

Wavendon Parish Council Neighbourhood Plan – Results of Questionnaire

The following Executive Summary has been prepared by Mike King, Director, People and Places Partnership Limited on the 142 completed Wavendon Neighbourhood Plan surveys. People and Places were used by Wavendon Parish Council to complete the data entry and analysis elements of the survey.

Three key themes emerged from the analysis of the quantitative and qualitative survey data; Housing Development outside of the Strategic Land Allocation (SLA) was not wanted, the Rural Nature of Wavendon Parish should be preserved and there were widespread concerns about the current traffic situation in the Parish, which would be exacerbated with any further development.

Housing Development Outside of the SLA Not Wanted

- ❖ The key theme to emerge from both the quantitative and qualitative feedback was that new housing development, excluding the Strategic Land Allocation (SLA) was not required in Wavendon Parish. The following quote is typical of the qualitative feedback; *“The SLA has taken all the available land, more than enough to supply our local needs, we will have absorbed more than enough to accommodate our local needs and our open spaces need protecting.”* When 16 potential sites for more housing were provided for respondents to evaluate, in each location the majority reported that they ‘Strongly Disagreed’ or ‘Disagreed’ with any further development
- ❖ **No Development at Wavendon Fields and Land West of Newport Road;** In terms of potential sites for new development, respondents were most against any activity at ‘Wavendon Fields’ with 70% stating they ‘Strongly Disagree’ and 16% ‘Disagree’ and the ‘Land West of Newport Road’. (65% Strongly Disagree and 15% Disagree) Qualitative analysis highlighted that the main reasons for the unpopularity of any new development at both of these sites, were the increase in traffic congestion and need to preserve green spaces/ buffer zones in the village.

Preserving the Rural Nature of Wavendon Parish Council

- ❖ **Green Spaces and Buffer Zones;** The preservation of the green spaces in and around Wavendon Parish was a key theme to emerge from the qualitative and quantitative feedback from the completed surveys. An example of a substantiating comment is *“We are really concerned that Wavendon is losing its character as a rural village, the reason we moved here.”* Quantitatively, 90% of respondents were ‘Concerned a Lot’ in terms of the impact any new housing development would have on the ‘Rural nature of Wavendon Parish, such as the countryside and open spaces’ and 70% of respondents stated that they would like to see more ‘Buffer Zones’ (wooded areas) over the next 15 years.

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- ❖ **Protecting Green Spaces and Views;** The need to protect important views and green spaces to help maintain the rural character of Wavendon Parish was evidenced when 95% of respondents stated the ‘Green between St Mary’s Close and Walton Road’, 90% the ‘Village entrance at the junction of Walton Road and Newport Road’, 88% the ‘Existing Allotments’ and 87% the ‘Green Island at the junction of Walton Road and Stockwell Lane’ all needed protecting. Similarly, respondents were keen to see the following views of attractive buildings and landmarks protected, 90% the ‘Rural character of Lower End Road’, 88% the ‘Rural character of Phoebe Lane’, 86% the ‘Wooded area off Walton Road’ and 78% the ‘Manor House view from Lower End Road’.
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Traffic Concerns

- ❖ **High Volume of Car Users;** The majority (96%) of residents travel in and around Wavendon Parish on a daily basis in their own or company car/ van.
 - ❖ **Rush Hour, Speed and Volume of Traffic;** ‘Peak Rush Hour Traffic’ (84%), ‘Speed of Traffic’ (81%), ‘Volume of Traffic’ (80%) and ‘Large vans and Lorries passing through the village/ parish’ (73%) were the current key traffic concerns in and around Wavendon Parish. In terms of ‘Peak Rush Hour Traffic’, ‘Speed’ and ‘Volume’ Newport Road and Walton Road were the most cited locations. The following is an example of a comment encompassing the key concerns *“I have lived on Newport Road for 28 years and have noticed the tremendous increase in traffic. It is exceedingly dangerous coming out of our drive to turn onto Newport Road, we live on the bend. The house shakes when Lorries pass. The speed and volume of traffic when walking or cycling is very frightening.”*
 - ❖ **Increased Congestion with Housing Development;** In terms of any further housing development outside of the SLA, concerns in regards to traffic was also key theme to emerge from the general qualitative feedback. *“The roads in the area cannot take any more traffic”*. Newport Road was once again an area of particular concern. Quantitative data substantiated the literal comments with 89% of respondents ‘Concerned a Lot’ in regards to ‘Access problems due to increased traffic and congestion’ and 80% ‘Concerned a Lot’ in terms of ‘Increased parking needs.’
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General

Future Housing Development

Despite the overriding conclusion that new housing outside of the SLA was not required respondents were hypothetically asked to comment on the design, type, tenure and scale if any new development were to take place.

- ❖ **Type and Tenure;** In terms of type and tenure 74% stated any new development should be affordable homes specifically for local people with a connection to Wavendon and 62% stated Homes for Sale on the Open Market. 80% of respondents also felt any new houses should fit in visually with the rest of the parish and should have off street parking. (72%)
- ❖ **Old and Young Persons Needs;** Catering for the housing needs of both old and young people were identified in the survey results. When respondents were asked how important new housing development was in Wavendon Parish, 67% stated to enable older people to move into more suitable accommodation for their needs whilst 62% stated to enable local young people to remain living in the parish.
- ❖ **Development on Brownfield Land;** 86% of respondents when considering sites to 'Accommodate more housing in Wavendon Parish, outside the SLA and other than the development on individual plots' felt 'Brownfield Land' was the most appropriate.
- ❖ **Conversion of Redundant or empty or derelict buildings;** Highlighting the feeling that new housing was not needed 76% of those surveyed reported that the 'Conversion of redundant or empty or derelict buildings' was the appropriate form of future development in Wavendon Parish.

Recreation Ground and Community Centre

- ❖ Despite low levels of use of the Community Centre and the Recreation Ground it was considered important to protect them. For example, 92% of respondents 'Occasionally' or 'Rarely/ Never' used the Community Centre, yet 72% stated it was 'Very Important' to protect from future development of any sort. Similarly, 64% of respondents 'Occasionally' or 'Rarely/ Never' used the Recreation Ground but 81% wanted to see it protected. In terms of suggested improvements for the Recreation Ground and Community Centre, 'car parking' the key theme to emerge.

Retail Shop

- ❖ In regards to the sort of business or activity which think should be encouraged within Wavendon Parish over the next 15 years, 47% of respondents reported that a Retail shop was 'Possibly Needed' and 14% 'Definitely Needed'.