

Wing Neighbourhood Plan Questionnaire Results

Leading to the

Draft Housing Position Statement

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Executive Summary

A thorough analysis of the qualitative and quantitative data resulting from the responses to the Wing Residents Questionnaire for the development of the Wing Neighbourhood Plan has led to the draft housing position statement.

153 adult paper surveys were filled in and returned. This represents 55 per cent of the population aged 16 and over who completed a survey (276 residents at the 2011 Census). The percentages in the analysis are therefore 'out of 55% of the population of Wing'.

Additionally, there were 13 completed youth questionnaires. This represents 27 per cent of the population aged 17 and under of the 2011 Census population (49 residents). Therefore, the response percentages are out of roughly 30% of the youth population.

No weighting of the responses has been applied in the preparation of this document.

Draft Housing Development Statement

The Wing Neighbourhood Plan Questionnaire responses indicate that there is a potential development need, and support for, circa 13 houses in the next five to fifteen years.

There is no appetite for any large scale development (over 11 houses) within the Parish of Wing.

Any developments must protect historic sites, open spaces and views within and around the village of Wing, and must not damage the environment but, instead, lead to improvements in the natural environment. The following sites must be protected:

- The Maze
- Village Playing Field
- Allotments
- Churchyard
- Green verges / banks alongside the streets
- Fields within and outside of the village

Any developments must be cognisant of the architectural heritage within the village and sustain the tradition in terms of appearance, spacing and design. However, there is some support for moderate contemporary design that is sympathetic to the paradigm.

There is support that any new developments should be accommodated by infill.

Any developments must lead to improvements to the existing infrastructure, in terms of; broadband, sewerage, parking, road condition, transport links, charging points for electric vehicles, environmentally friendly energy generation on a domestic scale, with the exception of wind turbines and biomass / pellet burners.

Any new developments should lead to improvements in existing facilities such as the Village Hall, and in the provision of a local shop.

Any new developments should be protected from use as holiday homes (potentially with covenants), but be built as homes to support the identified needs within the community, such as; affordable housing, shared ownership, private rented, privately owned; 1,2,3 and 4 bedroom, bungalows and homes able to be adapted to suit special needs and those of the elderly.

There is no support for any new industrial development. Any future industrial development must be adjacent to existing industrial sites.

There is little support for new business developments. Any that occur should be accommodated by converting existing buildings. Consideration should be made for any new homes to offer the ability to work from home.

Section 106 agreements and the Community Infrastructure Levy should be used to assist in the delivery of the needs set out above.

This statement provides a range of strategic choices which have been evaluated for their suitability, feasibility and acceptability, following analysis in a SWOT and STEEPLE process.

Objectivity has been assured through openness and transparency, delivered by the presentation of source data in the appendices, and references have been provided to websites from where information has been obtained.

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Introduction

This document is a summary of the qualitative comments made in the responses to the Wing Neighbourhood Development Plan Questionnaire (WNDPQ). Its purpose is to produce a 'Draft Housing Position Statement', that accurately reflects the views of the residents of Wing on potential future development of housing and other built environment aspects, in and around the village.

The views of the community have been analysed and summarised with the results contrasted to the quantitative data to ensure context and accuracy are maintained.

Context has also been discussed using the demographic data from the 2011 Census. Highlighted is the size of the survey return and its comparative relevance.

In order to distil a common stance from many responses, a commentary is provided that highlights the key concerns prior to the conclusion for each question area. These conclusions are then used to gain an overall feel for the concerns, needs and wants of the community to inform the draft housing position statement.

Further, analysis has been carried out to ensure the draft housing position statement is suitable and robust. Openness and transparency are assured by the presentation of the source documents (or their web addresses) and full responses in the appendices.

Methodology

The following documents were reviewed, in order to produce an objective perspective of the collective responses to the WNDPQ:-

- Data in a spread sheet (as processed by Data Orchard CIC (info@dataorchard.co.uk))
- Data Orchard Report¹ on the results of the Wing NDP adult residents survey
- WNDPQ adult residents survey results: Appendix B: Comments
- Data Orchard Report on the results of the WNDPQ Youth Survey
- Demographic Data obtained from the 2011 Census as reproduced from the Data Orchard report

Objectivity is assured by utilising only the responses in the documents listed above, although there is inevitably a degree of subjectivity in producing a collective summary of multiple responses – ‘what are the varying responses to the same question collectively saying?’ As the outcome of this document is to produce a draft housing position statement, it cannot contain both positive and negative summaries but must distil the responses into a ‘position’. However, to ensure openness and transparency, the source documents and their comments are included in the appendices.

Appendix 1 contains the responses to the relevant² questions for the production of this document. The aspects for each question response considered to be relevant to this document have been highlighted. At the end of each collection of responses to a relevant question, a commentary has been produced that contextualises the relevancy of the question to the housing perspective, followed by a summary of the highlighted responses that distils the ‘position’.

The distilled positions have been used to produce a Draft Housing Positional Statement, which has been further analysed using a SWOT analysis, a STEEPLE analysis and a ‘Johnson and Scholes’ test.

The spread sheet is not reproduced in the appendices due to its size. It is available by following the link provided. The responses were generally yes/ no, or had limited text (such as bungalow, small house, further afield etc...). A summary of questions and responses has been included in appendix 3 and the conclusions for each question have been distilled in a similar way to the qualitative responses, in order to arrive at a position. These are presented in the Analysis section to aid comparison.

The report on the results of the WNDPQ Youth Survey includes a section on Key Findings. This constitutes a qualitative analysis and therefore this has been adopted in this document in its entirety, and the comments have been incorporated into the summary of responses for each question. The key findings section of the report is reproduced in appendix 2 for reference.

1

file:///C:/Users/HP/AppData/Local/Packages/microsoft.windowscommunicationsapps_8wekyb3d8bbwe/Local State/Files/S0/771/Report%20on%20Wing%20NDP%20adult%20residents%20survey%20results%20v%201.0[774].pdf

² ‘Relevant’ in this context is the relevance of a question in the Wing Neighbourhood Development Plan Questionnaire to this aspect of work – the production of a draft housing position statement. All those questions and responses that may have an impact on housing have been included. Comments not related to the draft housing position have not been included in the summary.

DRAFT Summary of WNP Respondents views of housing perspective

153 adult paper surveys were filled in and returned. This represents 55 per cent of the population aged 16 and over who completed a survey (276 residents at the 2011 Census). The percentages in the following analysis are therefore 'out of 55% of the population of Wing'.

Additionally, there were 13 completed youth questionnaires. This represents 27 per cent of the population aged 17 and under of the 2011 Census population (49 residents). Therefore, the response percentages are out of roughly 30% of the youth population.

No weighting of the responses has been applied in the preparation of this document.

Why this approach?

The need to perform a 'business case' type analysis for what would, at first sight, appear to be a relatively small neighbourhood plan is important as it will set out the 'needs' and 'wants' of the inhabitants of Wing Parish for the next 15~20 years. However, any building that occurs as a result of this position statement will impact the overall look and feel of an historic village forever. It is therefore very important to get it right!

This document and its discussions and conclusions are evidence based. Whilst the outcome may not suit all inhabitants, a democratic process was utilised in order to gain an understanding of the current feeling and situation and what would be acceptable for the future.

As the community has been consulted, it is important to portray their comments collectively, as accurately as possible. A contrast of the qualitative comments to the quantitative results aids accuracy of representation. The consultation was a democratic process and although the response rate was high when compared to any given survey, it still only effectively represents some 55% of the views of the village adults and ~30% of the youth views.

Producing a document that is open and transparent with the source data and comments, together with an analysis leading to a draft housing position statement that is robust enough to stand up to scrutiny, reduces any potential opposition and should allay any fears of misrepresentation.

It is recommended that a referendum on the draft position statement is undertaken to confirm it meets the sentiments of the community.

This document is also cognisant of the impact of Rutland County Council's Local Plan and any subsequent revision to include major developments. As a very brief summary of the report presented to the Wing Neighbourhood Plan Steering Group³, the a revised plan effectively lowers the Service Centre status of the Parish of Wing and removes the opportunity for any planned development, with all of the housing needs for Rutland being subsumed into one major development.

Without entering a political debate in this document (that is for other people in other forums), in many ways this leads to the protection of the historic villages in Rutland. However, it also removes the ability for local communities to develop and expand within their own boundaries and therefore reduces the ability for existing inhabitants to move according to their needs for upsizing, downsizing and into appropriate accommodation for their specific needs; and to enable the next generation(s) to remain within their community. It also severely restricts the opportunities for people to move into the community. Ultimately this can have a detrimental effect on the sustainability of the community, as the demographics show an ageing population.

In addition to an aging population, people are living longer. As this occurs the housing stock is occupied for longer, blocking new entrants to the community until someone dies (or moves on). This problem is exacerbated by an increasing national population and any restriction on development, leading to a stagnation of the community. Whilst this does have some benefits, in that it can lead to a closer community and sense of belonging, and 'ownership' of the village and its facilities, it can

³ Wing Neighbourhood Plan Steering Group Housing Policy Group Report 2 – available from the minutes of the Wing The Neighbourhood Plan Steering Group meeting held on 23/1/2019

also lead to issues around families having to either split up in order to be housed according to their needs, or for them to leave the village. Indeed, there are very few youths in the village, circa 49 out of a total population of 325.

Therefore, a 'business case' approach can lead to a draft position statement on housing development that could be used to argue the case for sympathetic developments that meet the expressed needs and wants of the community, and also for potential ad-hoc individual developments that fall outside of the Rutland County Council strategic housing development plans, and outside of the Governments' Housing Strategy for England⁴. This may well be even more important if there is a change to the Service Centre status of Wing.

