

Gayton

**Neighbourhood Development  
Plan Survey (NDP)**

26<sup>th</sup> April 2025

# INTRODUCTIONS

- Carl Hamilton, Gayton Parish Council Chairperson
- Roger Clarke, Gayton Parish Councillor
- David Burrows, Technical Consultant
- Henry Spurrier, Gayton Estate
- Ed Dixon, Gayton Estate Advisor

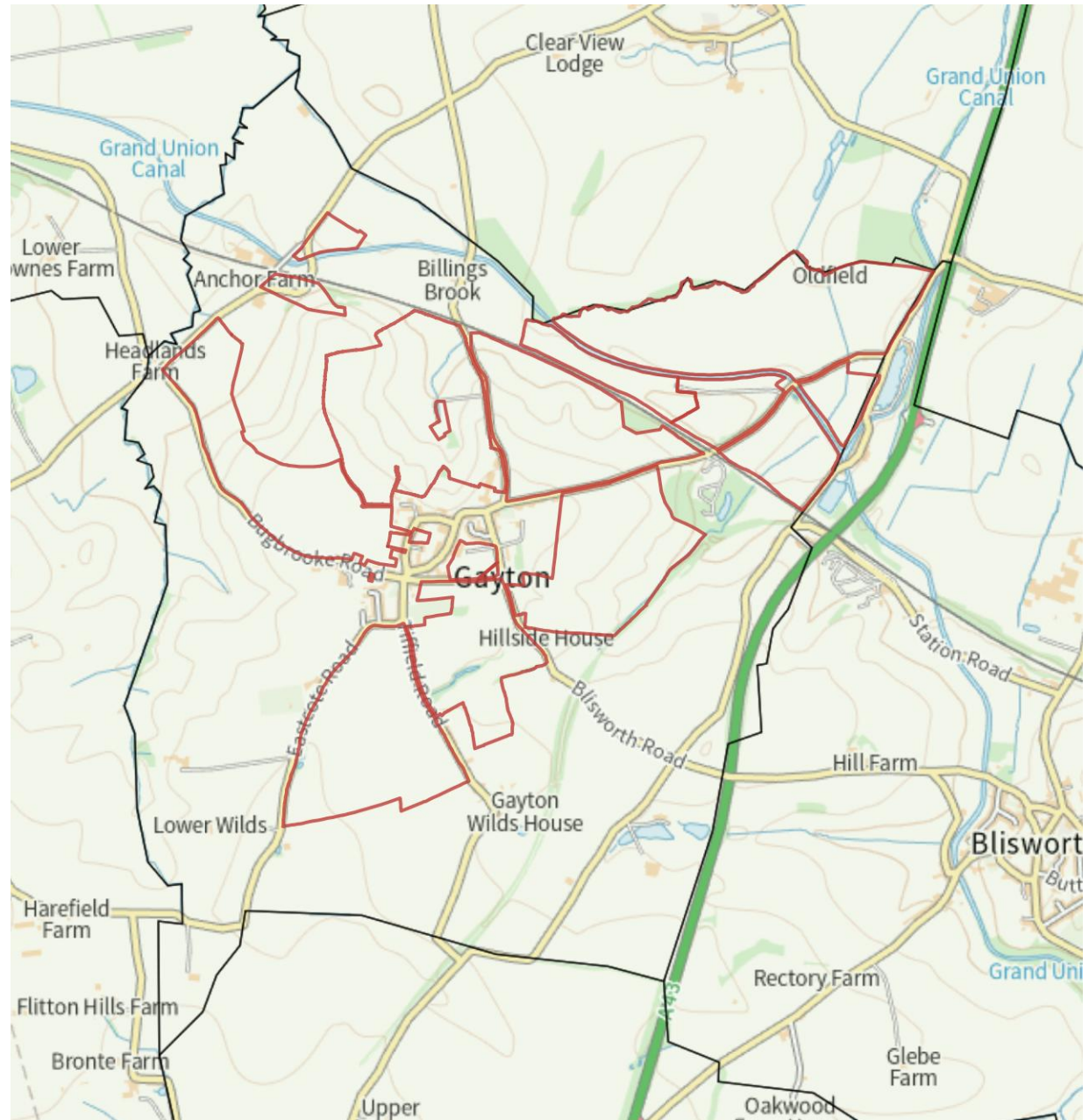
# AGENDA

- Welcome and introductions - Carl
- Running the meeting - Carl
- Introduction to Neighbourhood Plan - Roger
- The Gayton Estate – Henry and Ed
- Questionnaire run through – David
- What happens next - Carl
- Questions - Residents
- Close Meeting and thanks - Carl

