



Community Questionnaire Analysis

March 2024

The community of Creaton has commenced the preparation of their Neighbourhood Plan.

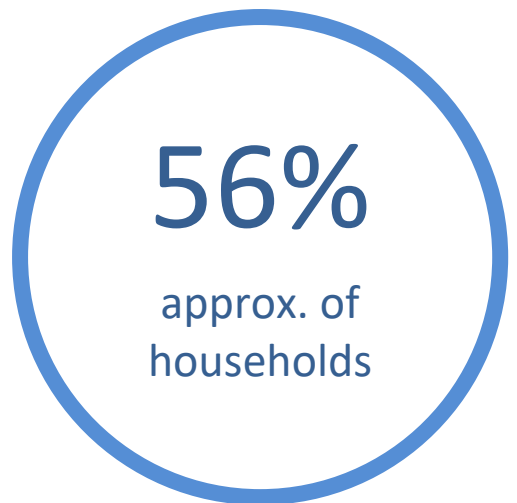
An important part of this inclusive process is, of course, obtaining the views and aspirations of the community. Key to this has been the development and dissemination of a community questionnaire.

The questionnaire contains 39 questions and is based on important themes established following initial consultation work by the team leading the Creaton Neighbourhood Plan.

The questionnaire took place during February and March of 2024. It was available to complete electronically and as a paper version. The level of response from the community was good, there being 110 responses. This represents a return from 22.5% of the adult population, (488 aged 16 plus).

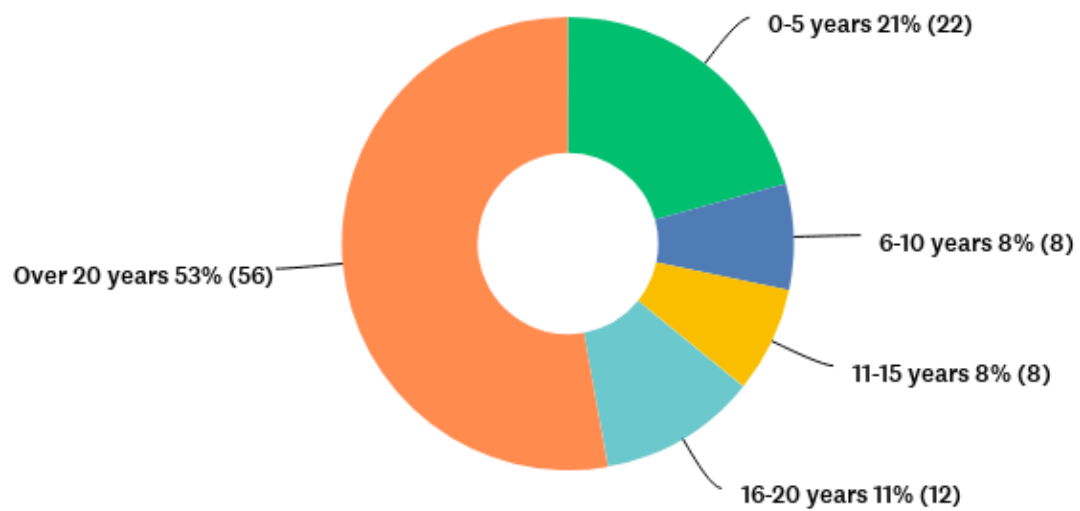
Given that some households choose to respond collectively rather than as individuals; it is also pertinent to consider the number of responses in relation to the number of households in the Neighbourhood Plan area. The number of responses represents the equivalent of up to 56% of households.

This demonstrates a good level of commitment to the Neighbourhood Plan by the community and, in turn, adds strength to the validity of the collected views expressed.



Section 1 – our village and community

How long have you lived in Creton?



It is notable that the majority (53%) of those responding have lived in Creton for more than 20 years. 21% have lived in the parish for fewer than 5 years.

Q2 Why did you choose to live here? (Please tick all that apply)

Rural location and access to countryside	85.87% 79
A quiet environment	67.39% 62
Green spaces	56.52% 52
Size of village	55.43% 51
Village character (it's buildings and history)	52.17% 48
Facilities - school, pub, shop - please circle	50.00% 46
Village Community/Identity - e.g. Creaton in Bloom, Creaton Singers, Village Shop, Pre-School	41.30% 38
Proximity to larger towns	23.91% 22
Transport links	18.48% 17

(The figures to the right of the chart are the percentage of those responding to each option and the actual number of respondents)

The most significant reason for choosing to live in Creaton is the rural location and access to countryside, which is important to 85.8% of respondents. Other important factors include the desire for a quiet environment (67.4%), green spaces (56.5%), and the size and character of the village (55.4% and 52.2% respectively).

Additionally, amenities such as the pre-school, pub, and shop were important to 50% of respondents, indicating a consideration of practical needs. Of importance by fewer than half of the respondents is a sense of village community and identity, as demonstrated by activities like Creaton in Bloom and the Creaton Singers, (41.3%). Factors such as proximity to larger towns (23.9%) and transport links (18.5%) were rated lower in importance by respondents, suggesting that the attraction to Creaton lies more in its rural location and community atmosphere rather than its connectivity to urban centres.

A list of additional reasons for moving to Creaton appears in the appendix. Reasons include: village life and friendships, proximity to family, sense of community, the church bells, family ties, schooling, rural charm, family businesses, finding a building plot, local amenities, rural character, the sailing club, affordability, motorway access, job opportunities, beauty, safety, a gas supply, the low crime rate and peaceful country life.

Q3 What do you like best about Creaton? (Please tick all that apply)

Easy access to beautiful rural countryside	85.05% 91
Green spaces/views	77.57% 83
Village character - (it's buildings and history)	67.29% 72
Size of village	65.42% 70
Facilities (Church, Shop, Indian restaurant, playing fields, village hall)	60.75% 65
Village community – events & social interactions	55.14% 59
Proximity to local towns	28.04% 30
Individually designed houses	26.17% 28
Listed buildings (there are 7)	21.50% 23

The most popular factors include easy access to beautiful rural countryside (85%) and green spaces/views (77.6%). Village character, size of the village, and available facilities are also significant factors, with percentages ranging from 60.7% to 67.3%. It seems that the village character is of greater significance once you have moved to Creaton and experienced it! However, proximity to local towns, individually designed houses, and listed buildings are less important to respondents, with percentages ranging from 21.5% to 28%. Overall, the analysis highlights a strong preference for natural surroundings and village ambiance, while factors related to urban amenities and architectural features are less important. As may be expected, there is a close correlation with responses to the previous question – the reasons many respondents came to Creaton remain the things they like most about it.

A list of additional things people like best about Creaton appears in the appendix. These include its strong village community, a sense of welcome, belonging and peacefulness.

Q4 What would you like to see in Creaton? What is missing in your view?

A full list of responses appears in the appendix.

These comments include the desire for the preservation of the Village Green, increased community events, establishment of a pub and village school, development of communal spaces like playing fields and allotments, creation of truly affordable housing, implementation of a better public transport system, improvement of the Village Hall, protection of the community's rural character from overdevelopment, enhancement of public transport links and reliability of service, development of the park with facilities for younger children, and installation of electric vehicle charging points.

Section 2: Environment and Heritage

Q5 As well as the 7 buildings with listed status (10 and 12, the Green, Church of St Michael, Creaton Memorial Cross, Morningside Cottage, The Dial House, The Manor House, The Orchard Manor) Creaton Parish includes buildings not formally protected but of historical interest and significance. Please indicate any other buildings or structures in the Parish you think should be considered as historically significant for protection in the planning system.

A full list of responses appears in the appendix. The most mentioned buildings include Highgate House, The Old Bakery, Creaton House, The Court House, The pub and the school.

Q6 How important are the following to you?