⁴ See <https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england--2>

Analysis

This section will pull together the responses analysis in appendix 1 into a collective position, which will be used to develop the draft position statement. That statement will be contrasted to the qualitative results as a reality check i.e., 'do the two aspects correlate?'

Following this distillation process and the drafting of a position statement, further analysis will be undertaken in the form of a SWOT, STEEPLE and Johnson and Scholes test.

Summaries of the Qualitative Responses to the Relevant Questions

Note:- 'YS' = Youth Survey responses and correlation to the adult survey questions.

Q1

- Any housing development should be designed to preserve and blend in with the architectural paradigm of the village, keeping the historical context whilst maintaining and improving the natural environment, providing off road parking and keeping the size of the village 'small'.
- Most thought any new houses should look similar to existing buildings. [YS - correlates to Q1]

Q2

- A local shop is an important consideration. The seasonal shop at the campsite could be improved to provide a shop that is open all year round, whilst the campsite is also an important aspect of the village, bringing in life, employment and contributing to the local economy. The café at the campsite is also seen as an important local resource.
- The village hall provides a great local amenity, and its use as a Post Office is seen as being very important. However the hall should be more widely used, perhaps as a pop up Police Station, well-being clinic and mobile bank.
- As the aspects of a local shop, café, post office and campsite are currently being provided for by existing facilities, it could be construed that these assets should be sweated further, reducing the need for new development of the built environment.

Q3

- Housing development must not be to the detriment of the maintenance of hedgerows, tree planting and the development of wildlife corridors or the disturbance of dark skies, while wild plants and wildlife should be protected.
- The campsite is seen to have a detrimental impact on village life in terms of noise, peacefulness and litter, and an impact on the environment in terms of sewage and views. Further development of the campsite must take these aspects into consideration.

Q4

- Wing Residents are very concerned about the views into and from the village.
- Any housing development should not impact on the views to and from the village.

Q5

- The responses indicate that whilst a wide selection of green spaces were specifically identified, all green spaces are important and should be retained.
 - Any housing development should not affect these perspectives.
- Those of special importance, which are repeatedly stated include:-
 - The Maze
 - Village Playing Field
 - Allotments
 - Churchyard
 - Green verges / banks alongside the streets
 - Fields within and outside of the village
- Nearly all (11 respondents) thought the following are important to living in Wing: open green spaces; rural atmosphere; countryside sights and smells; friendly and safe environment and village facilities. Local wildlife and habitats; the playing field and play equipment; and pedestrian safety were considered important by 10 respondents. [YS - correlates to Q5]
- There were 10 open spaces, buildings or historical sites which the respondents believe are important to protect or have special meaning. The maze and the park were the most frequently mentioned. [YS - correlates to Q5]
- General:- When planning new buildings in Wing, most respondents said it was important that local wild plants and wildlife are protected; particular views and open spaces too. There were 4 areas specified to protect. [YS - correlates to Q3,4,5]

Q7

- A recurring theme, not only from this question, is that of a village shop that is open all year.
- A gas supply to the village is deemed as important, whilst it was also considered important that the power of the sun should be more widely used. This should be considered in any housing development.
- Most thought that Wing should get more of its energy from natural sources. Most thought the power of the sun should be used. [YS - correlates to Q7]

Q8

DRAFT Summary of WNP Respondents views of housing perspective

- Any new house building should be suitable for both older and younger residents:- it should be affordable; specifically to enable younger people to live in the village, and bungalows should also be considered to ensure older residents are able to live in the village.
- The issue of a community shop is raised here too.
- Renewable energy is a theme, with opposition to solar, biomass and wind turbines on the one hand and support for solar on the other.
- Potentially, any new developments should have solar energy capture included as requirement of planning approval. This relates to both solar thermal and solar photovoltaic energy capture.

Q12

- Any new developments should include charging points for electric vehicles, with the existing village hall also being retro-fitted with the facility.
- Car parking is an issue that could become worse with any further developments in housing. Therefore any new housing developments should have the facility to park cars off road included as a planning requirement.
- Measures should be taken to reduce the speed of vehicles through the village, and weight restrictions should be applied to all village access routes to prevent Large Goods Vehicles passing through.
- The provision of cycling routes is considered to be important.

Q14

- There is no need to encourage new businesses to locate to the village.
- Individuals should be encouraged to work from home.
- Any new business developments should be supported by the conversion of existing buildings, e.g. Barn conversions with parking facilities.
- A shop is needed. [a strong recurring theme present in responses to other questions too.]

Q16

- The 'Campsite' aspect features prominently in the responses, with some people for and some against it. If it is to continue to exist it must be properly regulated and conform to the requirements set out in any licence to operate. Any increase in development will impact on the ability of the sewerage system at the campsite to cope.
- There are concerns about the number of holiday homes – limit the numbers to prevent a low occupancy level in the village community. No new developments to provide holiday homes.
- The requirement for a village shop has once again come through.
- One response indicated that a new village hall should be provided, whilst another indicated that improvements to the existing one are needed.
- The location of any new business or industrial premises should be adjacent to the existing Water Works in order to keep Wing residential. The impact of associated transport on the tranquillity of the village must be considered.

Q22

- The most prominent response is that no new developments are supported.

- Any new developments will require the upgrade of existing infrastructure – sewerage, broadband, parking, off-road provision for waste bins etc...
- The design / appearance of any new building is very important – must be sympathetic to the existing buildings traditional appearance.

Q27

- New developments are generally not supported.
- Any new developments must not affect the setting of the village in the countryside, and must be architecturally sympathetic to the existing buildings.
- Any new developments must be supported by improvements in infrastructure.

Report on the results of the Wing NDP adult residents' survey

This section is quotes directly from the text of the Data Orchard Report by Madeleine Spinks Issue 1.0 November 2018.

The quantitative data provided below is used to compare the qualitative information from the section above to provide a reality check on the draft position statement.

"2.5 Housing

- The kind of housing most respondents thought Wing will need in the next 10 to 15 years are homes for local people/people with local connections (56%); and ecologically sustainable housing (55%). 51% thought starter homes (2 bedrooms) and 50% thought family homes (3 or more bedrooms) will be needed. 54% of respondents disagreed that no new homes should be built over this period and 50% disagreed that executive homes (4 or more bedrooms) will be needed.
- 61% of respondents think that any new housing should be privately owned; 47% think low cost housing for outright sale; 46% in support of housing association rental and also shared ownership for local people.
- 50% of respondents would support developments of 1 to 4 houses and 47% would support infill developments. Over 60% would not support developments of 11 or more houses.
- When considering new development, 87% of respondents thought provision of off-road parking is important; and 82% thought the maintenance of a minimum gap consistent with existing adjacent development is important. Traditional forms of appearance was rated by 79% as important; but 78% also rated a sympathetic/good quality contemporary design as important."

Wing Housing Need Responses

Q29a. Conclusion: Current houses are adequate for the existing occupant's needs.

Q30a. Conclusion: There is a potential demand for smaller properties

Q30b. Conclusion: smaller property types such as bungalows, small houses or flats may be required

Q30c. Conclusion: There is a potential demand within the Parish for smaller property types such as bungalows, small houses or flats.

Q31. Conclusion: There is a problem for existing residents of Wing in obtaining a home in the Wing Parish

Q32. Conclusion: There is a requirement for a total of 7 additional homes.

Q33. Conclusion: there is a requirement for a range of additional houses from 1 to 4 bed

Q34. Conclusion: a range of housing association (including shared ownership), private rented, low cost and adapted (for special needs and or the elderly) houses are required.

Q35. Conclusion: Up to 10 households will potentially require new homes in the next 5 years

Q36. Conclusion: Up to 13 new homes will be required in the next 5 years. (At odds with the response to Q 32).

Q37. Conclusion: The new homes should be 6 off 2 beds, 5 off 3 beds and 3 off 4 beds. [Totalling 14 – at odds with the responses to the question 32 and 36.]

Q38. Conclusion:

7 required owner occupied,

6 required low cost purchase

4 required private rented

1 required adapted for older person or person with special needs

2 required rented from housing association

1 required shared ownership

1 required accommodation connected with employment

Second set of data where the response to Q 29a was NO:-

Q29a. Conclusion: 12 households are inadequate for the occupiers' current needs.

Q29b. Conclusion:

Too small – 7

Too large - 3

Unsuitable for physical needs – 3

Want to live independently – 1

Other – 1 (parking)

Q30a. Conclusion: Generally, existing houses are too small, although there are a few that are too large.

Q30b. Conclusion: there is a demand for bungalows

Q30c. Conclusion: in or close to the Parish.

Q31. Conclusion: There are a few people living within the Parish that are unable to obtain their own home.

Q32. Conclusion: 3 households required 1 extra home

Q33. Conclusion: 1 required 2 beds, 1 required 4 beds

Q34. Conclusion:-

Owner occupied – 3

Low cost purchase – 1

Private rented – 1

Adapted for older person or person with special needs – 1

Rented from Housing Association – 1

Shared ownership – 1

Accommodation connected with employment – 1

Q35. Conclusion: There are 4 people who are likely to want a home in the Parish in the next 5 years.

Q36. Conclusion: 3 required 1 extra home

Q37. Conclusion:

1 required 1 bed

1 required 2 bed

1 required 3 bed

Q38. Conclusion: The requirements for new homes are:

Owner occupied – 2

Low cost purchase – 2

Private rented – 2

Shared ownership - 2

Comparison

There is a good 'fit' between what the qualitative data statements and perspectives suggest, and what the quantitative outcomes are saying.

The number, size and range of homes required, together with the ownership status, are similarly expressed in both sets of data.

Conclusion: - the summary of statements is supported by the quantitative data.