# Roger: Introduction to NDP

- Why do we need a NDP
- How might the village change in the next 10-20 years
- The difference between a NDP and a Parish Plan
- Consultation with the Local Authority, West Northamptonshire Council (WNC)
- The Endorsement of the NDP by Gayton Parish Council
- Consultation of all Groups/Organisations that operate within the parish
- The preparation of the detailed Questionnaire
- The detailed stages of the procedure of the NDP

# The Gayton Estate



# Henry: Objectives set out to the Parish Council

1. Establish a commercially viable estate that can invest in the community;
2. Contribute towards solving a number of key national challenges;
3. Increase the value of the village;

# Henry: National Challenges

- Energy security
- Housing supply
- Physical/ mental well being
- Food security/ environmental protection/ climate change

# Ed: Working with the Village

- Contributing and supporting the NDP
- Taking time to understand the requirements of the village
- Develop an Estate Plan to deliver against the NDP
- Communication and ongoing engagement



# David: Questionnaire run through (1)

- The purpose of the survey is to provide input to the Neighbourhood Development Plan
- An industry-standard cloud-based survey tool called “SurveyMonkey” will be used
- Several people in the same household can use the same Computer/Laptop/iPad/Smartphone to do the survey
- The survey will be completely anonymous (unless you tell me your email), only the IP address of the device (not its location nor the person doing the survey) is recorded
- My responsibility is purely technical; the content of the questions and the approach used to do the survey is the responsibility of the Parish Council

# David: Questionnaire run through (2)

- The survey should be completed by 17<sup>th</sup> May, 3 weeks time
- The link to the survey (see overleaf) will be published directly after this meeting
  - On the Facebook Page
  - On the Gayton Website
  - Via the “Village Message” mailshot
- If you have any technical problems, please let me know
  - Email: david@burrows.simplyms.com
  - Mobile: 07899 922706
  - Address: Fair View, Deans Row

<https://www.surveymonkey.com/r/KT6KJVS>



## Gayton Neighbourhood Development Plan: Questionnaire

### **Introduction: What is a Neighbourhood Development Plan?**

Neighbourhood planning was introduced by statutory powers within the Localism Act 2011, which enables communities to have greater control of the way they develop. A Neighbourhood Development Plan (NDP) is a document that sets out the policies for the neighbourhood area which are used to guide the outcome of planning applications. The Plan is written by the local community, the people who know and love the area, and not the local planning authority. It is a powerful tool designed to help the community get the right type of development, in the right place. The three main steps to creating a neighbourhood plan are:-

Step 1: Getting set up and defining the neighbourhood area.

Step 2: Community consultation and evidence gathering.

Step 3: Submission of the proposed Neighbourhood Development Plan to an external examiner and West Northants Council for approval.

This questionnaire comprises the main part of the consultation process, step 2. It has been created by:-

- Carl Hamilton, Parish Council Chairperson
- Roger Clarke, Parish Councillor
- David Burrows, Technical Consultant

It is our intention to use the NDP to protect and support the Gayton community, to ensure it thrives and remains vibrant and sustainable.

### **Feedback outside the scope of the NDP**

In this questionnaire we will also be asking for some feedback on issues outside the scope of the NDP, important all the same, which will be of great value to the Parish Council.

### **Submitting your views**

This pack contains a paper copy of the questionnaire, but we encourage you to complete the questionnaire online at:

<https://www.surveymonkey.com/r/KT6KJVS>

or via the QR code:-



The online survey is easy, fast, and quicker to analyse. We would prefer you to use the online survey if you can. All the members of your household can complete the survey. Your completed questionnaire should be submitted by 17th May 2025.