	1	2	3	4	5
Open green spaces within the village	2.88% 3	0.00% 0	2.88% 3	9.62% 10	84.62% 88
Public areas - e.g. The Green, Playing Fields, Village Shop	1.90% 2	0.95% 1	3.81% 4	12.38% 13	80.95% 85
General upkeep of the village	2.91% 3	0.00% 0	1.94% 2	17.48% 18	77.67% 80
Uninterrupted rural views surrounding the village	3.92% 4	0.00% 0	4.90% 5	17.65% 18	73.53% 75
Protection of country rights of way	0.00% 0	3.00% 3	9.00% 9	14.00% 14	74.00% 74
Footpaths	0.98% 1	2.94% 3	6.86% 7	18.63% 19	70.59% 72
Protection of wildlife and habitat	0.98% 1	2.94% 3	8.82% 9	25.49% 26	61.76% 63
Undeveloped or wild areas	2.00% 2	2.00% 2	15.00% 15	20.00% 20	61.00% 61
Working farms and agriculture	0.00% 0	1.98% 2	17.82% 18	21.78% 22	58.42% 59
Protection of significant trees and hedgerows	0.99% 1	1.98% 2	20.79% 21	19.80% 20	56.44% 57
History of Creaton	6.00% 6	9.00% 9	29.00% 29	15.00% 15	41.00% 41
Protection of Listed buildings	2.00% 2	10.00% 10	22.00% 22	26.00% 26	40.00% 40
Local employment	5.94% 6	6.93% 7	25.74% 26	26.73% 27	34.65% 35
Churches and their upkeep	6.80% 7	8.74% 9	27.18% 28	24.27% 25	33.01% 34

Each of the options in this question is considered important/very important by a majority of respondents. The top five priorities are: Open green spaces within the village, with 94% important/very important; public areas 93%; general upkeep of the village, 93%, uninterrupted rural views surrounding the village; 91% and protection of country rights of way; with 88% indicating its importance. As with response to other questions, rural and environmental factors can be seen to be of great importance to respondents. Of lowest importance are churches and their upkeep 57% important/very important and local employment 61%.

Q7 The Creaton Village Design Statement adopted by WNC in 2004, identifies spaces and views within the Parish as being important. Spaces such as the Green, Little Creaton, the Playing Fields, Creaton Village School Grounds, the Churchyard and the Orchards. Please indicate which of these areas you think should NOT be protected and why. Are there any other spaces or views that you think should be protected?

A range of carefully considered opinions appears in the appendix. Some respondents advocate the protection of all mentioned areas to preserve the village's character and prevent overdevelopment. Others suggest specific areas like Creaton Covert, hills leading up to it, and views down the valley from the top road, and others express concerns about further development, demographic shifts, and the need for clarity and context in determining protection. Mixed opinions exist on areas like Little Creaton, school grounds, churchyard, and orchards, with some advocating for protection due to their significance while others question their importance or suggest potential development for housing or private ownership.

Q8 How important are the following potential initiatives for Creaton? (Please rate 1-5 - 1 being not important/ 5 being very important).

	1	2	3	4	5
Protection of wild areas, including verges and hedgerows	2.91% 3	0.00% 0	12.62% 13	14.56% 15	69.90% 72
Planting of trees	3.92% 4	2.94% 3	14.71% 15	17.65% 18	60.78% 62
Maintaining public transport services	0.00% 0	5.83% 6	22.33% 23	23.30% 24	48.54% 50
All new development to use renewable energy solutions? eg solar panels, heat pumps etc.	9.71% 10	0.00% 0	25.24% 26	26.21% 27	38.83% 40
Investigating ways to reduce reliance on gas	9.90% 10	11.88% 12	36.63% 37	18.81% 19	22.77% 23
Implementation of electric charging facilities	23.76% 24	13.86% 14	30.69% 31	10.89% 11	20.79% 21

The responses highlight a strong emphasis on environmental conservation, sustainable energy solutions, and maintaining essential public services in Creaton.

Most respondents rated the protection of wild areas, including verges and hedgerows, highly (84% important/very important), indicating a strong desire to preserve natural landscapes. Similarly, the majority of respondents considered the planting of trees highly (78% important/very important), emphasising the significance of environmental conservation and greenery. While there is notable support for maintaining public transport services, with a significant percentage rating it as important (71% important/very important), other respondents did not

consider it as crucial. A considerable portion of respondents rated the initiative for all new development to use renewable energy solutions as important/very important (65%), indicating support for sustainable development practices. Responses were mixed for investigating ways to reduce reliance on gas, with a relatively balanced distribution across the importance ratings. There was also a diverse response to the implementation of electric charging facilities.

A list of comments appears in the appendix. Examples of considered comments include concern about grid capacity in the parish, especially with the transition from gas to electric alternatives like solar panels, heat pumps, and electric cars.

Regarding roadside verges and edges of footpaths, allowing them to grow naturally can benefit biodiversity by encouraging the growth of wildflowers, such as orchids. Mowing the verges only twice a year and sowing them with annual wildflower seeds could create self-perpetuating habitats for wildlife. Currently, the regular use of weed killer on footpath edges prevents wildflowers from thriving.

Section 3 - housing and development

Q9 What type of housing are you in now?

House with 3-4 beds	55.77%	58
House with 5 beds or more	25.00%	26
Bungalow	12.50%	13
House with 1-2 beds	5.77%	6
Other	0.96%	1
Flat	0.00%	0

Q10 Do you own or rent your property?

Own	93.14%	95
Rent	6.86%	7

Q11 Could you adapt your current home to meet your future needs?

Yes	67.33%
	68
No	15.84%
	16
Don't know	16.83%
	17

Q12 What type of homes do you think we need?

Starter homes e.g. First Home Scheme	64.65%
	64
Family homes up to 3 beds	48.48%
	48
Bungalows	45.45%
	45
Eco friendly homes	40.40%
	40
Semi Detached	25.25%
	25
Detached	17.17%
	17
Large family homes 4 beds +	12.12%
	12

The survey results indicate strong support for starter homes, such as those offered by the First Home Scheme, with 64.6% of respondents expressing a need for this type of housing. All other housing types were not supported by a majority of respondents.

Family homes with up to three bedrooms were considered to be needed by 48.4% of respondents. Additionally, there was support for bungalows (45.4%) and eco-friendly homes (40.4%). Semi-detached homes were considered needed by 25.2% of respondents, while detached homes were supported by just 17.2% of those responding. Large family homes with four bedrooms or more received the least support, with only 12.1% of respondents indicating a need for this type of housing.

A list of comments appears in the appendix. Some respondents advocate for a balanced approach and the provision of affordable housing for young families and older residents, while others believe there is already sufficient housing or oppose additional development. Preferences for specific housing types also differ among respondents.

Q13 What sort of housing do you think we need?

Owner occupied	73.03% 65
Shared ownership	42.70% 38
Rented	31.46% 28
Social housing	31.46% 28

The survey results reveal a strong preference for owner-occupied housing, with 73% of respondents indicating a need for this type of housing. Shared ownership was also considered to be needed by 42.7% of respondents. Additionally, there was more limited interest in rented housing and social housing, with both options receiving just 31.5% of respondents expressing a need for each.

Q14 Do you think Creton needs any of the following types of housing?

Housing for young couples	70.79% 63
Housing for elderly/disabled	59.55% 53
Medium size family houses	52.81% 47
Housing for low income families	42.70% 38
Housing for single people	39.33% 35

A majority of respondents, at 70.8%, believe that Creton requires housing tailored for young couples. 59.5% of respondents expressed a need for housing suitable for elderly or disabled people. Medium-sized family houses were considered necessary by 52.8% of respondents. The other two options were supported by a minority of respondents - housing for low-income families 42.7%; housing for single people 39.3%. These findings highlight potential diverse housing needs within the community, emphasising the importance of considering a range of housing options to accommodate the needs of different demographic groups.

Q15 What design features would you like to see in any development?

With garden	72.00% 72
Eco friendly/energy efficient	67.00% 67
Rural traditional style and modern materials	61.00% 61
Rural traditional style and traditional materials	49.00% 49
Modern style and modern materials	13.00% 13

The majority of respondents, 72%, support the inclusion of gardens in any development. Eco-friendly and energy-efficient design features are also highly valued (67%). A significant portion of respondents (61%) support developments that blend rural traditional style with modern materials. A smaller percentage, 49%, prefer rural traditional style combined with traditional materials. Only 13% of respondents prefer a modern style with modern materials. These results highlight a preference for sustainable and environmentally conscious design, as well as a desire for developments that blend traditional design with modern elements.

Q16 If there was to be development in Creaton, would you prefer this to be...

One medium sized estate	7.22% 7
A number of smaller sites	52.58% 51
Single plot development	34.02% 33
Building within existing gardens	6.19% 6

If development were to occur in Creaton, the preference would be for a number of smaller sites, as indicated by 52.6% of respondents. Following that, single plot development is favoured by 34%, while building within existing gardens is preferred by just 6.2% whilst one medium-sized estate is chosen by 7.2%.

This response indicates a preference for smaller developments in Creaton.

Q17 Allocating a small site for residential development could help to protect the Parish against larger unwanted development when WNC cannot meet its future housing requirements. How would you feel about an initiative like this? Please share your thoughts.

Responses regarding the potential of allocating a small site for residential development in Creaton reflect a range of opinions.

