Affordable Housing.

**Q18** Please rate, on the scale below, the importance of building affordable houses (as defined on page 2) in Wilmcote & Pathlow (*please tick a box*).

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very important	Important	Neither important nor unimportant	Unimportant	Not at all important

## Social Housing

*Please see the definition of Social Housing on page 2.*

**Q19** Please rate, on the scale below, the importance of providing social housing in Wilmcote & Pathlow *(please tick a box)*.

☐                      ☐                      ☐                      ☐                      ☐

Very important              Important              Neither important  
nor unimportant              Unimportant              Not at all  
important

**Q20** There are two principal options available for social housing, please indicate which are appropriate for Wilmcote & Pathlow *(both boxes may be ticked)*?

Rented Property (Housing Association or SDC houses) ☐

Shared Ownership ☐

**Q21** Is your household, or an individual family member, likely to be looking for a social housing home in Wilmcote & Pathlow *(please tick a box)*?

Yes ☐      No ☐

If 'yes', please indicate the number of bedrooms likely to be required?

## Quality of Development

*The aim is to minimise the impact of new dwellings on existing homes and to ensure, as far as possible, that the design of future housing protects and enhances our natural, built and historic environment.*

**Q22** Should there be a minimum distance from the front or rear of an existing dwelling to the building line of a new building or row of buildings *(please tick a box)*?

Yes ☐      No ☐

If 'yes', what distance would you suggest?  Metres

**Q23** Should all new dwellings have on-site, off-road parking for 2 cars *(please tick a box)*?

Yes ☐      No ☐

**Q24** Are garden sizes important in new housing developments *(please tick a box)*?

Yes ☐      No ☐

If 'yes', what is your preferred minimum length for a garden *(please tick a box)*?

About 10 metres ☐      10 – 20 metres ☐      Over 20 metres ☐

## Other Housing

**Q25** Would you support another travellers' site in the Parish *(please tick a box)*?

Yes ☐ No ☐

Would you support an increase in the existing site in Pathlow *(please tick a box)*?

Yes ☐ No ☐

**Q26** Would you support an increase in the number of dwellings on the three Park home sites - Woodcot Park, Willowdene or Edkins Park *(please tick a box)*?

Yes ☐ No ☐

## Housing Design

*The Parish has a very diverse mix of properties. The aim of future developments, irrespective of size, should be to blend with the existing dwellings and be sympathetically designed to the highest environmental standards.*

**Q27** Housing Design and external appearance are very important. The design is led by the developer and it would be inappropriate to dictate the detailed design of new houses, except to state that they should not be a basic box, lacking in character and that the main elevations must be of a high standard using a variety of materials. The number of dwellings on a site is usually a key financial issue. Specifying the garden size and parking requirements will help control the density of new housing developments. Would you support this statement *(please tick a box)*?

Yes ☐ No ☐

If 'no', please say where you agree and disagree.

**Q28** Do you agree that privacy, security and safety are important *(please tick a box)*?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very important	Important	Neither important nor unimportant	Unimportant	Not at all important

## Funding

*When planning permission is granted, Community Infrastructure Levies (CIL)/Section Notices are issued as part of the approval process. These Notices are financial contributions paid by the developers to SDC to invest in the infrastructure of the Parish. In addition, SDC Planning may insist on works undertaken off the development site to help with issues that are caused by the new homes, (junction improvements, street lighting, footpaths and walkways etc.).*

*It is also likely that many of the amenities could be affected which may result in the contractor undertaking works to ensure the amenity can continue to operate or be improved to meet the increase in population.*

**Q29** When there are funds available, where would you like the Parish Council to use the funds? Please choose the 5 most important funding areas and rank them in order of priority (1 is your highest priority).

Allotment Facilities

Bus Services (service continuity, improvement)

Children's Play Area (maintenance of existing area)

Footpath Improvements

Footpath/Cycle path linking Pathlow & Wilmcote

Gas Main Extension

Parking for Station and Canal

Parking for the School and Church

Parking for the Shop

Public Toilets at the Station

School Facilities (incl. Sports field)

Scouts Facilities

Street Lighting

Village Hall Parking

Village Hall Facilities

Village furniture (benches/bins etc.)