Draft Position Statement

The Wing Neighbourhood Plan Questionnaire responses indicate that there is a potential development need, and support for, circa 13 houses in the next five to fifteen years.

There is no appetite for any large scale development (over 11 houses) within the Parish of Wing.

Any developments must protect historic sites, open spaces and views within and around the village of Wing, and must not damage the environment but, instead, lead to improvements in the natural environment. The following sites must be protected:

- The Maze
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There is support that any new developments should be accommodated by infill.

Any developments must lead to improvements to the existing infrastructure, in terms of; broadband, sewerage, parking, road condition, transport links, charging points for electric vehicles, environmentally friendly energy generation on a domestic scale, with the exception of wind turbines and biomass / pellet burners.

Any new developments should lead to improvements in existing facilities such as the Village Hall, and in the provision of a local shop.

Any new developments should be protected from use as holiday homes (potentially with covenants), but be built as homes to support the identified needs within the community, such as; affordable housing, shared ownership, private rented, privately owned; 1,2,3 and 4 bedroom, bungalows and homes able to be adapted to suit special needs and those of the elderly.

There is no support for any new industrial development. Any future industrial development must be adjacent to existing industrial sites.

There is little support for new business developments. Any that occur should be accommodated by converting existing buildings. Consideration should be made for any new homes to offer the ability to work from home.

Section 106 agreements and the Community Infrastructure Levy should be used to assist in the delivery of the needs set out above.

Further Analysis:-

A SWOT analysis is a good basis for understanding the potential acceptability of the outcome of the WNPQ qualitative review in the form of a draft position statement.

Strengths;

- The statement has been derived from many qualitative responses and is supported by quantitative data.
- A high percentage of villagers returned the completed questionnaires.
- The main emerging themes are reflected in the statement.
- Generally, there was support for new development, with 54% agreeing that some development was required.

Weaknesses;

- There are still 45% of the adult population and 70% of the youth population of Wing that are not represented in the comments leading to the statement.
- There was a narrow margin in favour of development, indicating that there is substantial opposition too.

Opportunities;

- Any new development would provide opportunities for the existing inhabitants to move within the village and potentially would enable the needs of upsizing/downsizing, adapted living and the younger generation to be met.
- New developments can lead to improvements in the existing infrastructure for the benefit of the whole village without additional costs being imposed on existing inhabitants.
- New developments can lead to improvements in the environment.
- New developments can enable new people to move into the village, supporting the community and preventing stagnation through demographic changes.

Threats;

- New developments can lead to changes in the appearance of the village, increased demand on old infrastructure and damage to the environment.
- An influx of additional people can change the paradigm and create a 'resistance to change' culture within a tight knit community. This ultimately can lead to a destabilisation of the community and particularly in the elderly, a feeling that the community has been diluted and changed, with a feeling of a loss of security and sense of 'being part of it'. These are social threats which are dealt with below, in the STEEPLE analysis.

A STEEPLE analysis leads to increased understanding of the potential impacts and drivers on the draft position statement.

Social

Wing has a strong community bond – many people have lived here a very long time (some have lived here all of their lives). The project to purchase the old school and renovate, extend and change its use to a village hall circa 30 years ago demonstrated that sense of community participation, and a lot of the people involved in that project still live in the village now.

Introducing the opportunity for more new people to move into the village could lead to a decrease in the sense of community. However, it could also strengthen the community given the current demographic of an aging population and so few children. This could effectively bring a new lease of life, new ideas and more people able to undertake voluntary work to support the community.

New developments, if undertaken in the proportions indicated as required in the survey results, can enable families to remain in the village, keeping social groups together.

Technological;

New developments can lead to the introduction of new technology, such as modern efficient housing stock, clean energy generation and the upgrading of old infrastructure to the benefit of the whole village.

Environmental;

Undoubtedly new developments will impact on the environment, both in terms of the appearance / noise / peacefulness / tranquillity etc...and in terms of the natural environment by taking up green space, reducing habitats and causing an increased demand on resources.

The draft housing development statement takes these aspects into consideration and requires that they be addressed.

Economic;

There is a direct economic benefit to the community created by new housing development. This arises from the sale of land, employment during the build, and any improvements to the infrastructure paid for by the development.

Additionally, if any new development includes the ability to work from home there is a potential for increased wealth to be generated within the community, and for the business to contribute to local, regional and national wealth and prosperity too.

Political;

The draft statement supports limited local development, which is potentially at odds with the RCC and National Housing strategies. However, as the scale of development required is small it is unlikely to impact either of these macro strategies to any noticeable degree. There may be a political issue concerning the impact of any development on the historical setting of the village, which may restrict any potential development.

Legal;

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

A neighbourhood plan attains the same legal status as the Local Plan once it has been approved at a referendum. At this point it comes into force as part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004)⁵.

To that end, the draft housing development statement would become part of a legally binding document.

Ethical;

The ethical aspect has been addressed by taking the views of the community into full consideration by a democratic, open and transparent process leading to the preparation of a draft housing development statement. If this statement is also verified by being part of a neighbourhood plan that is subject to a referendum then it is fair to say that an ethical position statement has been presented.

⁵ Source:- <https://www.gov.uk/guidance/neighbourhood-planning--2>

Lastly, a 'Johnson and Scholes test' looks at the Suitability, Feasibility and Acceptability of the draft statement.

This is a discussion based on the identified aspects from the SWOT and STEEPLE analysis to determine if the draft housing position statement optimises the feelings, views, perspectives, needs and wants of the community, as described in their comments in answer to the questions set out in the questionnaire.

The outcome of this discussion will determine whether or not the draft housing position statement requires revision; it is an iterative process.

Suitability

Do the strategic choices assist the community in exploiting the opportunities presented, and overcome the threats?

The draft housing position statement is a collection of strategic choices, summarised into a few short paragraphs setting out the requirements, and restrictions, of any new development.

The main opportunities that are exploited and captured in the draft housing position statement are the communities' requirements for housing development in order to meet their existing needs, and future needs for the next 5 to 15 years. It also captures their concerns about the impact on the architectural heritage, environment and sustainability, together with suggested improvements for existing infrastructure and technology.

These benefits should counter concerns presented by the identified threats although they are not mutually reconcilable.

Feasibility

This aspect considers whether the Neighbourhood Plan has the legal standing and community support to deliver on the strategic choices defined in the draft housing position statement.

As detailed above in the STEEPLE analysis, the legal standing of the Neighbourhood plan is set out in statutory legislation and thus it is feasible that it can be delivered.

The community has set out their expectations in their responses to the questionnaire, which have been captured, analysed, distilled, and comparatively tested in the sections above leading to the formation of the draft housing position statement. It is therefore feasible that the strategic choices in the statement can be delivered without undue opposition.

The main risk factor is a potential block created by RCC in pursuance of any revision to the Local Plan:-any large scale development that isn't part of the current adopted Local Plan, together with the potential impact on the settlement service centre status hierarchy, could affect the aspirations of the Wing Community for small scale development within the village. This would be counter to the current adopted Local Plan upon which these development aspirations are based. The associated scale of economies for any large scale development which would attract a range of investors (including registered providers) would impact small scale developments which have large

development costs; the returns on investment are comparatively low and considerably less attractive.

The financing of any new development would be split between private investment, registered providers (a mix of public and private funding) [see the note at the end of this section for more information on registered providers], and local authority housing. Resources for local authority housing and registered providers may be diverted to any new large scale developments that are not part of the adopted Local Plan, leaving little, if any for developments elsewhere.

Considering the outcome of the questionnaire was for some affordable housing and shared ownership, these aspects may be difficult to deliver. Private investment is likely to be supported, albeit contingent on market forces and national fiscal climate, although section 106 notices and Community Infrastructure Levies (CIL)⁶ may make any developments too costly and thus frustrate the strategy.

Acceptability

This area focuses on the financial and stakeholder aspects of the strategic choices.

The key stakeholders are the community, private investors, registered providers, the local authority and the Government.

The community has spoken and identified their needs and wants which are reflected in the draft housing position statement. Once the Neighbourhood Plan has been through a referendum process, incorporating the housing position statement, it has a legal standing to be delivered. This results in the community stakeholders' interest being addressed.

As discussed above, the feasibility may be affected by financial constraints imposed by local authority participation, registered providers or private investment (affected by the fiscal climate and section 106 notice or CIL requirements).

It seems most likely that private investment may be attracted if the Section 106 and CIL requirements are moderate, and by registered providers given local authority support.

The Local Authority is also a key stakeholder. Given the attention being applied to the adopted RCC Local Plan, any subsequent revisions and the potential lowering of Wing in the Service Centre status hierarchy may make it unlikely that local authority investment would be secured and unlikely that RCC would support the involvement of a registered provider.

As the Government set out the legislation for delivering neighbourhood plans, the requirements of this stakeholder are also addressed.

⁶ The Community Infrastructure Levy (the 'levy') is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. The levy may be payable on development which creates net additional floor space, where the gross internal area of new build is 100 square metres or more. That limit does not apply to new houses or flats, and a charge can be levied on a single house or flat of any size.

See here for more information:- <https://www.gov.uk/guidance/community-infrastructure-levy>. Correct at 10/3/2019.

Note:

'Registered Providers' are those providers of social housing that are registered with the Regulator, who maintains a statutory register of social housing providers (the register) which lists private (non-profit and profit-making) providers and local authority providers. Most non-profit providers are also known as housing associations. More information can be found here:

<https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>

Conclusion

The main obstacle to delivering the whole strategy contained in the draft housing position statement is RCC's support.

This may impact the delivery of the whole housing development strategy, potentially resulting in delivering only the private investment aspects, which would undoubtedly cause controversy given the explicitly expressed needs of the community for affordable, shared ownership and rented and adaptable housing. However, there is still a potential for private investment to deliver on these aspects without local housing authority involvement.