Some respondents support the idea, emphasizing the importance of managed expansion that aligns with the village's existing facilities and character. Others express reservations, citing concerns about the impact on the village's rural character, infrastructure, and wildlife. Some respondents advocate for affordable housing for young people, downsizing options for older residents, or sympathetic developments that blend with the village's surroundings. There are comments about the need to avoid developments that could alter the village's identity. Overall, the responses highlight a diverse range of perspectives regarding the potential for residential development in Creaton.

A full list of responses appears in the appendix.

Q18 Do you have any further thoughts on housing that you'd like to highlight?

The additional thoughts provided by respondents regarding housing in Creaton highlight a range of perspectives and concerns. Some emphasize the importance of any development being within the existing village boundary to preserve the village's character and prevent further expansion. Others express opposition to additional housing, advocating for the preservation of agricultural land and the village's current landscape.

There is also reference to developments, such as Teeton Lane; and concerns about the impact of further development on wildlife, infrastructure, and the village's rural character. Some respondents emphasize the need for careful planning to ensure that any future developments meet the needs of the community while preserving the village's identity.

Several respondents highlight specific housing needs, including affordable options for young couples and downsizing options for older residents. Others stress the importance of maintaining a mix of housing types to cater to different demographics and ensure the village remains accessible to a diverse range of residents.

Overall, the responses underscore the complexity of housing issues in Creaton and the need for careful consideration of various factors, including infrastructure, affordability, and the preservation of the village's character and community spirit.

A full list of responses appears in the appendix.

Q19 Thinking beyond housing now, does Creaton need any new facilities (e.g. allotments, gym trail for older people)? Please share your thoughts. What new facilities (leisure, community or commercial) would you like to see?

Respondents provided a range of ideas for new facilities in Creaton, including allotments, a gym trail, a pub, and a coffee shop.

The idea of allotments was popular, with several respondents mentioning the potential benefits of communal gardening spaces. Other suggestions included upgrading the village hall, creating a community orchard, and improving footpaths for walking and dog walking. There were also calls for additional amenities to support specific age groups, such as a youth club for young residents or facilities for older adults.

A full list of responses appears in the appendix.

Q20 How important are the following Community Assets?

	Important	Not important
Shop	99.02% 101	0.98% 1
Playing Field	97.06% 99	2.94% 3
Hall	90.91% 90	9.09% 9
Church	84.69% 83	15.31% 15
School	81.63% 80	18.37% 18
U.R.C.	68.82% 64	31.18% 29

The community asset choices offered in this question are all supported by a majority of respondents. The shop is considered the most important by respondents, with 99% rating it as important. The playing field is almost as highly valued (97%). The village hall is also highly valued, (91%) rating it as important.

While still significant, the church, school, and U.R.C. (United Reformed Church) are considered slightly less crucial, with 84.69%, 81.63%, and 68.82% of respondents rating them as important, respectively. However, a significant portion of respondents still deemed these assets important to the community.

Section 4 - business and enterprise

Q21 Do you operate a business from the village?

Yes	13.86% 14
No	86.14% 87

Q22 What is your type of business?

- Financial Services x2
- Farming and let commercial units x2
- Diversified Farming and Property Business (Livestock & arable, Conservation grants, woodland, self-storage chain, workshop and office rentals, dog walking park)
- Farming Workshop letting Office letting
- Legal services
- Vehicle sales
- Electrical contractor
- Consultancy x2
- Leisure
- Creative/Design

Q23 Are you self-employed?

Yes	71.43% 15
No	28.57% 6

Q24 Do you work from home?

Yes	71.43% 15
No	28.57% 6

Q25 How many people do you employ?

An average of one person is employed by those operating a business in Creaton

- | | | |
|-----|-----|-----|
| • 1 | • 1 | • 1 |
| • 2 | • 1 | • 0 |
| • 2 | • 0 | • 0 |
| • 1 | • 1 | |
| • 1 | • 1 | |

Q26 How do they travel to your business?

- | | | |
|---------------------|-----------------|---|
| • Live on site x2 | • They don't x2 | • Some walk and live on site but most drive |
| • Work from home x2 | • Foot | |
| | • Car | |

Q27 Are you constrained in any way currently from further developing your business locally?

- No x7
- Not unreasonably
- Lack of local offices or shared work spaces
- No, though I think a co-working space/cafe would be welcome to meet like-minded folk
- Lack of local offices or shared work spaces
- Yes to some extent, but not entirely
- Yes

Q28 What business services would you like to see offered within the parish?

Coffee shop	58.33% 14
Communal workshop areas	54.17% 13
Small office space for short term rental	50.00% 12
Meeting facilities for rental	33.33% 8
Storage facilities	33.33% 8

Respondents expressed interest in various business services, with a coffee shop being the most desired option (58%). Communal workshop areas are of interest to 54% of respondents, while small office space for short-term rental was supported by 50% of respondents.

Meeting facilities for rental and storage facilities were supported by fewer respondents 33.33% expressing support for each option.

Overall, there is support from respondents for business services that promote community and flexibility within the parish.

Q29 Is there any support the Parish could provide to you and your business?

- Yes - allow for team who ideally need to be based as near as possible to be able to afford to live in the village.
- All the above are already available. The coffee shop however opens on a part time bases. The shop is also establishing itself as a coffee destination, avoiding competition with Poppies. Any support the PC can give to allowing existing community enterprises would be appreciated.
- No x5
- Not at present. Internet has been fine, though I understand before the arrival of Giganet the situation was less than perfect

Q30 Would you welcome new businesses to the Parish?

Yes	85.39%
	76
No	14.61%
	13

Q31 if yes ... what type of business might be acceptable?

Respondents expressed a preference for small-scale businesses that are in line with the character of the village and do not generate significant traffic. There is interest in businesses that can utilise existing buildings or operate from small workshops or barns. Preferences include artisan or craft businesses, food and drink establishments, and small retail or service-oriented enterprises.

Key considerations for acceptable businesses include their ability to provide local employment, not significantly change the village's landscape or character, and not generate excessive traffic. There is also interest in businesses that support the local community, utilise local suppliers, and have a minimal environmental footprint.

Additionally, businesses that are not industrial or manufacturing on a large scale are preferred.

Respondents are generally open to small, locally oriented businesses that enhance the village's economy and character while respecting its rural setting.

A full list of responses appears in the appendix.

Q32 To what extent would you like to see business enterprise grow in Creaton?

Respondents have varied opinions on the extent to which they would like to see business enterprise grow in Creaton. Some express a preference for minimal or no further growth, emphasizing the desire to maintain the village's character and rural setting. Others are open to limited growth, particularly if it supports local employment and investment opportunities that benefit the community.

There are concerns about potential negative impacts on the environment, such as disruption to wildlife and increased CO2 emissions, as well as on the village's infrastructure, such as narrow roads and bends. Many residents emphasise the importance of any growth being small-scale and not altering the character of the village.

Overall, residents are cautious about business growth in Creaton, prioritising the preservation of the village's unique character while recognising the potential benefits of supporting local employment and investment.

A full list of responses appears in the appendix.

Q33 What infrastructure in your mind is currently missing in attracting business & enterprise?

Residents have identified several infrastructure elements currently missing in attracting business and enterprise to Creaton, including good internet connectivity, reliable public transport, suitable workspace, community spaces for collaboration, facilities tailored for small businesses, concerns about transport infrastructure, Wi-Fi black spots, and the availability of buildings. Improving these elements could enhance Creaton's appeal to businesses and support local entrepreneurship and economic growth.

A full list of responses appears in the appendix.

Section 5 – demographics

Q34 How many of each gender live in your household?

Male	1	100	85
Female	1	116	90
Prefer not to say	1	2	3

Q35 How old are you?

Under 21	0.00%	0
21-40	12.24%	12
41-60	30.61%	30
61-80	50.00%	49
Over 80	7.14%	7

Q36 How many school children are currently living in your household?

None	80.41%	78
One	11.34%	11
Two	7.22%	7
Three	1.03%	1
Four	0.00%	0
Five plus	0.00%	0

Q37 How many people in your household are?

Working	2	99	58
Retired	2	88	58
Student	1	36	27
Unemployed	0	0	6

Q39 Would you like to be involved in the preparation of the Neighbourhood Plan?

Yes	23.75% 19
No	76.25% 61

Summary

A strong response to the Neighbourhood Plan Community Questionnaire has demonstrated a set of clear concerns and preferences amongst the respondents. This offers a good steer to those actively involved in the development of the Creaton Neighbourhood Plan, the wider community and the Parish Council.

These results will become an important part of the evidence gathered to inform and develop the Plan.

Appendix

Q2 Why did you choose to live here?