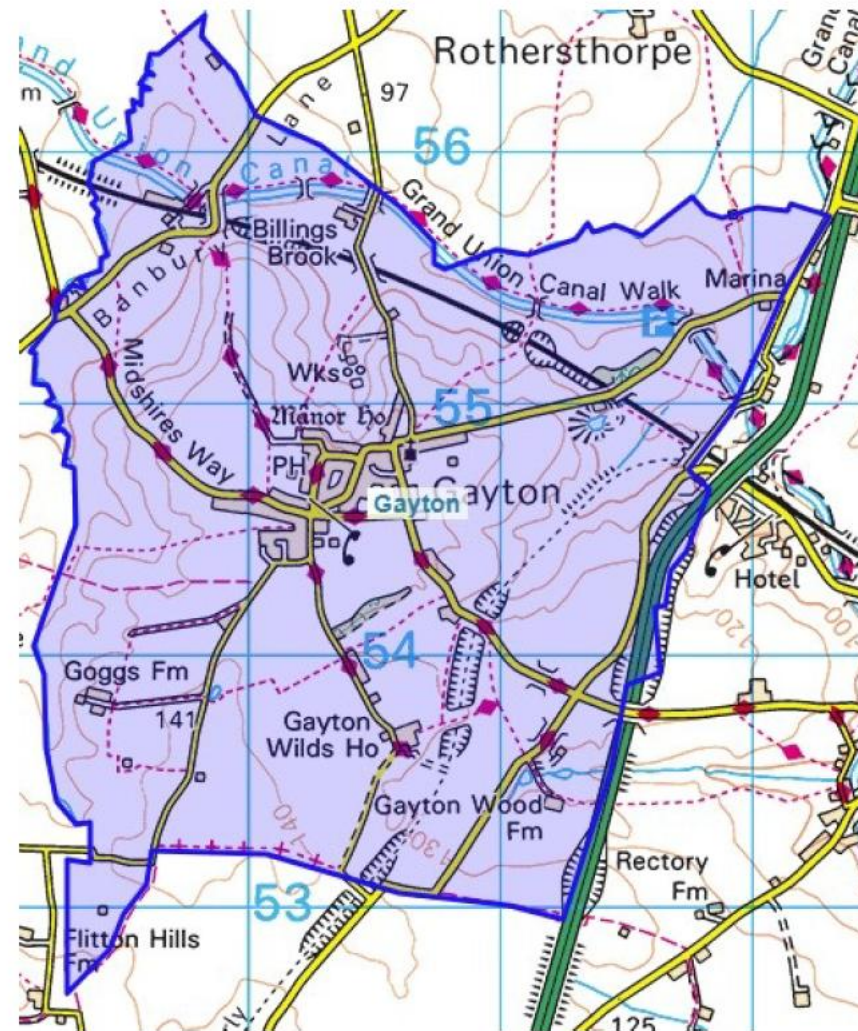
Paper copies of the questionnaire can be returned to:

Carl Hamilton, 5 Bugbrooke Road  
Roger Clarke, Oak Lodge, 2 Milton Road  
David Burrows, Fair View, Deans Row

Your response will remain confidential and will be combined with many others to inform the parish view.

Thank you

## Gayton Parish



## Village amenities and facilities (retention and enhancement)

Gayton has a church, primary school, village hall, pub, garage, small recreation area, spinney, riding school and allotments.

1. Are there any additional services and facilities you would like to see?  
(Please select all the options that apply)

- ☐ Bus service
- ☐ General store
- ☐ Post Office
- ☐ Facilities for young people
- ☐ Healthcare
- ☐ New village hall
- ☐ School playing field
- ☐ Cafe
- ☐ Larger recreation area
- ☐ Sports facilities and grounds
- ☐ Other (please specify)



## Manage future housing growth/ housing need

This is your opportunity to tell us what your preferences are. West Northamptonshire Council will be doing a housing needs survey over the next two years but what you tell us below will enable the Parish Council to represent your views.

One thing is certain: while our top priority is to protect the character and appeal of Gayton, a degree of growth is essential to retain our existing services and also enable the delivery of new services for the village.

2. How many new homes should we plan for in Gayton

- ☐ None
- ☐ 1-10
- ☐ 11-20
- ☐ 21-30
- ☐ 31-40
- ☐ 41-50
- ☐ 51-60
- ☐ Other (please specify)

3. How should we plan for housing growth in Gayton? (Please select all that apply)

Definitions

- Infill: The development of small gaps within groups of houses within the village boundary.
- Greenfield: Land which has not previously been developed e.g. agricultural land.
- Brownfield (also known as previously developed land): Land which is or was occupied by a permanent structure and any associated fixed surface infrastructure.

☐ Infill development

☐ Greenfield development

☐ Brownfield development

☐ Conversion of rural buildings

☐ Other (please specify)

4. Please identify the THREE most important priorities for housing in the parish?

- ☐ 1 bed apartments or shared housing (mainly younger single or couple households at the start of the housing ladder)
- ☐ 2 bed apartments (e.g. for couples without children or older singles)
- ☐ 2 bed houses (e.g. for couples, smaller families, single parents, and frequent visitors)
- ☐ 3 bed houses (e.g. for families with children)
- ☐ 4 or more bed executive housing
- ☐ 3 bed apartments/cluster (e.g. for young people/students sharing at start of housing ladder, extended older families, non-traditional household groups)
- ☐ 2/3 bed houses or apartments for downsizing by the elderly
- ☐ 1/2 bed elderly care

5. Does your household expect to want, or need, to move within the parish in the next ten years?

- ☐ Yes (if "yes" please go to the next question, question 6)
- ☐ No (if "no" please go to question 8)
- ☐ Don't Know (if "don't know" please go to question 8)

6. How many bedrooms would that household want or need?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5+

7. When would the household want or need to move?

- ☐ Within 1 year
- ☐ 1 to 3 years
- ☐ 3 to 5 years

## Businesses

We would like to know more about the current businesses in the parish and whether rural businesses are likely to be a significant part of the parish's future development.