The draft housing position statement accurately reflects the aspirations of the community of Wing. The various analyses confirm that it is relevant, robust and deliverable.

Recommendations

1. This draft Housing Position Statement be adopted by the Housing Policy Sub Group and be presented to the Wing Neighbourhood Plan Steering Committee
2. The draft Housing Position Statement is subject to a referendum, potentially as part of the Wing Neighbourhood Plan.
3. Section 106 Agreements and CIL are applied to all new developments in order to achieve specific aspects of the strategies set out in the draft housing position statement.

Appendix 1

Relevant Questions:-

Q1. How important are the following to your quality of life in Wing?

Ref.	Other aspects - please specify
1-001	Allotments - more could be made of this facility like Oakham Allotment Association. Pedestrian safety - would like 20 mph speed limit for village. Good house design - weird question - goes without saying doesn't it?
1-002	Good internet.
1-003	Good quality roads . Speed restrictions in village. Peace/quietness in village.
1-004	House design should be kept to blend in with the vernacular of the village.
1-005	Keep the historical context & personality of the village when building property.
1-006	More bus times?
1-007	More buses.
1-008	More trees and woodland.
1-009	Off road car parking.
1-010	Paths Button St Wing
1-011	Peace & quiet - very important.
1-012	Playing field - very important. Play equipment - fairly important.
1-013	Preserve the physical character of the village in terms of architecture.
1-014	Removal of litter, especially from roadsides and lanes around village.
1-015	Road maintainance (sic). Need for resurfacing
1-016	Small size of settlement secures many of the VI's stated.
1-017	The bus service - if it existed.
1-018	There isn't an adequate bus service.
1-019	What does "good house design" mean? It's a very subjective criteria!

Summary of Responses to Q1

Commentary

This question is broad and has limited direct application to the perspective of housing development. However, it does contain some responses that are relevant.

Conclusions

- Any housing development should be designed to preserve and blend in with the architectural paradigm of the village, keeping the historical context whilst maintaining and improving the natural environment, providing off road parking and keeping the size of the village 'small'.

Q2. How important are the following village amenities to your quality of life in Wing?

Ref.	Other aspects - please specify
2-001	Bob's eggs.
2-002	Cafe at campsite is important. Post Office at village hall is v. important.
2-003	Campsite - brings money into Rutland & helps local businesses.
2-004	Campsite cafe - fairly important
2-005	Campsite shop - not v good, overpriced.
2-006	Campsite v. good as brings life & income to village.
2-007	Campsite.
2-008	Campsite.
2-009	church important as an historical building and should be preserved. Campsite cafe is important.
2-010	Having a driving licence otherwise public transport would be essential.
2-011	Local village shop all year.
2-012	Mobile library - fairly unimportant. Mobile shop e.g. fish - fairly important.
2-013	Newspaper delivery box - very important.
2-014	Play equipment for children. Sports & activities spaces.
2-015	Post Office in village hall is a great amenity. The hall should be used for more of this type of thing - local police station once a month, well being clinics, mobile bank etc.
2-016	Post Office.
2-017	Post Office.
2-018	Shop open throughout the entire year.
2-019	Shop out throughout year.
2-020	The campsite is very important also.
2-021	There is nothing here for teenagers and children other than the playing field.
2-022	Would like campsite shop to be open 365 days per year.... more of a village shop really believe its only licensed to sell to campers?

Summary of Responses to Q2

Commentary

This question discusses the aspect of 'local amenities' and is therefore not directly asking about housing development. However, a number of the responses arguably contain perspectives about future development within the village and are therefore relevant to the housing perspective.

Conclusions:

- A local shop is an important consideration. The seasonal shop at the campsite could be improved to provide a shop that is open all year round, whilst the campsite is also an important aspect of the village, bringing in life, employment and contributing to the local economy. The café at the campsite is also seen as an important local resource.
- The village hall provides a great local amenity, and its use as a Post Office is seen as being very important. However the hall should be more widely used, perhaps as a pop up Police Station, well-being clinic and mobile bank.
- As the aspects of a local shop, café, post office and campsite are currently are being provided for by existing facilities, it could be construed that these assets should be sweated further, reducing the need for new development of the built environment.

Q3. When considering the local environment, how important to you are the following?

Ref.	Other aspects - please specify
3-001	Bird boxes.
3-002	Dog fouling - ambiguous.
3-003	Dog fouling - clean up. Hedge cutting ought to be left until late winter in order for birds & wildlife to benefit from the berries & protection from the weather.
3-004	Hedgerows - & good maintenance of those we already have.
3-005	Hedges block paths & views unnecessarily.
3-006	Maintaining dark skies, e.g. use of full cut-off street lights or control on domestic security lighting.
3-007	Preventing litter - FI - like dog fouling only very important if abused.
3-008	Removing litter - see above.
3-009	Slowing traffic through village & surrounding lanes.
3-010	That the campsite is restricted to what is legal (20 caravans not 400 pitches) & the sewage & impact on environment, litter, noise, views etc is reduced.
3-011	The influx of summer visitors has a detrimental effect on my quality of life and peaceful village atmosphere. The Wing Hall campsite is too large for the village and the services in the village. The campsite has only planning permission and licence for 20 pitches and only in the field to the right of the drive.
3-012	Tree maintenance - fairly important
3-013	Tree planting - provided they are native species of British provenance. Hedgerows - but maintain ones we have.
3-014	Wildlife corridors, development which encourages wildlife.

Summary of Responses to Q3

Commentary:

The environment is an important consideration for Wing residents.

Conclusions:

- Housing development must not be to the detriment of the maintenance of hedgerows, tree planting and the development of wildlife corridors or the disturbance of dark skies, while wild plants and wildlife should be protected.
- The campsite is seen to have a detrimental impact on village life in terms of noise, peacefulness and litter, and an impact on the environment in terms of sewage and views. Further development of the campsite must take these aspects into consideration.

Q4. Are there any particular views you feel need to be protected into or out of the village?

Ref.	Any particular views you feel need to be protected into or out of the village?
4-001	1) Across the Chater valley. 2) Entry from the South west i.e. from Preston direction.
4-002	1) The views towards the hill - top village from the Glaston and Morton roads. 2) The views out of the village from Church St/Bottom St across the Chater Valley and from the Glaston Road southwards.
4-003	Across Chater valley.
4-004	Across the Chater Valley - view from Bottom Street.
4-005	Across the valley.
4-006	Across the valley.
4-007	All arable, rolling hills and woodland should be protected.
4-008	All of them.
4-009	All roads into the village.
4-010	All views in Wing stay as they are now.
4-011	All views in Wing stay as they are now.
4-012	All views need to be protected - they make Wing special.
4-013	All views should be protected. We have already been blighted by the waterworks.
4-014	All.
4-015	All.
4-016	Best view approach from Manton - small fields in patchwork - plus view directly behind Morcott Road towards Rutland Water.
4-017	Both entrances to the village.
4-018	Bottom of village - Bottom Street.
4-019	Bottom Street.
4-020	Campsite ruins west side of village.
4-021	Chater Valley - has covenant - but needs protecting. Anglian Water Works needs to provide further camouflage for the recent developments.
4-022	Chater Valley.
4-023	Chestnut trees coming from Manton. Views from Bottom Street to Manton/Lyndon. Views from Church Street to Lyndon.
4-024	Every view needs to be protected. That is one of the many beauties of Wing. Why would you ever want to put a view at risk?
4-025	Facing north over towards Manton. Facing South/East towards Glaston from the Preston Road.
4-026	Fields across from the allotments at both ends of the village. Any sort of housing there would change the village dramatically.
4-027	Games field, maze, allotments both sides of the village, Chater valley, glebe land, maze.
4-028	I always enjoy the view of the village when coming from Manton.
4-029	In and out from the East. Allotments and open spaces on the right. Also the trees and wall on the left.
4-030	Large grass area outside allotments. Grass space alongside camping field/private field. Green space outside Kings Arms, extending to the old cuckoo.
4-031	N towards Manton. South around Buttonhole.
4-032	N/A

DRAFT Summary of WNP Respondents views of housing perspective

4-033	N/A.
4-034	No new buildings.
4-035	No.
4-036	No.
4-037	North view towards Manton & Lyndon over the church.
4-038	Northwards from Bottom Street looking across the fields towards Manton >
4-039	Out - all. In - all paths from North.
4-040	Out of the village to the south, over open countryside. Views to the church (both directions).
4-041	Over the Chater valley. Village approach between campsite and allotments.
4-042	Over the valley from Bottom Street.
4-043	Playing fields.
4-044	Roads from Preston/Manton. Grass alongside allotments. Grass space alongside camping field/private field. Green space outside Kings Arms extending to the old cuckoo.
4-045	Routes into Wing from Glaston & Morcott.
4-046	See attached plan A-F outside views. 1-6 internal views.
4-047	The beautiful stone walls and mature trees at the Hall.
4-048	The field opposite the allotments and Tannachie House paddock.
4-049	The open views & vista of entering and leaving the village.
4-050	The row of red chestnut trees on the corner when entering the village at West End.
4-051	The setting of the village should be protected from all aspects as it's unique and is what makes it such a special place.
4-052	The valley overlooking Manton/Lyndon/Edith Weston from Morcott Road and Bottom Street.
4-053	The view across the Chater Valley to Manton & Lyndon.
4-054	The view of Wing from Manton & Lyndon roads and from footpaths to the railway line & beyond. The view approaching from Morcott road and the views from the Button Hole walk.
4-055	The view towards Manton. Also..... Glaston.
4-056	The views to Lyndon in Church Street.
4-057	View down valley + towards Manton/Lydon.
4-058	View from Bottom St & Morcott Rd towards Manton, Lyndon & Edith Weston.
4-059	View from Bottom Str. View on entering village from Preston direction.
4-060	View to Lyndon in Church Street.
4-061	Views across Chater valley.
4-062	Views across fields on Bottom Street.
4-063	Views across the Chater Valley towards Lyndon Top. Views across to Uppingham. Views from Manton to Wing showing the mature tree line along Wing Hall Drive.
4-064	Views across the Chater, from Uppingham towards Wing and the avenue of trees at Wing Hall.
4-065	Views behind church over valley.
4-066	Views from and into the village from the Chater valley. Views from and into the village from the Button Hole.
4-067	Views from footpaths, both to N & S of village.
4-068	Views north towards the lake, west of Reeves Lane, east of lower half of Church Street and south over fields etc.
4-069	Views of Chater Valley (already compromised by modern bungalows on Bottom St. Views to Lyndon e.g. across tennis courts in Church St.
4-070	Views south towards Rutland Water.