- Village life and friendship with people in the village
- Proximity to family. When we viewed our house it became obvious that Creaton was a genuine community - the number of people who spoke as we walked around.
- Church bells which I miss. No hourly chime anymore. No Wednesday & Sunday bell practice. It's a shame this has stopped.
- To be nearer to family
- Born here, haven't moved.
- Being near to the children's schooling was a factor
- Well kept County (better 15 years ago)
- I grew up in Creaton and stayed to manage the family business.
- No
- Nearer to Family
- Family connection and location of business
- I was born here
- Building Plot
- School, Pub
- Many people, like ourselves, generally choose to live in a small village such as Creaton due to its rural location and unspoilt character; therefore it is surely important we try to preserve these aspects. There are many other larger villages and towns which have a wide choice of housing plus additional facilities, if these are important factors when deciding where to live.
- To be near the sailing club
- Local Primary school at the time. Affordability.
- Good access to the motorway network
- A job
- We thought Creaton was such a beautiful village and the school made it a great place to bring up children.
- Safety and away from towns
- We thought Creaton was such a beautiful village and the school made it a great place to bring up children.
- Safety and away from towns
- Friendly people
- Gas supply to village
- The beauty of the village and area, low crime rate, quiet and peace of country life.
- Strong sense of community determined to organise and support fundraising events for the school, transport and events to provide social meetings for our children. The Playing Field was a safe place for our children particularly before dogs were allowed to use it.
- Born and raised in the Village

- Born here
- Husband business based here so arrived after marriage
- Proximity to where I grew up
- Work
- I moved in with my now husband
- Family Farm
- Sensible street lighting - only where strictly necessary. Good!

Q3 What do you like best about Creaton?

- The village community is the thing I like best about living in Creaton
- It is, in the whole, a very friendly village with a sense of community
- St Michaels church
- Friendliness of villagers
- Quiet peaceful not overpopulated
- It is home
- There was a better bus service. Possible to get to and from work each day.

Q4 What would you like to see in Creaton? What is missing in your view?

- Less damage to the Village Green, it's now a horrible mess. The edges all around have been destroyed. It's mainly those delivery vans that are causing the problem.
- More community events, more diversity in events.
- Pub and village school.
- A pleasant hostelry in the village now that the pub is gone along with facilities of Highgate House (gone)
- Primary School. As without young families there is a risk of the village dying.
- Church bells.
- More on playing field. A storage hut for social functions - croquet I've seen in one village. Storage hut can hold chairs and game materials. A pub. A village school.
- Allotments Gym or park gym equipment
- We probably need a few more starter and retirement homes.
- A primary school
- Affordable housing to allow first time buyers to remain in the village
- Would be lovely to have a pub or a coffee shop that operated at the weekend. Closure of the school was a great sadness. The age structure is very top heavy - it would be great to have some more young families
- Nothing
- Nothing is missing. Lovely rural community, which should be protected at all, costs.
- N/A

- More communal spaces including a creative space to do crafting or social mending, or indoor sports facility like table tennis, badminton for the residents (young and old) to get together and get to know each other.
- A decent pub
- A primary school. This would attract families of young people.
- Coffee shop
- Unsure
- Nothing
- Better sports facilities
- A pub. A School.
- Flowers around The village as the more care on the village. Nicer planter. Signs
- More affordable housing to encourage young families to live here, not big houses where people just commute. The village amenities need new blood to keep them alive.
- We need the school again as a hub of the village. More young families as Creton is becoming a village for older people.
- Many of the things that were attractive about the village have gone, particularly the school and the pub. The bus services are hanging on by a thread and the village had to step in to keep the shop - which is probably a plus.
- It would be nice to have the primary school back in the village.
- Improvements to the Village Hall to make it a more pleasant environment for village activities and for groups hiring it.
- Creton works as a small village. If you add to it, it will start to change its character. Multiple changes will most likely dissolve what makes Creton a lovely place to live. Lots of people would say a pub would be nice but with such a small community it isn't sustainable unless it was part of the community shop.
- More village events Pub/cafe Kid facilities
- A pub, School, better public transport.
- Local meeting place e.g. coffee shop
- Truly affordable housing in order that children from the village can live here as well as smaller properties to enable village residents to downsize and remain here.
- Pub, School, Cafe
- A pub similar to the red lion in Thornby which I think is an excellent pub in terms of its atmosphere and the food and drink that it serves
- Pub
- A pub.
- More social events open to everyone.
- Public house
- Suitable affordable housing to give our children an opportunity to stay and live within the village.
- I think the village needs a very nice, traditional, public house.
- A school. A pub. Younger generations.

- School!
- A School. A pub.
- The Village School.
- Just to keep its character. It's a small community surrounded by open countryside. Don't over build...we just don't have the facilities to accommodate large numbers
- Woodlands and better bus service
- Village School even if only an infant school. Swimming pool - perhaps the new owner of Highgate can help. Longer opening hours for a coffee shop.
- A good pub.
- School.
- A good pub.
- Public Transport. The loss of the school is the most serious blow. We should do our best to see it re-opened.
- Affordable housing. Continuation of bus service. Independent tea shop/cafe.
- A school. The village is dying without it. Support for villagers who do not drive. A good public transport system. Bus shelter. It's often very cold and wet out there.
- Pub
- Affordable housing
- Pub
- Affordable housing
- A really nice pub would be great
- A pub
- Regular, reliable public transport links
- A decent pub with good food.
- School, some new housing to increase size of the village
- A pub! Closer ties with the businesses that are operating in the village or nearby (e.g. Twigden Barns) to help foster employment, provision of services etc. I would also love to see more consideration given to how to help support those providing services to the village who might not be part of it, for example our Evri rep, who lives in Kingsthorpe but does his best to serve Creaton despite difficulties.
- Not a huge amount really
- More affordable housing, young families are priced out of the village
- Not a huge amount really
- More affordable housing, young families are priced out of the village
- More genuine affordable housing. A village needs a mix of people to thrive. It risks becoming an enclave for the wealthy rather than a vibrant mix of people from different walks of life. Very few working families can afford to buy / rent in the village as the housing stock is too expensive. This includes are own employees. This contributed towards the falling numbers at the primary school, which led to its closure. Without people other facilities will also become unviable. 2. Employment - A vibrant community needs people to live and work in it. Any community needs local builders, plumbers, electricians and other tradesmen. These need to be accommodated. Equally the village

has lost its largest employer (Highgate House). Whilst post Covid more flexibility in working practices have evolved a community should still need to encourage local businesses to provide a mix of suitable employment opportunities,

- A bit more at the park for younger children.
- Pub
- Since the primary school closed there are fewer moderate-income families and many of the children are driven to and from school, increasing traffic flow and reducing interaction between families and older people. We also need charging points for electric vehicles.

Q5 As well as the 7 buildings with listed status (10 and 12, the Green, Church of St Michael, Creton Memorial Cross, Morningside Cottage, The Dial House, The Manor House, The Orchard Manor) Creton Parish includes buildings not formally protected but of historical interest and significance. Please indicate any other buildings or structures in the Parish you think should be considered as historically significant for protection in the planning system.

- Highgate House x10
- The Old Bakery x3
- Highgate House (main building)
- Creton House x2
- Creton House, Creton Lodge, The Almshouses
- Home Farm House Court House Old Home Farm Cottages
- The Court House x2
- The Court House in Court House Close. This is a historic building, which should be protected.
- The Bricklayers Arms, now Jomidar
- The Playing Fields. They may not be a structure but they are part of the character of the village.
- No. 16 & 18 the green are visually & historically important local landmarks worthy of protection <https://c8.alamy.com/comp/PB25GG/cottages-on-the-green-in-the-hot-dry-summer-of-2018-creton-northamptonshire-england-uk-PB25GG.jpg>
- Highfield Park
- School and adjoining land
- The primary school that was x2
- The village school site, the views as you look to the village. The playing-field (although not owned by the village or the PC) it is of significant value to the village
- Spaces such as playing fields and swings should be made a permanent feature and funded as such.
- 6 The Green, The Alms Houses, Church House
- The two large gateways into Highgate House from the A1599 have history. I understand the gates were shut when the son of the owners went to war and

didn't return. The gates have allegedly never been open since.
Village Green, Playing Fields, Trees - especially those on the Green

- The United Reform Church x2
- The Reform Church - because of its social history The Row of Almshouses
- Highgate House, the corner of the green I think it is number 5 where the Norrie live I'm not quite sure if the Green can be listed but it does want some degree of protection.

Q7 The Creaton Village Design Statement adopted by WNC in 2004, identifies spaces and views within the Parish as being important. Spaces such as the Green, Little Creaton, the Playing Fields, Creaton Village School Grounds, the Churchyard and the Orchards. Please indicate which of these areas you think should NOT be protected and why. Are there any other spaces or views that you think should be protected?