8. Do you own or run a business?

- ☐ Yes but not based in Gayton (if so, please go to the next question below)
- ☐ Yes and based in Gayton (if so, please go to question 10 below)
- ☐ No (if "no" please go to question 19)
- ☐ None of the above

9. For a business that is currently not based in the parish, please let us know if you would consider moving it here if the right facilities were available, and what you would be looking for, such as office premises, co-working space etc

10. What is the name of your business (optional)?

11. What size is your business?

- ☐ Micro business (1-9 employees)
- ☐ Small business (10-49 employees)
- ☐ Medium-sized business (50-249 employees)
- ☐ Large (250+employees)

12. What type of activity is your business engaged in?

- ☐ Primary e.g. agriculture
- ☐ Manufacturing
- ☐ Construction
- ☐ Retail and/or wholesale
- ☐ Transport and/or storage
- ☐ Accommodation and/or food service
- ☐ Information and communication
- ☐ Financial
- ☐ Real estate
- ☐ Professional
- ☐ Scientific
- ☐ Administrative services
- ☐ Education
- ☐ Human health
- ☐ Arts and entertainment
- ☐ Other (please specify)

13. Are the business premises also located at your home?

☐ Yes

☐ No

14. What is the age of your business?

☐ Less than 1 year

☐ 1-5 years

☐ 6-10 years

☐ 11-20 years

☐ More than 20 years

15. Does your business engage in e-commerce? (Please select all the options that apply)

☐ Goods and services can be ordered directly from our website

☐ Goods and services can be ordered directly from a 3rd party website

☐ Goods and services can be ordered from social media

☐ Have a website but no e-commerce

☐ No website, no e-commerce



16. Do you plan to close or transfer your business in the next 5 to 10 years?

☐ Yes

☐ No

17. Do you require additional business space in the next 5 to 10 years?

☐ Yes, at current location

☐ Yes, relocation within the parish

☐ Yes, relocation outside the parish

☐ No

18. How likely are you to set up a new business within the parish in the next 5 to 10 years?

☐ Very likely

☐ Likely

☐ Not sure

☐ Unlikely

## Rural Economy

Economic growth can create jobs and prosperity and reduce the need for local people to travel to work by car.

19. Which of the following economic activities would you support in Gayton (Please select all the options that apply)

- ☐ Home working
- ☐ Farm diversification (e.g. retail/accommodation/tourism)
- ☐ The re-use of rural buildings for business use
- ☐ New, small-scale buildings for business use
- ☐ Large scale business development
- ☐ Co-working office space
- ☐ Other (please specify)

## Recreation and open spaces

Gayton currently has the following outdoor spaces that can be used for recreation:

- The Millennium Spinney that is maintained by a working party of residents and owned by the Parish Council.
- Gayton Allotments, owned by the Church and rented to the Gayton Gardening and Allotment Society.
- A village green, incorporating a small football field, that is well used, managed and maintained by the Parish Council.
- A play area that too, is managed and maintained by the Parish Council.
- A network of footpaths and bridle ways that are maintained by local volunteers and WNC. These footpaths are a real asset to the community and the Eykyn Arms could theoretically become a hub for walkers and cyclists.

The Grand Union Canal passes through the northern part of the parish. The towpaths can be walked from Gayton in both directions and into Northampton via the Northampton Arm. We have a good relationship with the Canal and River Trust who use the hazel coppiced from our spinney to build fences by the towpath.

The roads around the village are used by cyclists and horse riders, although speeding motorists occasionally make this a somewhat hazardous pastime.

20. Is outdoor recreation important to you?

☐ Yes

☐ No

21. Do you use the local footpaths and bridleways?

☐ Yes

☐ No

22. Some of your Council Tax goes towards supporting the maintenance of footpaths, the village green and the children's play area. Do you consider this a good use of your tax?

☐ Yes

☐ No

Any comments?

23. Do you use the allotments?

☐ Yes

☐ No

24. Do you consider an allotment an important asset?

☐ Yes

☐ No

25. Are there any other pursuits, spaces or facilities that could improve your life in the village in the future?

## Safe Roads

A number of issues continually come up when roads and traffic are discussed in the village, which of the following is most/least important?