4-071	Views which show the valley.
4-072	Wing Hall camp site should be protected.
4-073	Yes trees on Wing Hill. Trees & wall Top Street from the corner back to the pub.

Summary of Responses to Question 4

Commentary:

The question is about protecting the views into or out of the village. The relationship to the 'housing perspective' is that any potential housing or built environment developments could impact on these views.

Conclusions:

- Wing Residents are very concerned about the views into and from the village.
- Any housing development should not impact on the views to and from the village.

Q5. Are there any local green spaces in the village which have special significance or meaning to you? If so where?

Ref.	Location of any local green spaces in the village with special significance or meaning
5-001	1) The tennis court on Church Street preserves the view to the Chater Valley. 2) The new Wing hall field on Wing Hill as you enter the village (on the right hand side). It sets the scene. 3) The church field behind the grave yard together with the recreational field maintain a green southern boundary.
5-002	All - they balance out the houses. Stopping us looking like a crammed housing estate in the suburbs. Protect grass banks. Stop council ruining any more of them - see Middle St & Church St.
5-003	All green spaces, to me, are important.
5-004	All local green spaces are special - the recreation ground is under used. It is a lovely village facility. We could have picnics, rounders matches etc.
5-005	Allotments. Everything north of Bottom Street. Button hole walk.
5-006	Fields along Bottom Street & behind Morcott Road. Maze.
5-007	Glebe land & all mature trees.
5-008	Grassed field and paddock adjacent to Morcott Road.
5-009	Graveyard.
5-010	Green spaces & trees on Top Street.
5-011	Green verges adjacent to Kings Arms and on Top St.
5-012	Green verges along Church Street & Bottom Street & corner Top End.
5-013	Keep Glebe land open. Keep allotments. Keep playing fields.
5-014	N/A
5-015	N/A.
5-016	No.
5-017	No.
5-018	No.
5-019	None.
5-020	Opposite old Post Office - cherry tree in grass. At top of Reeves Lane - horse chestnuts in grass. The maze & surroundings. Trees alongside playing field.
5-021	Park is welcome with the beautiful trees.
5-022	Park.
5-023	Playground. "cricket pitch". Green verge outside Wing well. Phone box
5-024	Play area.
5-025	Playing field. Church field.
5-026	Playing field and maze.
5-027	Playing field for young children - allotments. Hedgerows & trees for bird life & other wildlife.
5-028	Playing field which was given to Wing residents.
5-029	Playing field, Maze. Allotments. Field past campsite on Rt opposite Wing Hall - around Wing Hall generally. Glebe field S of church.
5-030	Playing field.
5-031	Playing field.
5-032	Playing field.

DRAFT Summary of WNP Respondents views of housing perspective

5-033	Playing field.
5-034	Playing field. Maze.
5-035	Playing field. Maze.
5-036	Playing field. Maze. Church Yard. Fields at Bottom Street.
5-037	Playing field/church field.
5-038	Playing field/church field. Allotments at both ends of the village. Campsite ruins the views/outlook of the village.
5-039	Playing fields.
5-040	Playing fields.
5-041	Playing fields.
5-042	Recreation/playing field. Field next to Tanachie House, housing sheep. Meadow behind village hall car park - very special.
5-043	RH side of main road into Wing from Preston.
5-044	See Q4. Wide verge along Top Street and part of Church St.
5-045	Sports/playground. Garden/sitting areas on Top Street near the old cuckoo pub.
5-046	The churchyard.
5-047	The conservation area, green spaces including field at junction of Top St, Station Rd belonging to Wing Hall.
5-048	The fields behind the houses on the north side of Morcott Road.
5-049	The grass outside Tannachie House & adjoining paddock should not be built on.
5-050	The grass verges within the village should be protected. They are a feature of Rutland villages built on hillsides - roads cut into the land. Create a verge! Too many parked cars & big lorries are wearing them away.
5-051	The little wood is good for the children - doesn't need touching.
5-052	The maze.
5-053	The maze.
5-054	The maze.
5-055	The open green space of "Tom Cottage" on Middle Street to be retained, but the laurel bushes to be cut back, especially along The Jetty.
5-056	The open space outside the old Cuckoo.
5-057	The playing field area and the wildflower meadow are important for children and adults to walk and play on. No development should happen here.
5-058	The playing field with the playground & the maze.
5-059	The playing field.
5-060	The playing field.
5-061	The playing field. The paddock behind Wing Hall and Wing Lodge. The fields along Bottom Street.
5-062	The playing field. My dad grew up playing in it as did I and my children.
5-063	The playing fields - could do with more to do on them for the children e.g. play equipment/sandpit.
5-064	The recreation ground/park.
5-065	The treed grounds to the old hall. The fields south of Preston Road and leading onto Top St. The fields below Bottom Street. The glebe field south of the church and its setting. The fields and woodland at the junction of Preston Road an Station Road and up the hill to Wing.

5-066	The views to Lyndon in Church Street.
5-067	The views to Lyndon in Church Street. About 20 years ago the RC brought out a structure plan for Rutland which was supplied to the PC setting out specific green areas which were to remain green to preserve the integrity of the village. The PC should have a copy of this document in their files.
5-068	They all add to the "ambience" and are equally important. A bench placed along Bottom Street somewhere near Cedar House would enable the fantastic view to be taken in whilst sitting comfortably.
5-069	Verge outside Nos 12 & 14 Top St. Green space opposite 12 & 14 Top St. Triangle at junction of Top Street & Reeves Lane. Church yard. Grass outside village hall. Playing field.
5-070	Verge outside Nos. 12 and 14 Top St. Green space opposite Nos. 12 & 14 Top St. Triangle at junction of Top St and Reeves Lane. Church yard. Grass outside village hall. Playing field.
5-071	Village churchyard, the maze, recreation and the land owned by the church.
5-072	Village common. Village maze. View from Bottom Str. Countryside around Wing Hall Farm.
5-073	Village green.
5-074	Village hall grounds.
5-075	Wing maze.
5-076	Wing maze.
5-077	Wing maze. Park.

Summary of Responses to Question 5

Commentary

The residents of Wing are very concerned about the green spaces in the village.

The significance of the green spaces on both the built and the natural environment, wildlife and habitats has been repeatedly stated as they influence the character and ambience of the village.

Conclusions:

- The responses indicate that whilst a wide selection of green spaces were specifically identified, all green spaces are important and should be retained.
- Any housing development should not affect these perspectives.
- Those of special importance, which are repeatedly stated include:-
 - The Maze
 - Village Playing Field
 - Allotments
 - Churchyard
 - Green verges / banks alongside the streets
 - Fields within and outside of the village

Q7. What other facilities may be needed or improved for the future?

Ref.	Other facilities that are needed or improved in future (please specify)
7-001	A shop and rail service would be great, but neither is sustainable for a village of this size and i'd only use them rarely.
7-002	A shop that is open for the entire year.
7-003	All the above would be nice but not every village can have everything and I would hate to see Wings uniqueness destroyed just to get everyones wish list in. Each village in Rutland has its own character strengths and weaknesses and it is good to have a choice and to prioritise what is essential for you to enjoy your village life.
7-004	An electric car charger.
7-005	And any that can be made financially viable in the 21st century way of life.
7-006	BT have advised that Wing requires an extensions box to allow for further fibre broadband uptake. Something they (BT) will not invest in.
7-007	Cable for internet.
7-008	Campsite shop open all year round.
7-009	Campsite shop open all year round.
7-010	Car share service.
7-011	Car share.
7-012	Community shop - improvement. Bus service - needed. Rail service - interesting idea. Possibly alternative generation of electricity (solar) at affordable prices on site of water pumping station.
7-013	Electric car charging points at village hall/pub. More footpaths linking villages.
7-014	Gas - prefer green energy - solar, water etc. Green energy. All need to be improved in order to maintain wider communication for the elderly.
7-015	Gas - sounds good but very unlikely. Community shop - dream on! Bus service - very unlikely to improve. Rail service - unlikely.
7-016	I think it important that the bus service is maintained although i struggle to believe it is financially viable.
7-017	Improvements to roads feeding into village. Traffic Calming.
7-018	More public transport. More villagers using public transport. To help protect the environment and ensure bus services continue/improve.
7-019	N/A
7-020	N/A
7-021	Needs more improvements.
7-022	No chance of bus service or Manton Station re-opening.....
7-023	Not being on mains gas is a disadvantage. One bus each way every day is not enough for old people who can't drive.
7-024	Nursery for young children/playgroup. greater variety of sport in village hall at times suitable for working parents 6.30am or later in evening.
7-025	Play and sports facilities to encourage active lifestyles.
7-026	Prefer green initiatives.
7-027	Rail service would change the way I work.
7-028	Removal/put below ground electricity & telephone wiring in Reeves Lane.
7-029	Shop.