- Non, all should be protected
- It's vital to keep the village boundary as it is, in the visual design statement adopted in 2004. The village needs to retain its character as a small village.
- All should continue to be protected x3
- Creaton Covert and hills (?) leading up to it.
- There should be more clarity around Little Creaton. What is meant by "spaces such as Little Creaton"? Is Little Creaton any more or less of a space than Great Creaton?
- Protected - Little Creaton as it's not currently.
- Views down the valley from the top road.
- All existing fields and green spaces should be protected and preserved. Otherwise the village will suffer from over development and inappropriate infilling which has already happened in neighbouring villages resulting in detrimental impact to the nature and character of many rural villages.
- Unless the orchards are farmed, then I don't see why they are protected.
- The school grounds could be developed for much needed local homes for the community in the heart of the village whilst respecting the character of the school itself
- Playing field as it is privately owned. The Church is very rich and should be looking after the church and graveyards not the villagers.
- Countryside surrounding Teeton Lane, protecting the views into and out of the village from this location. Many villagers use this area for walking and to appreciate the rural scenery. Teeton Lane is a single lane carriageway and is not suitable for any additional traffic, which has increased enormously over the past few years.
- No others
- Should be protected - the view across the valley from the top of Hollowell Road, which used to be known as Brickle Hill.
- They should ALL be protected.
- I think that as much as can feasibly be protected should be. There are views across the valleys on both sides of the A4199 as you enter the village from the Northampton end that are wonderful.

- I feel the view as you drive into Creaton from Brixworth (along the Brixworth Road) is a view worth preserving .
- Don't think the Village School Ground should be protected, as they are not maintained that well now.
- Should be protected - BlackBerry Hill Farm should be kept as farmland and not allowed to be developed. Those fields allow the village to sit out of sight of the through road and afford fantastic views of the countryside. All mentioned spaces above are important.
- Not protected - School grounds - could provide social housing. Should be protected - existing views, restrict further development in these areas
- I would like to see all views protected. Infilling of the village has ruined the feel of the village and led to water runoff problems.
- The village should not be paying for the upkeep of the church grounds.
- The protection of views within the Parish is important to an extent, but is too broad a statement which blocks sensible development and drives self-interest. Sadly it is subjective and without context. As such the village will never grow and will become stale, because of this self-interest.
- I believe that they all deserve protection
- They should all remain protected. The area between the Village Shop and Highgate House should be protected.
- The High Street should be protected.
- Highgate House should be protected.
- ALL should be protected!
- To be protected - Spring Hill and The Paddock at the end of Court House Close.
- They should all remain protected. Also the land (privately owned) between the Shop and Highgate/Court House Close should be protected to maintain rural character.
- I think the Orchard is now being developed on Teeton Lane. Just wish they would have got on with it. This could have kept OUR SCHOOL.
- High Street should be protected.
- The spaces are all important
- The view across the valley between the Shop and Highgate House was a "protected view". Trees on Highgate land are beginning to obstruct the view now.
- Areas of Teeton Lane Areas of Little Creaton could be developed.
- Surrounding green spaces and views.
- Any that would allow further small-scale house building to increase the size of the village. We lost our school because families came into the village but then stayed after children grown up so few youngsters in the village now. Average age has gone up by quite a bit over the years, which is a pity.
- The view around playing fields up to Creaton cover and badge lodge NO housing!
- Little Creaton is an area that has little impact on the village nowadays. The space connecting the B5199 and Highfield Park should be protected.

Q8 How important are the following potential initiatives for Creaton?

- Create a small "wet habitat" in corner of a field for wildlife
- Electric car owners should have their own charging points on their own premise.
- All important but do need to approach with common sense!
- Green sewage (?) solutions like reed bed technology where possible.
- Careful thought needed before designations are made. Trees should be continually planted in appropriate places. Care should be given to what the tree will look like in 25 years time. They can block views and the roots can block drains.
- A ban on development within the green belt land
- Encouraging of wild areas and "rewilding"
- Community power generation e.g. wind
- Collection of rubbish or litter picks
- Maintaining the green
- Looks. Of them
- To extend the energy points above by looking at community energy solutions.
- The footpaths in the village should be better maintained to support residents walking around the village and enjoy. There are many public health initiatives stating the importance of walking for both physical and mental health.
- Community Orchard. Better public transport.
- Plant a wood on BlackBerry Farm Fields. Speed calming on Brixworth Road by playing Field. 30mph on Welford Road through the village.
- No further housing developments
- To not waste money on charging stations.
- Water Conservation for common use. E.g. watering of the protected areas
- Public transport
- Free green waste bin recycling. Wild flower planting on open spaces to attract insects/wildlife
- A regular bus network to discourage people using their cars
- Reliance on gas should be discouraged in new builds. Electric charging should be stipulated in new builds and users of electric cars should self-supply.
- Better public transport links
- Wild flower initiatives maybe as verges short of diversity
- Some kind of advanced recycling, such as a bottle collection station
- Reduction of heavy traffic through the village itself to Brixworth or to light industrial estates nearby
- Wind turbines
- The Grid Capacity in the Parish. If everyone did move away from gas to solar panel, heat pumps etc. and all used electric cars the grid will not cope.
- Roadside verges and edges of footpaths should be allowed to grow naturally. Verges only need to be mown twice a year, which would encourage wild flowers to reappear (vis orchids alongside High Street/Horseshoe Close). Footpath edges a regularly sprayed with weed killer which prevents wild

flowers from growing. These areas could be sown with annual wild flower seeds and would become self-perpetuating.

Q12 What type of homes do you think we need?

- Unsure the 'need' argument has been proven by local opinion
- Need a balance
- No flats x2
- Need for provision for affordable housing for young families and also suitable housing for older people
- Unsure the 'need' argument has been proven by local opinion
- Need a balance
- Need for provision for affordable housing for young families and also suitable housing for older people
- No need for extra housing
- We have sufficient housing already plus planning in place for a range of new housing in Teeton Lane.
- Terraced/linked
- None!
- None x5
- On the completion of the Teeton lane development, I would feel that there will have been enough development in scale to meet the level of resource's in Creaton and the local area i.e. GP appointment
- We don't need more homes.
- None of the above
- On the completion of the Teeton lane development, i would feel that there will have been enough development in scale to meet the level of resource's in Creaton and the local area i.e. GP appointment
- We don't need more homes.
- None of the above x2
- Starter homes are pointless as young people don't want to live in the village. There's nothing here for them and they can buy more affordable starter homes in town.
- "Townhouses"
- We don't need more homes
- Multi-Family Housing
- Affordable homes for those living the village for a long time
- Affordable

Q17 Allocating a small site for residential development could help to protect the Parish against larger unwanted development when WNC cannot meet it's future housing requirements. How would you feel about an initiative like this? Please share your thoughts.

- Agreed: Managed expansion of the village, suitable to the facilities it can offer.
- I think we should locals should any small site, assuming that local residents opinion holds any sway in WNC allocation
- There is a development underway down Teeton Lane; this will address the need for some more housing. The infill opportunity adjacent to Highgate House could be considered.
- Yes as long as it was smaller houses not large detached.
- Needs more discussion.
- It should not help. I cannot see any benefit to further development. Look at Teeton Lane! Birds used to nest in those big trees. Trees gone and deep excavations left.
- Very good.
- I would be happy if this was affordable housing for young people. I don't think we need any more large houses.
- Anything that would avoid large-scale building development would be good as we are such a small village.
- Teeton Lane will provide another 50 people, about a 10% increase. This is probably enough with the odd sensible infill.
- We should not have large developments. Communities should evolve. An influx of newcomers would be difficult to integrate.
- Open minded provided it does not impact the residents next to this site.
- The village doesn't need housing estates.
- I feel that any pressure to develop for residential within the village should be resisted; Minimal infill development should be contemplated if this is absolutely necessary, but only if suitable sites are present.
- It would be important that any development didn't breach the existing village boundary. Once that is allowed to happen it opens up all the green fields surrounding the village because a president has been set.
- I think smaller developments spread out would be better for maintaining the character of the village. They should concentrate on adapted housing suitable for elderly/disabled and affordable housing for young people and families
- Not very happy. A quiet village is what makes Creaton what it is! Don't want it to turn into an overpopulated housing estate. The proposed near doubling of the population with the Highgate House saga was met with fierce objections.
- Unnecessary as a new housing development has already been approved in Teeton Lane which covers and in fact, exceeds all previous housing needs that have been identified by the residents of Creaton.
- What is considered to be a small, medium or large site?