26. Please rank in order of importance

|   |                      |                          |
|---|----------------------|--------------------------|
|  | <input type="text"/> | Traffic Calming          |
|  | <input type="text"/> | Speeding                 |
|  | <input type="text"/> | Drains and road sweeping |
|  | <input type="text"/> | Potholes and maintenance |
|  | <input type="text"/> | On-road parking          |

27. Do you think the roadside footpaths are safe to use and fit for purpose?

- ☐ Yes
- ☐ No. If no please provide a comment as to why not

Why don't you think the village footpaths are safe to use and fit for purpose?

## Wildlife

Over the last twenty or so years we have seen a decrease in wildlife (birds, mammals etc) around the village.

28. Would you like to see steps taken to protect and encourage wildlife habitat?

☐ Yes

☐ No

What ideas do you have for conserving wildlife around the parish?

A large, empty rectangular box with a thin black border, intended for the respondent to write their ideas for conserving wildlife around the parish. The box is positioned below the question text.

### Infrastructure and services

The Parish Council is responsible for the streetlights in the village and over the last 4 years has converted the majority to LED devices that are greener and cheaper to run, however, they also illuminate a slightly smaller area. The question now is, are there gaps in our system that require new lights to be installed?

29. Do you support installing extra lights in areas that require greater illumination?

☐ Yes

☐ No

30. If yes, would you be willing to pay for more lighting on your Council Tax?

☐ Yes

☐ No



## Climate/net zero commitments

We understand the need to reduce our carbon-footprint and hence global warming. Some solutions are easier than others.

31. Which of the following do you think new housing should have?

- ☐ EV charging points
- ☐ Solar panels
- ☐ Heat pumps
- ☐ Do you have any other ideas on this subject?

32. Do you support the use of agricultural land to accommodate a solar farm?

- ☐ Yes
- ☐ No

Please give reasons for this answer.

33. Do you support using agricultural land to accommodate wind turbines?

☐ Yes

☐ No

Please give reasons for this answer

34. Do you have any other ideas for the production of green energy on a large scale?

## Farming and food

Farming and food production is a vital and significant part of our rural community.

35. How do you think the local community and those involved in agriculture could better support each other?

36. "Community Supported Agriculture" (CSA) supports local agriculture, promotes sustainable farming practices and gives customers fresh, seasonal produce. You can find out more by copying and pasting this link into the address of a web browser:-

<https://communitysupportedagriculture.org.uk>

Do you have an interest in farming and would you be interested in a CSA scheme in the Parish?

37. There are farm buildings and farming operations based in and near the village. What do you feel about that and would you prefer them to be relocated or to stay where they are?

## Burials

We would like to find out your end-of-life preferences to see if they can be supported locally.

38. Where would you prefer to be laid to rest

- ☐ In the St Mary, Gayton church graveyard
- ☐ In a local "Green Burial" site
- ☐ Cremated and have your ashes scattered locally
- ☐ Cremated and have your urn interred locally
- ☐ None of the above

## About you

Your response will remain confidential and will be combined with many others so that we may collate overall feedback. However, we do need some personal information to make sure our survey is representative of the parish.

39. What is your age?

☐ Under 18

☐ 18-24

☐ 25-34

☐ 35-44

☐ 45-54

☐ 55-64

☐ 65+

40. At what email address would you like to be contacted (optional)?

41. Thank you for completing our survey. Your feedback will be used to help us prepare the Gayton Neighbourhood Development Plan. Please let us know if you have any further comments or if you would like to have a more detailed discussion if you are looking for housing or business premises in Gayton.

A large, empty rectangular box with a thin black border, intended for the respondent to provide feedback or comments. It is positioned directly below the survey question text.

# What Happens Next

- Fill in the Questionnaire by 17<sup>th</sup> May
- Results will be compiled by David
- Village will be informed of results in June
  - How would you like to be informed?
- Move on to next phase, the production of the Development Plan based on your feedback – remainder of 2025.
- This will be followed by a Referendum where the village must endorse the plan before it is submitted. Target early 2026.

# Carl: Invite Questions

- It is time for you to have your say, please be as brief as possible and don't be offended if I ask you to finish speaking.
- If you would rather speak in confidence we will be here after the meeting or you can contact us later.
- We will try to answer any questions you may have, but if we can't we'll note the query and get back to you by email.
- You aren't restricted to questions, if you have other thoughts on what we're doing, or maybe want to contribute to the plan, please feel free to speak.



# Close Meeting

Thank you for coming, your support is greatly appreciated

<https://www.surveymonkey.com/r/KT6KJVS>