7-030	Sustainable energy e.g. wind farm.
7-031	The bus service is a joke. It's the local councils responsibility to provide rural areas with a service!!!
7-032	The bus service is totally inadequate. Why does a large bus arrive for only 3 or 4 people. It is a waste of fuel and a small mini bus would be much better. Anyone buying a house in Wing needs a car so prioritising starter homes is useless without transport links of much improved quality and regularity.
7-033	The inclusion of rail service at Manton Station is interesting and could be useful!
7-034	Village hall. Gas would be nice.
7-035	Why do we need another shop - we already have one at the hall.
7-036	Wing was omitted for the supply of gas when Morcott & Manton were connected, over 30 years ago the pc asked about gas to Wing and the cost then per household was £700 which will be more today. The likelihood of Manton station reopening is a non-starter after all this time.

Summary of Responses to Question 7

Commentary:

This question asks about any other facilities that may be needed or improved for the future.

This has direct implications for housing development and for the built environment. Existing and potential developments have a requirement for 'facilities' – whatever they may be, whilst new developments could increase the demand for, and use of, any existing facilities.

These facilities may in themselves have a direct impact on the built environment; for example a planning application could be made for a new village shop to be built, or for office or industrial building to be constructed.

Potentially, a Section 106⁷ agreement or CIL could be applied to any new developments, in order to enable the aspects of improving existing or providing new facilities, to be catered for.

⁷ Section 106 (S106) Agreements are legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations.

Section 106 agreements are drafted when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision.

For example, a new residential development can place extra pressure on the social, physical and economic infrastructure which already exists in a certain area. A Planning obligation will aim to balance the pressure created by the new development with improvements to the surrounding area ensuring that where possible the development would make a positive contribution to the local area and community.

What the Section 106 Agreement will cover:-

When a planning application is submitted to the Council, we will assess the application as to whether the development would cause a significant impact to the area and community.

The S106 will vary depending on the nature of the development and based on the needs of the District. The most common obligations include:-

- Public Open Space
- Affordable Housing
- Education
- Highways
- Town centre Improvements
- Health

[Source:- <https://www.tendringdc.gov.uk/planning/planning-applications/what-are-section-106-legal-agreements>, as at 7/2/2019]

Conclusions:

- A recurring theme, not only from this question, is that of a village shop that is open all year.
- A gas supply to the village is deemed as important, whilst it was also considered important that the power of the sun should be more widely used. This should be considered in any housing development.

Q8. Over the next 15 years and beyond, what aspects of community living do you think we need to address to ensure that our parish thrives as a place in which to live, work and play?

Ref.	Other aspects of community living that need addressing (please specify)
8-001	1) Not biomass if it needs to take up agricultural/valuable habitat land. 2) Wind power providing its in a safe site i.e. wildlife friendly. Same for solar. 4. Allocating land - if need is identified. Attracting young people - depends what the attraction is. If new homes then sensitively sited and built - not crammed together.
8-002	Affordable homes - 2 bedroom - that cannot be extended by purchaser.
8-003	Affordable housing.
8-004	All the above are where we need to head in the future but I find all the above options subjective and more down to personal choice and lifestyle. These seem to be more national policies rather than related to Wing but where they could be incorporated without damaging this beautiful village then fine.
8-005	Allocating land? Whose land?
8-006	Better play area including children's play equipment & artificial sports surface (football, basketball).
8-007	Community shop on the Barrowden Model.
8-008	Definitely would not like to see a wind farm or solar farm in the vicinity.
8-009	Driverless cars and electric cars will change this debate!
8-010	Keep the pub open!
8-011	Living in a small village which is what attracts people to come here can be preserved by having good transport - walking/cycling & public to enable easy mobility.
8-012	N/A
8-013	Not sure.
8-014	Outdoor leisure activities - bowling green. Petanque. Tennis. Cricket Club.
8-015	Playing field needs maintenance + variety (goals, cricket, playground; village committee + hall (succession planning).
8-016	Protect the paradigm of the village to maintain it as a "special" village. Whilst it does not have a lot of facilities it is a quiet and pleasant place to live. Not all villages should have "all" modern facilities. It's a choice of where to live.
8-017	Provide a bus service and people will stay.
8-018	Sun - on water pumping site.
8-019	The wind turbines are a dreadful eyesore around our coastline and open green spaces. Biomass would require specialist plant to be built.
8-020	Traffic calming - preferably sleeping policemen as most effective. Reinstatement of cricket green & pavilion.
8-021	Village life only suitable for affluent. Unfair to place young & old unless on good income.
8-022	We need to make it possible to build more for the young.
8-023	When building - bungalows needed for older residents to be able to remain in their village.
8-024	Wind turbines are an eyesore around our coastline.
8-025	Wind turbines are unattractive and a blight to the landscape.
8-026	Young people need access to office work low skill.

Summary of Responses to Question 8

Commentary:

This question considers the desires of the community over the next 15 years and beyond, and what aspects of community living are needed to be addressed to ensure that the parish thrives as a place in which to live, work and play. This has direct implications for the housing perspective and for the built environment.

Conclusions:

- Any new house building should be suitable for both older and younger residents:- it should be affordable; specifically to enable younger people to live in the village, and bungalows should also be considered to ensure older residents are able to live in the village.
- The issue of a community shop is raised here too.
- Renewable energy is a theme, with opposition to solar, bio-mas and wind turbines on the one hand and support for solar on the other.
- Potentially, any new developments should have solar energy capture included as a requirement of planning approval. This relates to both solar thermal and solar photovoltaic energy capture.

Q12. Do you have any other comments about transport?

Ref.	Any other comments about transport?
12-001	20 mph speed limit needed desperately in village. More bus services although I don't use as lucky to have my own car and drive but one day may need and some people are dependent on public transport.
12-002	7.5 weight limit signs needs to be at both ends of the village. SID at both ends of the village. Too much speeding from villagers on Top Street.
12-003	As we only have a bus service at 9.30, 12pm and 3.30 we often get forgotten & bus doesn't arrive.
12-004	Because only two services, times are not long enough to spend time in towns.
12-005	Bicycles need more support. Rutland is missing a huge opportunity here!
12-006	Bus service is dire and not fit for anyone. Should be daily and a smaller vehicle. Why have a large bus with 4 people on it. Small vehicle with better service.
12-007	Bus service more than once a day!
12-008	Charging for electric vehicles at village hall.
12-009	Dire need of cycling paths.
12-010	Disability bus would assist in getting out of the village.
12-011	Expensive when it turns up.
12-012	I cannot understand why people who have an adequate drive leave their cars to clutter up the road. Emergency services could not access many of our village streets at night.
12-013	I tend to use my bike and the bus relying on my car when i need to.
12-014	I think if you choose to live in a community like Wing there is an expectation that you have access to a car. That said I know there are people in the village who rely on the bus service and this should try to be maintained.
12-015	I would use the bus more if it was a better service.
12-016	I would use the bus more often if there was a more frequent service to Oakham or Uppingham.
12-017	I would use the bus service if it came to Wing every hour.
12-018	I would use the bus service more if it were reliable and more frequent. One bus in/out per day is useless. Call Connect bus doesn't go to towns & has failed to arrive before.
12-019	Introduce village speed limit of 20 mph.
12-020	It is a shame so many cars line the streets. A central place to park cars off the street in a discreet car park would be good for the village.
12-021	Middle Street needs the kerbs lowered on both sides of road.
12-022	My husband has to take me everywhere.
12-023	N/A
12-024	Not enough buses.
12-025	Obviously if I am unable to drive my car I would use the bus service. At any one time therefore a good bus service is vital for senior/disabled members of the community.
12-026	Only a couple of services a day. Would use more frequently if times were different.
12-027	Organised car sharing and delivery options.
12-028	Please can we have 20 mph in village.

12-029	Ramps to slow down traffic. Stop heavy traffic coming through.
12-030	Road safety as parking in village is getting congested. A priority sign is badly needed for the bridge on the Manton Rd over the river - very dangerous.
12-031	Seems very limited for those who really need it - needs improvement.
12-032	Speeding in village - a problem!
12-033	The bus isn't at useful times and is expensive.
12-034	The bus service is a joke. It is non- existing.
12-035	The bus service is poor and occasionally just doesn't turn up! It needs to be improved to be hourly, and possibly to run to Uppingham as well as Oakham. The use of the "Wing nextdoor" app to arrange car sharing (or something similar) would help to off-set taxi costs and the poor bus service. We must have a 20 mph speed limit in Wing!!!
12-036	The bus service may be a useful facility as i grow older.
12-037	The bus service to Wing is not adequate at present from Oakham.
12-038	The idea of a rail service from Manton Station is interesting.
12-039	The notion of creating/recreating a rail stop at Manton/Wing Hollow for the nearest station will be essential if RCC plans for Edith Weston/North Lufttenham go ahead.
12-040	The time will come when i will have to rely on a bus service or taxi service. So hopefully I would use this regularly.
12-041	The village bus service does not run to schedule all of the time and infrequency of the service leaves some villagers without transport.
12-042	There are occasions when streets in the village resemble National Car Parks (NCP)!! Creating an obstacle race to get out of Wing. Introduction of yellow lines required urgently.
12-043	There is no usable bus service into Wing. If there was a regular service I would use it.
12-044	This is important for the young - we need more services.
12-045	Too much speeding. Speed bumps noted for years ago on Top St & Morcott Road. Where are they? Useless parish council.
12-046	Uber type share (car) scheme needs developing.
12-047	We still have people driving too fast through the village. The 30 sign could do with being moved out & humps.
12-048	Weight limit for the village. I was unhappy about all the water tankers coming through in the summer. No fly zone.
12-049	When i do use the bus service I am sometimes the only person on it, always the only person getting on or off in Wing. There is simply no demand.
12-050	With the possibility of the St Georges Barratts development causing additional traffic through our village - traffic calming scheme near church to the Faraday Drive >.
12-051	Would like restrictions on lorries & large vehicles i.e. unable to use village as a bypass + only able to visit for deliveries.
12-052	Would use the bus more if the service was more frequent & timed to local market times.