- Not convinced that further development of villages like Creaton is sustainable given that both public and private transport is increasingly unaffordable both to the individual and infrastructure providers. And where relevant infrastructure e.g. Primary School have been withdrawn.
- I would be supportive so long as it was sympathetic to the surroundings both in size and style of buildings.
- I don't see how we can stop development if the council are intent on getting their own way. But, having said that, obviously if the village is swallowed up by large estates, then the only winners are the builders. We need more affordable buildings for first time buyers, (and children of resident villagers) and we need a school to attract families here. Large houses just attract high earners who use the fee-paying schools in the surrounding area.
- Would prefer a smaller single plot as opposed to significant new housing
- Agree, but brownfield infill sensitive development such as the grounds of the school rather than sprawl on edge of village. Any new housing for local need first
- Ok if it is located in a suitable place
- I would be more in favour of small sites in keeping with the character of the village than losing this with larger, medium sized developments.
- This would be preferred
- The village is too small, and lacks community areas, it needs to grow by approx. 20% to ensure the shop, school, Pub / restaurant are viable in the future.
- We put in planning for a small house in our side garden got declined for being too small!!! For my son and his family Compared to houses each side
- A small site for residential development would be great if it protects against larger. We do need some development of mixed houses in order that the village survives.
- We need to attract younger people to live in the village and I would support small developments. Housing needed for people wishing to downsize but who still would like to live in Creaton. There is a shortage of this type of smaller house/bungalow.
- Rather village size stays as it is.
- I would welcome a small number of houses meeting particular needs, such as for low-income families or people starting out.
- Agree, its a pity that the Parish Council didn't implement this when they pushed the development in Teeton Lane
- I feel that Creaton is a small rural community with very view services such as transport, schools. Development should be based on meeting the needs of a community and |I am not sure without with pout improvement to basic services placing additional homes would be in anyone best interest.
- I think a small medium development would be beneficial to the village as long as it is in keeping with surroundings. The lack of families in the village resulted in the closure of the School and Pilots at URC. We need people in the village who use and support community facilities.

- Small developments to fit in with the existing style of properties would be good for the Community.
- There are plenty of areas away from Creaton that would benefit from further development. Creaton doesn't need to be expanded. It doesn't have the infrastructure and its current size doesn't need it. Creaton's topography does not lend itself to another residential development Develop elsewhere.
- Generally supportive as long as its in keeping with the village design and encourages young families into the village.
- It would be a way of developing the village incrementally rather than a huge increase in one go. The village could continue to have a selection of different types of housing
- Unless Creaton is a sustainable community then it will always be too reliant on private transport. Creaton should not expand without other facilities being created.
- It is inevitable some development will be required at some point in the future. Potential sites for future development should be identified to avoid lengthy planning debates i.e. what happened with Teeton Lane.
- It is inevitable some development will be required at some point in the future. Potential sites for future development should be identified to avoid lengthy planning debates i.e. what happened with Teeton Lane.
- I think it is a good idea depending on its location although what does small and large mean in practice? Is this 5-10 houses with large being 20-30?
- No new houses
- Not required
- Makes sense.
- Fine
- The drafting of this question is so narrow minded and already suggests the preferred answer to question 16. There is already a small development that has commenced on Teeton lane, however this should not be the only development. There should be sensible development in and around the village which supports the future needs of the village and not self interest.
- If it means that the village keeps its current, rather rural, traditional character, I would agree to such an initiative, if it could result in a dramatic change, then I would not support it.
- Let's get the Teeton Lane development done first!
- There should be the opportunity for small developments (e.g. Teeton Lane). There needs to be more housing on a limited scale to allow for regeneration of the village and to protect its facilities.
- We have a small site being developed on Teeton Lane, don't we?
- Do not let them build on or behind the council houses, Highgate House or Court House Close.
- Not in favour
- Not happy. But if it has to happen a smaller development as possible. The countryside needs to be protected as well and build in the right place.
- Good idea but totally dependent on access to the site and not a hindrance to those living nearby

- It would be good to see some sympathetic development to help sustain the shop and perhaps re-open the School.
- Needed now as we have an ageing population.
- Such a site would be acceptable, provided it did not overload road access within the village. A suitable location, if it were to become available would be off a roundabout opposite Grooms Lane on the A5199. It would also help with traffic calming here.
- We would support a small site for residential development.
- We were hoping for a new small housing site in Creaton since 2007 and still awaiting so this should be progressed forward as planned.
- I don't understand why we are planning future development in Creaton when our village is not attracting families due to no school. We are close to losing our bus system leaving us with just the Village Shop as an asset. The village doesn't make a good place to live, does it? Do NOT allow bungalows to be changed to two storey. We need bungalows.
- I would support one or two smaller sites - about 20 houses each.
- If it prevented large sale development, which changed the character of the village and its environment, I think it a good idea.
- It would be disappointing to force the village into accepting additional housing.
- I don't like it but it's a better alternative to a larger development.
- There are only 7 bungalows in Creaton, which is far too few for the average age of inhabitants as several single story ones have been converted into double story. Bungalows need to be large enough (3 bedroom, 2 bathrooms) to allow room for live in carers and detached. Few bungalows have this.
- Considering the housing crisis I think it's not only a good thing to build more affordable housing, but it's much better to do it on the village's terms now instead of waiting and being told how to do it.
- I agree it's probably inevitable, and I think if it can be done without expanding the footprint of the village that would be a sensible initiative.
- Good if it allowed local people to buy in the village
- I agree with this initiative
- It is such a difficult topic but appropriate small scale, mixed development is needed to keep the village vibrant and moving forward.
- Any of the smaller sites to be considered land for housing would have an impact on wild life, trees and the feel of the village.
- Yes if built sympathetically
- As Creaton has an ageing population of reasonably affluent people it is important that suitable housing for younger houses be made available. Smaller houses well-adapted to less mobile persons would mean older residents would be able to remain in the village and their properties would then be available to younger families. To maintain a good mixed population of younger people in the village, moderate rent and housing scheme dwellings are essential.

Q18 Do you have any further thoughts on housing that you'd like to highlight?

- Any development should be within the existing village boundary - this is critical. An extension to the existing boundary is the thin edge of the wedge, if we move the boundary now, there will always be a case to extend further and further.
- The only place development could happen is on agricultural land. Leave Creton as it is!
- Highgate House represents a missed opportunity for residential accommodation. There may still be some scope within that site, but not on undeveloped elements.
- Increases in residents needs to be matched by relevant number of school places, health facilities etc.
- The village is a special landscape area and not a building plot so there is no need for additional housing. The Teeton Road development will increase the housing stock in the village.
- Extreme care must be taken to ensure Creton does not end up ruined by rampant property development. Housing needs have already been identified and met by existing planning approval for a large development in Teeton Lane. It is important to note that planning was granted in this case for more properties than had been identified as required by the village. This more than meets the future housing need in Creton and further development is unnecessary and would be excessive.
- There is a real danger of the village becoming an elderly ghetto, we need more younger people and somewhere for older people to downsize
- I suggest that the Parish Council seeks a loaned deal with an adjoining landowner, currently outside the village confines where it can draw down a few plots at a time for a housing association to finance, build and manage. Over time we could build a new street, rather than just a cul-de-sac. The landowner would get a land receipt on land where planning consent would not otherwise be granted - at least for several decades.
- Affordable housing that is eco friendly and got electric charging system and fast speed broadband.
- Starter homes (not shared ownership) Apartments for old people as long as the have lived in the village for several years previously - moving out of their larger houses.
- Any future development should take into consideration the views of all affected residents. This unfortunately was not the case with the Teeton Lane development, where the impact on the existing residents of the lane was completely disregarded by all councillors involved in the decision-making.
- Small developments with gated access do little for community spirit! Fewer executive homes.
- There is a danger/tendency to look at Creton and think that it is a village of large houses for people with large wallets. There needs to be a positive 'levelling up' by making the village available for those on low incomes and those who want small houses.

