

Welbourn Neighbourhood Development Plan
2015 - 2030

Pre-Submission Consultation Statement

2012 Questionnaires
Appendix 'B'



Welbourn Neighbourhood Plan

Results of the 2012 Questionnaires

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Introduction and Methodology

Welbourn Parish Council produced and distributed three different questionnaires in the autumn of 2012. The responses from these questionnaires form the initial evidence gathering to support the preparation of a Neighbourhood Plan for the parish.

The questionnaires were targeted at three different audiences:

1. Households
2. Young People
3. Businesses

The questionnaires included questions on household composition, modes of and use of public transport, places of work and worship, schools attended, amenities used and communication.

The questionnaires were hand delivered by volunteers, who also gave residents the option to go through the contents with them, and then collected at an agreed date and time.

Welbourn is a small rural parish consisting of 301 homes. The 2001 census indicated that there were 646 residents in Welbourn Parish. The results of the 2011 census show that the population increased by one person to 647.

Of the 301 homes, 206 households completed questionnaires. (15 homes were empty at the time of the survey).

A total of thirty-one Young People aged between 12 and 18, who live in the Parish of Welbourn, took part and completed the Young Persons' questionnaires.

In the autumn of 2012 seventeen questionnaires were delivered to Employers located in the Parish of Welbourn, of these fifteen were completed and returned.

The responses from these questionnaires along with the Householders and Young Persons questionnaires formed the initial evidence to support the preparation of the Neighbourhood Development Plan for the parish of Welbourn.

For reasons of confidentiality, the contact details of the employers have been removed.

**WELBOURN NEIGHBOURHOOD PLAN
SUMMARY OF THE ISSUES IDENTIFIED FROM THE
2012 QUESTIONNAIRE RESULTS**

Householders Results

(This information was taken from the 206 completed questionnaires)

Development:

A map showing the number of people who have stated specifically which areas should and should not be developed – also suggested areas where development outside the curtilage can take place in the village is at Appendix 1.

Sixteen responses questioned the need for further development and 28 said that the whole village should be protected from development.

Main Issues identified

- High Street is narrow and cannot cope with any additional traffic.
- Drainage and flooding on the western side of the village.
- Agricultural crop fields should be protected.

Affordable Homes

There are a total of eight requests for an Affordable Home either to Rent or Homebuy (shared ownership).

The information in the remarks column was written on the questionnaire by the Householder.

When (what year)	Type	No of Beds	Rent	Homebuy (shared ownership)	Age	Remarks
2013	House	3	Yes			
2017	Semi detached	2		Yes	15	
2019	Flat/Terrace	1/2	Yes		2 x 16	
2020-2025	Any	2	Yes	Yes	26/24	
2022	Bungalow	2	Yes		72	
2022		1	Yes or	Yes	8	Currently 8.
	House	2/3		Yes		It may be that either ourselves or our children would need either affordable or starter house/downsize house. Q 1.5-1.7 Not possible to answer as depends on many factors – pension performance – bank interest rates etc.
?		2			28	But not essentially <u>in</u> Welbourn.

Disadvantages of living in Welbourn:

No. of responses

Travel time to amenities	15
Poor State of roads	14
Limited Bus service	14
Nothing for Younger People	9
Travel and fuel cost	8
No Gas	6
Bad Mobile Phone signal	6
Slow broad band	6

Flooding/Poor drainage	6
Speed of traffic	4
On street parking	4
Poor Pub	5
Lack of street lighting	3
Road congestion	2
No Takeaways	2
Noise disturbance (Gas gun Bird scares barking dogs)	1

Pylons/Telephone Masts	No. of responses
No	117
Yes	21
Not in sight of the village	16
No opinion	5
Must be of direct benefit	1

Wind Farms	No. of responses
No	102
Yes	30
Not in sight of the village	27
No opinion	4
Must be of direct benefit	1

Young Persons Results

(This information was taken from the 31 completed questionnaires)

What don't you like about Welbourn?	No. of responses
Not enough for young people to do	6
No clubs, football or Youth Club	4
Not interesting for young people	4
Infrequent bus service that doesn't go to Newark or Sleaford	4
Park doesn't cater for my age group	3
Too far from towns	3
Not enough young people in village	2
Tennis Court in poor condition	2
Dreadful road services	2
Algae in village pond	2
Expensive to travel to towns	1
Unsafe walk to Wm Robertson Academy	1
Crows on High St	1
Stereotyping of groups of young people	1
Nothing	1
Dogs off lead & dog poo on pavement	1
Slow internet speed	1
What additional facilities would you like to have in Welbourn?	No. of responses
More sporting/clubs for young people	6
Skate Park/BMX Track	6
Youth Club	5

Better Tennis Courts/Park Facilities for older youngsters	4
Better Park Facilities	4
More village events/Family Discos/Holiday Clubs/Beetle Drive/Bingo	3
Movies Club	2
Paintball	1
Bus Shelter	1
More Houses	1
A website that informs people what's going on in the village	1
Climbing Wall	1
Football team	1
Has enough and does not need any more	1

Employment Results

(This information was taken from the 17 completed questionnaires)

How important is Broadband to your business?	No. of responses
Very Important	10
Quite Important	1
Not Important	1
N/A	3

Are you satisfied with the speed of your internet service?	No. of responses
No	8
Yes	3
N/A	4

What are the disadvantages for your company of being located in Welbourn?