Summary of Responses to Question 12

Commentary:

This question does not immediately appear relevant to the question of 'the built environment' and the 'housing' perspective. However, it does contain some relevant responses that should be considered as they will be impacted by any new developments.

Conclusions:

- Any new developments should include charging points for electric vehicles, with the existing village hall also being retro-fitted with the facility.
- Car parking is an issue that could become worse with any further developments in housing. Therefore any new housing developments should have the facility to park cars off road included as a planning requirement.
- Measures should be taken to reduce the speed of vehicles through the village⁸, and weight restrictions should be applied to all village access routes to prevent Large Goods Vehicles passing through.
- The provision of cycling routes is considered to be important.

⁸ Question 3 response 9 also comments on the speed of vehicles through the village. This is a theme that permeates throughout the responses to the questionnaire.

Q14. What do you think would encourage new businesses to locate in our parish or improve the ability to work from home or locally?

Ref.	Other (please specify)
14-001	A shop.
14-002	Ability to park.
14-003	Do we want businesses to locate to a village?
14-004	Encourage private individuals to work from home, not new businesses.
14-005	Green credentials & all of the above.
14-006	More likely barn conversions as in Lyndon
14-007	Not needed.
14-008	Shop.
14-009	This is a small village - i do not want to see it developed as a business site.
14-010	Trend is to work from home. No need for offices!!
14-011	Trend to work from home via internet. No need for offices.
14-012	Work/live housing units.

Summary of Responses to Question 14

Commentary:

An important response is “Do we want businesses to locate to a village?” : the original question seems to assume that ‘we do’.

To encourage new businesses to locate in the Parish or improve the ability to work from home or locally will probably require new facilities to be built or existing ones to be expanded. This will have a direct impact on the housing perspective, where for example, a planning requirement could be that a proportion of any new developments must have a ‘home business’ facility included.

Conclusions:

- There is no need to encourage *new* businesses to locate to the village.
- Individuals should be encouraged to work from home.
- Any new business developments should be supported by the conversion of existing buildings, e.g. Barn conversions with parking facilities.
- A shop is needed. [a strong recurring theme present in responses to other questions too.]

Q16. Which of the following would you like to see developed in Wing?

Ref.	Any other suggestions (please specify)
16-001	"Countryside activities" - yes if walking, watching, observing but no to 'blood sports'.
16-002	A normal shop.
16-003	All these above developments must comply with the relevant planning & licencing framework. I do not support developments such as Wing Hall campsite which do not comply. Development outside the regulatory framework is not in the interest of the village.
16-004	Business/Industrial premises - placed to South of water treatment plant.
16-005	Camp sites - support current camp site.
16-006	Campsite should be closed. Too many. Ruins summer.
16-007	Community shop.
16-008	Community shop. Mobile library.
16-009	Cycle racks/lockers.
16-010	Cycle routes and cycleways with associated cafes etc.
16-011	Holiday short term lets & holiday homes - we have enough. Camp sites - need regulating. There is a balance to strike between holiday usage and permanent residence.
16-012	Improvement to village hall fabric i.e. better insulation in main hall & more storage.
16-013	In perpetuity development of smallholdings where rural people can grow food for selves to thers but not break up for development - perhaps leasehold arrangement.
16-014	Keep current campsite and fishing.
16-015	Limit the number of holiday homes to prevent a low occupancy and protect the community.
16-016	N/A
16-017	New purpose built village hall.
16-018	No more shooting.
16-019	No opinion = not against, not for.
16-020	Provide facilities that respond to change.
16-021	Reduction in tourists and campers
16-022	Retain Wing as a residential village. Not a business park!! (We have that with Wing treatment works in the village).
16-023	Shop.
16-024	Small scale employment might be good but not only manufacturing as transport would ruin the tranquillity.
16-025	Sports use of playing field.
16-026	Sure shooting/fishing already available. We have existing holiday cottages/2nd homes, B & B and a lovely campsite. We don't need more of these developed. For a village this size the balance is right. Def no more holiday homes.
16-027	That the village does not grow v. much but becomes more ethnically led according to the principles of public life.
16-028	The campsite needs to be properly run & regulated, with adequate sanitation to avoid sewage leaks happening again.

16-029	We have more than enough campers already.
16-030	Wing already has a excellent camp site.
16-031	Wing is a residential village, not a business park!!

Summary of Responses to Q16

Commentary

This question asks about specific developments in Wing.

Its relevance to the housing perspective centres around the impact of these specifics on housing development and also on the impact of housing development on them.

Conclusions:

- The 'Campsite' aspect features prominently in the responses, with some people for and some against it. If it is to continue to exist it must be properly regulated and conform to the requirements set out in any licence to operate. Any increase in development will impact on the ability of the sewerage system at the campsite to cope.
- There are concerns about the number of holiday homes – limit the numbers to prevent a low occupancy level in the village community. No new developments to provide holiday homes.
- The requirement for a village shop has once again come through.
- One response indicated that a new village hall should be provided, whilst another indicated that improvements to the existing one are needed.
- The location of any new business or industrial premises should be adjacent to the existing Water Works in order to keep Wing residential. The impact of associated transport on the tranquillity of the village must be considered.

Q22. How important to you are the following when considering new development?

Ref.	Other (please specify)
22-001	*Dependent on housing type + location.
22-002	All of these are in reality site specific in terms of relevance.
22-003	Any large development is not good for a village but some development is desirable.
22-004	If and only if absolutely no way could new buildings be stopped would the above apply. I don't want any new houses in Wing.
22-005	Internal & external layouts to promote social and community activities.
22-006	No further development necessary. Infrastructure cannot cope/drains/broadband
22-007	No homes.
22-008	No more eco monstrosity please (that are suppose to be friendly to the environment what about the looks to the village tradition of house building)
22-009	No new development.
22-010	No ugly massive concrete houses that look out of place.
22-011	Off road parking essential. 2 bedroom starter/retirement should not be able to be extended by homeowner or catch 22 - no small houses.
22-012	Off road provision for waste bins.
22-013	That the infrastructure i.e. sewage + broadband are totally upgraded otherwise no development possible.
22-014	Too much infill already.... Reeves Lane, Top Street, Church St/Morcott & Glaston Road.
22-015	Traditional forms of appearance - depends where in the village.
22-016	Variety is a good thing - sympathetic design more important than similar appearance.

Summary of Responses to Q 22

Commentary:

This question is probably the most relevant in relation to the housing development perspective.

Responses include concerns about the appearance /architecture of any new developments, potential parking problems and the impact on the existing infrastructure.

Conclusions:

- The most prominent response is that no new developments are supported.
- Any new developments will require the upgrade of existing infrastructure – sewerage, broadband, parking, off-road provision for waste bins etc...
- The design / appearance of any new building is very important – must be sympathetic to the existing buildings traditional appearance.

Q27. If you have any other comments you would like to make about Wing Parish that might help to prepare the Neighbourhood Plan, please write them in below.

Ref.	Any other comments about the NDP
27-001	A waste bin needs to be placed at the top of Reeves Lane/Top Street.
27-002	As a young couple we have looked to support the village pub however it is priced for those outside of the village. Perhaps some kind of loyalty card could be introduced to make a mid week drink more affordable. We love the hall and live music!
27-003	As I am only a land owner in the parish of Wing but outside the village curtilage - I have only answered the questions that are relevant to my situation.
27-006	Get young people on these type of committees. Policy cannot be driven by the "Wing mafia" who have a limited future in the village. It should be inclusive no exclusive.
27-007	I am particularly interested in preservation of the countryside - all aspects. I do feel that any new development would use land that should be preserved. I also feel that once planning consent is given it's a slippery slope. However, sensitive use for all people of the present environment is and should be encouraged. By encouraging people to live and work in the village would require extra facilities - I'm no in favour as this would impact on the environment which needs to be improved/preserved and not compromised.
27-008	I would not support low cost/retirement housing developments in the village due to the poor public transport availability in Wing.
27-009	Improvement of roadside/pavement areas along Top Street/Marcott Road is a vital element to safety in the village. Speeding traffic is a real menace and urgently needs to be addressed to make the situation/pedestrians feel safe!
27-010	It would have been nice for our son to be able to afford his own house in Wing, but I do not see the necessity to build one. There are houses in Oakham and Uppingham already. Do not spoil the village and turn it into urban expansion - keep it a village.
27-011	More trees for owls - owl boxes. Hedgehog protection - survey of existing numbers. Re-introduction of breeding sites for curlews on farmland. Skylark protection - nesting sites on farmland - wide verges on farmland & roadsides.
27-012	No objection to small scale development but needs to fit in architecturally with village. Shop would work with right owner. If it is desirable to have less car use, then bus service needs massive improvement.
27-013	None.
27-014	Poor transport systems mean car-less people find it difficult to travel. Is the Parish Council going to have a say in the plan? They are the only elected representatives whereas not all the committee is. Large plans might change the village for the worse.
27-015	Re the two large water treatment plants - I would better like to understand the risks they pose to the community and also understand the commitment of Anglian Water to the community they inhabit. This seems pretty low currently. Doubts about way Ahimsa operates - they love their cows but don't seem to do much to promote/preserve environment. River gets polluted with cow milk.
27-016	Significant consideration must be given to views of residents when planning any development. In particular, there should be no compromise over the positioning of the village in the existing landscape. It's not just views out of the village but views into the village which are important.