- I do feel that older residents in Creton would look to move within the village and scale down but staying in familiar surroundings. This would free up the family homes and smaller cottages for younger people to move into.
- Young adults who grew up in Creton cannot afford to buy in the village to raise their families. Creton needs more diversity of age groups.
- I think housing for young couples isn't needed.... as a parent of young couples they are not interested in living somewhere so rural with minimal facilities.
- Areas in Northamptonshire have expanded such as Brixworth and these could expand further. Why can't Creton be left alone?
- No further developments. The village has no school, pub and poor public transport. I feel the village has reached maximum development for a village with minimal facilities.
- I think the current trend of barn conversions is very selfish. It creates large energy greedy properties and uses inappropriate existing residential streets.
- The village is stale and needs an injection of new sensible development to help maintain the village infrastructure and facilities such as the village shop, restaurant, village hall and playing fields.
- We need housing for young families or the future of this village is doomed. Affordable first time buyers housing.
- Why do you assume all older people want a bungalow? Single storey townhouses are good, but not the poky little places planners assume we need. Downsizers are happy to have fewer rooms and smaller gardens but they are generally used to, and want, decent sized lounges, bedrooms and kitchens.
- Keep Creton the size it is now.
- Starter homes for first time buyers who have lived in Creton all their lives has been talked about for far too long now and needs to become a reality.
- There is little housing here for low-income families.
- Any future development should encourage young families to move here. The best way to do this is to re-open the School. We need to look at reducing the average age of residents, otherwise the village will just become a retirement complex.
- Some of the elderly residents of Creton live in houses that are too big and/or not suitable for their needs. Build bungalows and these large homes will become vacant reducing the need to build more. We need a School and transport links to bring families back into the village. Every child needs to be driven to school and back again, every day. Bad for the child, bad for the environment and expensive for parents. How do we plan to fill our "social" houses?
- Creton does not lend itself to starter homes since it has little to no public transport, no school. Running a car (or cars) is essential and not conducive to low income living in its present form.
- We currently don't have the infrastructure to support current residents, so any developments will only benefit those building them.
- I think there is real room for "gentle density" - well built attractive/traditional style medium rise buildings i.e. terraces not just detached houses and some

smaller options practical for single people but must be high quality and attractive

- Young families cannot afford to either remain in Creaton or move into Creaton as housing more for 2nd/3rd homes rather than first homes as many have been extended. Really need these houses maybe with a caveat that they cannot be extended?? There are areas around the village where this type of development could be built without detracting from the character of the village.
- As above no more than 20 houses
- 1. New Housing must consider a mix of affordable along with open market. 2. The affordable should be rental and shared ownership. 3. Affordable homes should be mixed in with Open Market Housing to create a mix of properties New Housing does not need to be ugly housing. 4. New Housing does not need to mean ugly housing - care should be taken to ensure they are of a decent standard and quality 5. The Highgate House complex has been sitting empty for several years. This is not sustainable and can't be in the village's best interests. If there is no commercial market for countryside hotels/conference centres then the worse thing is an empty property which becomes derelict. The repurpose of some of the site for suitable alternative uses must be considered. This may include housing and alternative employment uses. Any new housing should include a genuine affordable element.
- Social housing and less expensive housing as well as single person housing needs to be protected so that once the first residents move out, the prices still remain within the reach of less affluent people.

Q19 Thinking beyond housing now, does Creaton need any new facilities (e.g. allotments, gym trail for older people)? Please share your thoughts. What new facilities (leisure, community or commercial) would you like to see?

- Sewing or knitting classes would be nice. Not too strenuous for us old folk and nice to meet people.
- Fitness facilities, boot camp style classes Outdoor gym equipment in park? Better footpaths around green spaces, for dog walking
- No less in more - any development of any facility or feature that is not just for the benefit of the wild environment is a retrograde step
- The village really needed a good public house. At the heart of every village is a good pub that provides a great facility for social interaction.
- Pub
- A gym trail for older people would be a very good idea. The new Zumba class at the village hall has become very popular (thank you Sylvia Winter). Allotments would be great but take a lot of attention to keep them tidy and clean, and where would they be located?
- Perhaps plant a community orchard around the "play area" - would help drain the bog as well as the benefit of fruit trees.

- No and none! I specifically moved here 23+ years ago for size, air space and sanity.
- BBQs on playing field. New toilets in village hall.
- A youth club for young residents would be ideal. My children loved Pilots when it was running.
- Allotments and a gym as per previous answer. Even a pool as we are so far from exercising facilities.
- A good pub.
- Following a previous questionnaire (20+ years) the PC was informed there was a need for allotments. I was asked to negotiate with the agent for the Diocese of Peterborough who own the glebe land off Teeton Lane. After some time, those that has requested allotments decided they didn't want to proceed, so much time was wasted.
- Using Highgate House for local leisure and fitness + as a village hall. Using the rest of the site for smaller housing, attractive to fit in with the village.
- None. Better street lighting at the junction of Violet Lane with the A5199 would be generally desirable.
- Coffee shop open at the weekends. Outdoor gym would be great
- Possibly consider pull-up bar, monkey bars etc. similar to Pitsford Reservoir Park to promote group exercise activities for all ages.
- Gym trail in the village would be good for both youngsters and our older community members.
- Cycle ways if possible Allotments
- All verges, hedgerows and trees require maintenance/intervention at some point. Planting new trees? Who would water them until established? I would welcome the hard surface footpaths to be cleared of mud and debris - no one cares.
- I'm not sure wish lists will help a neighbourhood plan. The community or Parish Council could achieve the above examples if there was sufficient interest. You don't need a NP; you need people to do things.
- Gym trail and upgraded play park for children. There are increasing number of children living in the village.
- Allotments would be useful.
- Allotments
- Allotments on the Glebe land with provision of water.
- Allotments Facilities for older children
- Larger shop, bigger dog walking field, tennis courts
- Gym / leisure facility would be great
- A gym would be nice
- Due to the lack of parking for the existing village hall (and the problem this creates on a daily basis) perhaps there is a need for a replacement building, along with parking, at a more suitable site, possibly the playing field?
- Gym trail. Would be good idea. If made look in keeping
- A local gym would be wonderful. Is this something the new owners of Highgate House may be able to offer the village? A gym trail sounds like a great idea.

- It's fine as it is
- Allotments are a really good idea and an extension of the public footpath system, particularly a road-free method of walking to Brixworth.
- I feel to have better parking outside the village hall would be beneficial, this would enable residents that struggle with the hill and general mobility to have better options in attending. A handrail in the knickknack footpath on the school wall may help with supporting walking. A bench on the top road looking across to Lamport would provide a resting spot and may help residents walk a little further
- Poppies coffee shop is great - would be good if it opened more days. Great to see the Shop open Saturday afternoon - would be great to see more Creaton folk volunteering in the shop. A community orchard would be great.
- Allotments would be a good addition. Gym trails have been a waste of money in other villages. They don't get used. Updating the Village Hall possibly making it bigger would help make it more usable and negate the need for things such as a gym trail as old and young could use the hall.
- Outdoor gym trail Allotments Cafe/pub
- Seven day per week coffee shop. Wider range of classes offered at village hall and former school.
- School, Cafe, Pub
- Perhaps the new Christian centre at Highgate could give access to facilities at certain times to develop a relationship with the community, which the previous owners failed to do.
- Gym
- The village park is massively under utilised as a green space, there should be summer events, car boots etc.
- Allotments or a shared space for growing flowers and vegetables for those interested.
- Gym trail for everyone.
- Allotments x6
- Allotments would be nice.
- The Village Hall would benefit from modernisation similar to Hollowell and Ravensthorpe. Leisure e.g. swimming pool. Office hub.
- More daytime leisure classes. Adult education provides nothing in the village.
- Cycle paths on A5199
- Allotments and cycle paths
- Re-open the school.
- Community health type walks. A community vegetable patch (not allotments but a shared area for residents to help others to learn how to grow veg). A book club/reading group. A helpline group to assist residents in need for short term support/practical help. Activities/club for youth
- Bus shelters. Covered meeting places on The Green and the Playing Fields. Use of a DACT (sp?) bus for days out for our village. I would like to see a footpath to Brixworth and a revival of a footpath that used to exist between Little Creaton and Brixworth Road, Spratton.
- Allotments could be good, particularly as Brixworth ones are under threat.

- Good pub
- A well-run village pub that walkers could visit. The new Indian restaurant is great but it's a shame it's at the expense of having a decent pub. A larger and more affordable shop.
- I would love to see a school again.
- Pub with food
- A Gym trail sounds great!! Do Ducklings have a long lease on the former school? What would happen to this site if they were not there? Would want PCouncil to be proactive in ensuring this site would be available as a village asset/community centre?
- Bigger doctors at Guilsborough
- 1. Continuing to support the community shop. 2. Working with Ducklings Playgroup Charity to ensure its has the ability to remain at its current location / provided with an alternative location within the Parish. 3. Small workplace starter units for local tradesmen and businesses
- It would be nice to have Highgate up and running again to have more options for eating out and socialising with the village.
- We need allotments! Community allotments and a community orchard would bring a good cross-mix of people together. There used to be a "nosh and natter" club held at the URC for the older men in the village, which no longer happens. Less able residents need support to attend events and whilst the facilities in the URC are more comfortable than at the village hall, the VH is easier to access and has more turning space for wheelchairs and mobility scooters. Regular in-village events could take place at the VH to bring different sectors of residents together. Worth considering would be a mums' and babies' group (also open to non-residents), story time club with older residents reading to younger children; a men's literary circle (beer and books), coffee and cakes morning for anyone who would like to come along for a chat and to meet neighbours.