Wildlife Habitats

Youth Club Facilities

Other (please specify)




**Q30** Please state the importance to you or your household of the following amenities?  
(Please tick one box for each amenity)

	Essential	Very Important	Important	Not so Important	Not Necessary
Village Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Green	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scout Hut	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social Club	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Willow Wood Playground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Willow Wood Recreation Field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glebe Recreation Field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Canal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Commercial/Industrial/Retail

*The Neighbourhood Planning Group is not charged with reviewing Business Activities but they will need to be reviewed in the event that they affect housing needs, demand or location.*

*Wilmcote & Pathlow has several key businesses, such as the shop, public houses and Mary Arden's House & Farm, as well as more than 40 other registered businesses based in the Parish.*

**Q31** Would you support action being taken to retain a shop somewhere in the community if there was ever a likelihood of losing the existing shop (please tick a box)?

Yes ☐ No ☐

**Q32** Do you run a company or practice/service from your premises or home in the Parish (please tick a box)?

Yes ☐ No ☐

**Q33** If one of the companies based in the Parish wished to develop a small business unit, (commercial or light industrial) in which location would you support such development?

**Q34** Would you support a small business area within Wilmcote & Pathlow *(please tick a box)*?

Yes ☐ No ☐

If Yes, where would you like to see it?

## Highways/Parking

**Q35** Do you believe there is a problem with traffic speeding through Wilmcote & Pathlow *(please tick a box)*?

Yes ☐ No ☐

If 'yes', please indicate where this is a problem?

**Q36** Would you support traffic calming measures in Wilmcote & Pathlow *(please tick a box)*?

Yes ☐ No ☐

If 'yes', please indicate where you think these should be?

## Sustainability and Local Environment

Any planned development now has to be sustainable. The government defines sustainable development within the planning context through the National Planning Policy Framework as having:

- A. *An economic role- contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.*
- B. *A social role- supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.*
- C. *An environmental role- contributing to protecting and enhancing our natural, built and historic environment and, as part of this, helping to improve biodiversity, use natural resource prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to low carbon economy.*

**Q37** Within the context of housing, business, amenities and infrastructure do you consider sustainable development to be important?

Yes ☐ No ☐

If 'yes', how you would like to see sustainable development implemented?

**Q38** Do you agree with the principle of not building new housing on rural land?  
(Please tick a box)

Agree ☐ Do not agree ☐ No strong view ☐

**Q39** In your opinion, how important is it to protect the following features of Wilmcote & Pathlow (please tick as many boxes as you think are appropriate)?

Wildlife and fauna	<input type="checkbox"/>
Front gardens for new dwellings	<input type="checkbox"/>
Green corridor alongside the canal	<input type="checkbox"/>
Historic buildings and their surroundings	<input type="checkbox"/>
Open views across the countryside	<input type="checkbox"/>
Open views when approaching and leaving the village	<input type="checkbox"/>
Other (please specify)	<input type="text"/>

**Q40** Please give your views on the environmental activities that should be adopted in the Parish to contribute to the sustainability of Wilmcote & Pathlow.

**Q41** Please write below if you have any general comments on the future of Wilmcote & Pathlow, or if there are other issues that you believe should be taken into consideration, or other areas of land for development that we have overlooked.

**Thank you for your replies to the questions. Your views are most important.**

**Here are the next steps in the Neighbourhood Plan process.**

- A. This questionnaire will have been delivered to your house by a committee member or volunteer. This person is: \_\_\_\_\_
- Telephone Number \_\_\_\_\_ Address \_\_\_\_\_
- B. If you have a problem filling in the questionnaire, or require additional copies for other adults in your household, please advise your contact person or come along to the meeting in the Village Hall, the details of which are given in the covering letter. Otherwise, you can contact the NPG using the contact details at the bottom of this page.
- C. When you have completed the questionnaire please place it in the envelope provided and hand it to the person named above.
- D. PLEASE NOTE, to ensure complete confidentiality and impartiality, your responses will be analysed by an independent consultant, acting on behalf of Wilmcote & Pathlow Parish Council and Stratford District Council. This consultant will be the only person to see the individual completed questionnaires.
- E. The independent consultant will send a report to Wilmcote Parish Council and the Wilmcote & Pathlow Neighbourhood Plan Group and this will form the basis of the final Neighbourhood Plan. Individual responses will be treated in complete confidence by the consultant. An open meeting will be held to report on the findings.

If you have any queries please contact the person in A above, or email [wnpg@wilmcotepc.co.uk](mailto:wnpg@wilmcotepc.co.uk) or write to the Clerk to the Parish Council [lizbutterworth1@btinternet.com](mailto:lizbutterworth1@btinternet.com)