27-017	The "About You" section should have included questions on ethnicity and health (blind/deaf/disabled) as these issues surely affect community integration and needs for future planning?!
27-018	The aim of life in Wing is to be able to have a wonderful village life. Village life to ms is a good community spirit with plenty of village activities open to all, no divide between villages old/young, rich/poorer etc. Peaceful, quiet, no speeding traffic, a good pub, village community shop, lovely places to ride, walk. Places to have animals if you don't have your own land ie. to keep horses, chickens, other smallholder animals. So unless you have your own land hard to live full country life. Wonder where available and for any housebuilding will come from as at the moment no available land in Wing to buy. Hope not driven by financial gain but only as overall gain and needs for the village and its occupants.
27-019	the infrastructure of Wing needs to be fully addressed before any further development. The Victorian drains are beyond capacity and regularly fail - as do the storm drains. Broadband is at capacity unless a £5,000 extension box is provided - which BT will NOT provide. Speeding and heavy lorries (not for access) need addressing and signage at both ends of the village.
27-020	This hasn't been an easy form to complete. I do believe a village needs to remain "a village" as that's why people live there. It should not become a town - or go and live in one. However, I do understand there are complexities around equality and opportunity.
27-021	Too many tourists & campers ruin community in this village. Speeding is an issue on Top St & Morcott Road. Needs addressing.
27-022	We need a 20mph speed limit in the village particularly with the St. George's development. The water homes flout the weight limit in the village on a regular basis.
27-023	Where possible to maintain high independence from Rutland County Council in terms of decision making regarding our village.
27-024	Why are there 2 railway crossings close to each other so we get double blasts of train horns? Suggest close one of them.
27-025	Wing is a lovely place to live - with the exception of train noise. We can do nothing about the trains themselves but something could be done to close unnecessary pedestrian crossings - which cause the trains to hoot and are dangerous. 76 trains a day pass through Wing and each one hoots twice when passing the field off Bottom St/Church St = 159 hoots/day (less the few that run in the 'quiet time' between 12 and 6am.
27-026	Yellow lines on roads to eliminate "on street parking". Make village "No through road" for HGVs. With particular reference to Anglia Water treatment works. Introduce 20 mph speed limit through Wing.

Summary of Responses to Q27

Commentary:

This is a very generic question that has produced an inevitable variety of responses. There are three main themes running through it; development, transport and the environment.

Conclusions:

- New developments are generally not supported.

DRAFT Summary of WNP Respondents views of housing perspective

- Any new developments must not affect the setting of the village in the countryside, and must be architecturally sympathetic to the existing buildings.
- Any new developments must be supported by improvements in infrastructure.

Appendix 2

Key Findings section of the Report on the results of the Wing NDP youth survey

2. KEY FINDINGS

This section presents the key findings of the Wing NDP youth survey. It presents the analysis of 13 completed questionnaires. This represents 27 per cent of the population aged 17 and under of the 2011 Census population (49 residents).

- Most respondents were aged between 9 and 12; with 7 boys and 5 girls (1 didn't answer).
- Most thought any new houses should look similar to existing buildings. [correlates to Q1]
- Most thought that Wing should get more of its energy from natural sources. Most thought the power of the sun should be used. [correlates to Q7]
- Nearly all (11 respondents) thought the following are important to living in Wing: open green spaces; rural atmosphere; countryside sights and smells; friendly and safe environment and village facilities. Local wildlife and habitats; the playing field and play equipment; and pedestrian safety were considered important by 10 respondents. [correlates to Q5]
- Nearly all respondents use a mobile phone. The signal for most is 'OK - enough signal to make a call' at home or nearby.
- Most respondents would like to see more jobs created in the area.
- When asked what type of businesses young people would like to see offering local jobs; there was a preference for camp sites, countryside activities and B & B accommodation.
- There were 10 open spaces, buildings or historical sites which the respondents believe are important to protect or have special meaning. The maze and the park were the most frequently mentioned. [correlates to Q5]
- When planning new buildings in Wing, most respondents said it was important that local wild plants and wildlife are protected; particular views and open spaces too. There were 4 areas specified to protect. [correlates to Q3,4,5]
- 12 out of the 13 respondents feel very or fairly happy living in Wing. Only one is fairly unhappy. There were 8 comments giving reasons for how respondents feel about living in Wing.
- Only one respondent occasionally uses the bus service in Wing, and they do so to meet friends.
- There were 3 general comments about the Neighbourhood Plan and 3 respondents drew a picture of Wing village.

Appendix 3

Wing Housing Need Response Analysis [extracted from the full spread sheet as processed by Data Orchard CIC (info@dataorchard.co.uk)]

In a similar manner to the analysis for the qualitative question responses, the quantitative data results have been analysed to conclude with a statement for each question. These statements are then used to inform the comparison process and reality check in the analysis section of the main document.

The data is split into two sections depending on the respondents' response to the first question: Q29a Is your present house adequate for the needs of your household?

First set of data where the response to Q 29a was Yes:-

Q29a. Is your present house adequate for the needs of your household?

Responses: total 135 – all yes

Conclusion:- Current houses are adequate for the existing occupant's needs.

Q30a. Are you considering down-sizing?

Responses: total 82:- yes 12 no 70

Conclusion:- There is a potential demand for smaller properties

Q30b. If yes, to what kind of property?

Responses: total 21:- Bungalow – 9, Smaller House – 7, Flat – 2, Sheltered accommodation – 1, other – 1 would move but can't, 1 house with less garden

Conclusion:- smaller property types such as bungalows, small houses or flats may be required

Q30c..... and where?

Responses: total 17:- 4 – in the Parish, 2- close to the Parish, 3 – further afield, 8 – not sure

Conclusion:- There is a potential demand within the Parish for smaller property types such as bungalows, small houses or flats.

Q31. Are there any people living in this household needing their own home in the Wing Parish, which they are currently unable to obtain?

Responses: total 135:- 6 – yes, 118 – no, 11 no comment

Conclusion:- There is a problem for existing residents of Wing in obtaining a home in the Wing Parish

Q32. If you have answered 'yes' to Q31 please indicate how many additional homes are currently required?

Responses: 4 required 1 additional home, 1 required 3 additional homes.

Conclusion:- There is a requirement for a total of 7 additional homes.

Q33. If additional homes are currently required, please indicate how many bedrooms are required in each.

Responses:

1st extra home – 1 x 3 bed, 1 x 2 bed, 2 x 1 bed

2nd extra home – 1 x 4 bed

3rd extra home – 1 x 4 bed

Conclusion:- there is a requirement for a range of additional houses from 1 to 4 bed

Q34. What type of home are they ideally seeking? (Tick all that could apply)

3 x owner occupied

2 x low cost purchase, 1 x private rented, 2 x adapted for older person with special needs, 3 x rented from housing association, 2 x shared ownership.

Q35. Is there anyone in the house, who is not currently in need of their own home but is likely to want one in the Wing Parish in the next five years?

Responses: Total 124: 10 – yes, 114 - no

Q36. If you have answered 'yes' to Q35 please indicate how many additional homes may be required?

1 additional home – 8, 2 additional homes – 1 response requiring 2 additional homes, 3 additional homes – 1 response requiring 3 additional homes

Q37. If additional homes may be required, please indicate how many bedrooms are likely to be required in each.

Responses:

1st additional home:- 4 required 2 beds, 5 required 3 beds, 1 required 4 beds

2nd additional home:- 1 required 2 beds and 1 required 4 beds.

3rd additional home, 1 required 2 beds and 1 required 4 beds

Q38. What type of home are they likely to be seeking? (Tick all that could apply)

7 required owner occupied,

6 required low cost purchase

4 required private rented

1 required adapted for older person or person with special needs

2 required rented from housing association

1 required shared ownership

1 required accommodation connected with employment

Second set of data where the response to Q 29a was NO:-

Q29a. Is your present house adequate for the needs of your household?

Response total 12 – all NO

Q29b. If you have answered “No” to Q29a, please give the reasons why your current home does not meet the needs of some or all occupants? Please tick all boxes that apply

Responses:-

Too small – 7

Too large -3

Unsuitable for physical needs – 3

Want to live independently – 1

Other – 1 (parking)

Q30a. Are you considering down-sizing?

Yes – 3

No – 8

Q30b. If yes, to what kind of property?

Bungalow – 3

Q30c..... and where?

In the Parish – 2

Close to the Parish – 2

Not sure -1

Q31. Are there any people living in this household needing their own home in the Wing Parish, which they are currently unable to obtain?

Yes – 3

No – 8

Q32. If you have answered 'yes' to Q31 please indicate how many additional homes are currently required?

3 required 1 extra home

Q33. If additional homes are currently required, please indicate how many bedrooms are required in each.

1 required 2 beds

1 required 4 beds

Q34. What type of home are they ideally seeking? (Tick all that could apply)

Owner occupied – 3

Low cost purchase – 1

Private rented – 1

Adapted for older person or person with special needs – 1

Rented from Housing Association – 1

Shared ownership – 1

Accommodation connected with employment – 1

Q35. Is there anyone in the house, who is not currently in need of their own home but is likely to want one in the Wing Parish in the next five years?

Yes – 4

No – 6

Q36. If you have answered 'yes' to Q35 please indicate how many additional homes may be required?

3 required 1 extra home

Q37. If additional homes may be required, please indicate how many bedrooms are likely to be required in each.

1 required 1 bed

1 required 2 bed

1 required 3 bed

Q38. What type of home are they likely to be seeking? (Tick all that could apply)

Owner occupied – 2

Low cost purchase – 2

Private rented – 2

Shared ownership – 2

END