Q31 if yes ... what type of business might be acceptable?

- Something that would employ young adults.
- Sport and Leisure Community Craft
- Green business - environmental based consultancy not production - or agriculture based but not heavy plant repair
- Plenty of business space already exists in Brixworth and other nearby villages. Creaton has Twigg Barns and the units at the top of the lane opposite Highgate House entrance.
- Small workshop units
- Certainly not like the Jomidar Lounge. What a mess this place looks. I am very disappointed that the PC has allowed the outside of it to be violated as it has been.
- Any workshop type. A pub.
- Depends on the business.

- On a small scale as we are a small village.
- I declare an interest here. Workshops and offices.
- Organic and sustainable.
- Businesses that can utilise existing buildings or barns etc.
- Businesses run from homes without requiring further development.
- Internet based or ones that can operate from small existing workshops or barns
- Small businesses. Not too much traffic!
- Leisure related
- Non-industrial
- Not significant traffic generators. The infrastructure cannot cope. We do have a number of specialist engineering companies that do not appear to cause problems. No more petrol tankers at Drummer Boy Mills site.
- Ones that generate jobs and income for the local population and not just for commercial gain of individuals that live in other parts of the country, abroad (non doms or large corporations.) or for the wealthy 5% of our population.
- Coffee shop, small convenience store
- Small owner run enterprises
- In keeping with existing businesses.
- Independent restaurant to replace pub, hairdressers
- Upstart business that can fit within the current industrial sites.
- Food bakery florist gift small.
- Traditional crafts or retail outlets
- Local artisan businesses.
- Depends on type of business and size
- I think that the expansion of business in the parish would depend upon the traffic. We already struggle with the large tankers that come through the village to Watsons, so businesses with such vehicles would not be a good idea. Facilities for small companies and for start-ups would suit the village well.
- Rural relevant, Artisan producers
- A small business, in a pre existing site
- The secure dog walking field is a great addition. Jomidar Lounge is fantastic.
- Small out of sight businesses e.g. Twigden Barns
- Depends on type of business and size
- I think that the expansion of business in the parish would depend upon the traffic. We already struggle with the large tankers that come through the village to Watsons, so businesses with such vehicles would not be a good idea. Facilities for small companies and for start-ups would suit the village well.
- If it didn't change the landscape of the village. Businesses could be developed towards Brixworth where the fuel company is.
- Nail salon
- Small businesses in the existing commercial areas.
- Small units Business relevant to the locality
- Artisan businesses operating from units at the edge of the village boundary

- See answers to the two previous questions which asked the same thing
- Cottage industries, offices. A rural location such as Creaton might well be attractive as a head office location for certain businesses. The village has excellent broadband connectivity so it makes it a viable location.
- Farm shop / pop up bar being ran from the village hall.
- Yes if it had a small footprint, did not change the character of the village and did not cause a large increase in road traffic through the village.
- Small businesses.....employing 3-5 people.
- SMEs
- Small, local business people.
- Small retail business only. e.g. bakery, coffee shop, butcher
- Craft workshops, furniture restorers. Twigden Barns sort of businesses.
- Any retail, manufacturing, office to create employment.
- We need a good village pub.
- Small businesses, which may employ local people and support the Village.
- Not sure. Don't have an opinion on welcoming new businesses to the Parish.
- They should be small to medium scale, un-intrusive and not generate a large increase in road traffic.
- Small, non polluting, ones that use local suppliers. I.e. Non-industrial/manufacturing on medium-large scale.
- Small independent food and drink businesses. Anything that wouldn't negatively impact the community. For example, nothing that would come with large developments.
- Small businesses/start ups
- Ideally ones with a need to employ locals but anything is likely to be beneficial
- Anything that didn't leave a bit environment footprint; best would be higher value enterprises that supported and collaborated with existing business
- Ones that employ some local people
- Something that would be beneficial or service the residents of the village
- Agricultural, storage facilities, technology, craft
- Generally smaller scale businesses, which provide local employment and service the local area. Northamptonshire has a strong background in engineering and construction providing high value employment opportunities and these need to be supported.
- Small village type shop where you can buy gifts.
- SMEs Craftsmen and women

Q32 To what extent would you like to see business enterprise grow in Creaton?

- Not sure if there is any space for business etc.
- Managed expansion based on demand
- Only consultancy based otherwise its likely to have a negative impact on the environment e.g. plants wildlife and co2

- Limited to the two designated areas that already exist.
- As long as it was small scale.
- Leave as it is please!
- A little.
- No further infrastructure required. As matters stand, nearby enterprise, such as Watsons Fuel, is detrimental to the village.
- I wouldn't. It's a small village and that's why people like it so much.
- Dependent on its' potential to have a negative impact on our small narrow roads with bends
- Not clear what the question means. I would welcome small businesses that did not alter the character of the village
- Not required for a small rural village. Work from home culture means that the village probably already supports lots of businesses.
- To be encouraged so the rural economy is sustainable
- Jobs for locals
- Well maintained roads and footways, unobstructed, and of adequate width.
- There is a lack of workshop space in the village for small local businesses.
- So that income is generated to provide local employment and investment schemes that benefit the community. As opposed to wealthy individuals benefitting from their investment.
- Just a modest amount
- To a point, without losing the character of the village.
- Not a lot
- Not much
- I think that this is an important aspect of the village and there should be a proactive drive to increase it.
- Minimal
- That would be determined by the size, and type of the business so difficult to make a solid decision
- It would be nice if more residents did not need to leave every day to go to work.
- Small businesses that add life to the village, contributes to the community and serves as local employment.
- Happy to see it grow provided it does not adversely impact on the character of the village.
- None
- To be honest I would prefer only small businesses to develop in the village.
- Depends on above questions
- Anything that would support the above.
- This is not a great priority for me, I would prefer the village character to remain essentially unchanged
- I would support a local business & would love to see enterprise grow.
- Unsure what this question means.
- Brings employment that might be good for Creaton inhabitants
- Ideally to the point where you can get any basic goods/services you need in the village instead of going to Brixworth/Kettering

- I would like to see it grow, with the above proviso.
- No large tin roofs like swan valley
- Minimal
- I would like to see it grow. The ability to provide local employment and investment opportunity will help keep the village alive
- Business enterprise will help ensure the village does not lapse into a dormitory.

Q33 What infrastructure in your mind is currently missing in attracting business & enterprise?

- Community space
- None because if that was a critical issue for a business surely it would locate to an existing location where there was limitless existing supply/provision e.g. energy, broadband, who wants 5G masts in the village for the benefit of a third party business, I'm sure not many locals do or the wildlife
- Good internet connectivity - we still have pockets with no signal and internet problems
- None x2
- Public transport
- Decent mobile phone coverage
- Green small-scale office space
- A primary school, (that was identified as to be protected in the 2004 survey) would attract young families that would want to live and work in the village and start their business locally.
- Nothing missing
- Size of village - being small
- Better village hall we could do better it's very dated need renovated and more usage if it was better we could hold a lot more there
- I am unsure about this. I don't know about fibre communications in some parts but the Gigaclear system in the houses seems good.
- Public Transport for workforce
- We are a small rural village, we do have enterprise already. The new owners of Highgate House are offering employment opportunity, we have existing commercial sites .I personally don't feel this is to the benefit of a small rural community and good damage to village in many ways
- Not really needed.
- Car workshop/ garage
- Buses
- Possibly agricultural buildings that have been converted into office space?
- Public transport
- We don't need businesses based in the village.
- I am not qualified to offer an opinion about this, as it will vary depending upon the business.
- Facilities for small businesses to operate from.

- Suitable premises.
- There are a number of businesses already in Creton using the rental offices Gigaclear helps with Wi-Fi. Perhaps a local business forum might help e.g. meet one evening at the Jomidar
- Access roads and roads within the village are not suitable for transport supporting larger businesses.
- None
- Buildings.
- Public transport. Fibre broadband.
- Transport
- Workspace for those wanting to work from home but without the capacity to do so.
- I have no opinion on this.
- Reliable public transport
- Shared workspace
- Wi-Fi black spots around the village
- Improved public transport is critical for more business and employment to be feasible
- Meeting places, guaranteed fibre Internet wherever you're located.
- Buildings to house them! We have a significant waiting list of prospective local tenants looking for workshops and yard space. As mentioned earlier if we are going to move further towards renewable energy the wider electrical infrastructure needs to be upgraded (probably beyond the scope of this survey...)
- Local bus
- There are few business units available at present. Some development would need to take place to make sure new enterprises were able to function here.