- Bussing pupils in.
- No passing trade. ASDA bus taking business away from the village. Not much scope to increase business.
- Isolated and security.
- The weight limit in Leadenham.
- Transport for staff who live in Sleaford and Newark areas if they cannot drive.
- Would be better if you could advertise on the main road for passing trade.
- Signage from the A607, we have had many people saying they don't know we are here!
- Transport for staff is a disadvantage, in the current economic climate. All additional services must have transport to ensure that continuity to provide the service maintained. Lack of services within the village, access to pharmacy would be beneficial as staff who drive must travel to other areas on a daily, sometimes twice a daily basis to deliver and collect prescriptions.

- In the middle of the village we have to negotiate our way through the traffic.

Do you have any ideas on how the Welbourn Parish Council could better support your business?

- It would be beneficial for the Parish Council to provide community events on a monthly basis, utilising the Village Hall. Community based entertaining; film viewing, plays and afternoon tea parties would be beneficial to some residents.
- Supporting the work farmers do. Have a better understanding of the importance of agriculture in Lincolnshire.
- Support for school events.
- Use the salon yourselves!
- Community service to tidy grounds.
- From our point-of-view, more houses means more customers = more stability for our business.
- SWRS is keen to develop positive links with the Parish Council in terms of activities which benefit our pupils but equally keen to use our facilities and resources to benefit the local community.

Should more land be made available for industrial expansion?

No	7
Yes	4
N/A	1
Unsure	1



Welbourn Neighbourhood Plan

Questionnaire Analysis

Householders'

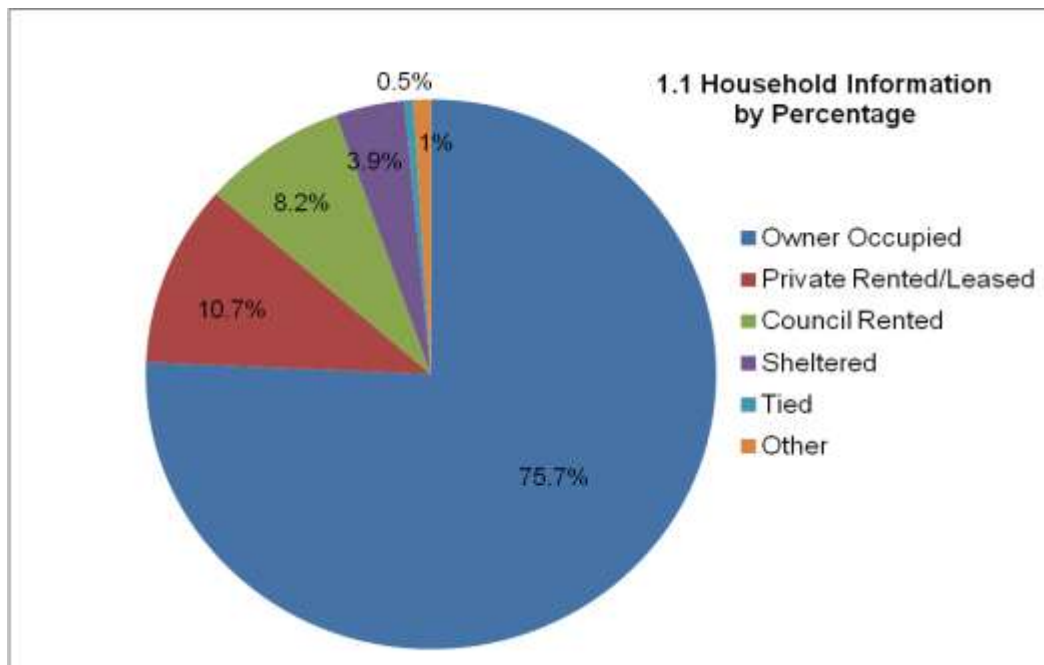
Of the 301 homes in Welbourn a total of 206 households completed questionnaires.

Appendix

- Appendix One: 1.5/1.6 Affordable Homes
- Appendix Two: 1.7 Owner Occupied or Private Rented
- Appendix Three: 1.5/1.6/1.7 Requests for both Affordable Home and Owner Occupied
- Appendix Four: Area Map
- Appendix Five: 1.9 Where in the village should development take place?
- Appendix Six: 1.10 Is there any area of the village that should be protected from development?
- Appendix Seven: 1.11 Build outside of the curtilage - With Conditions
- Appendix Eight: Maps (24) completed by Householders
- Appendix Nine: 2.9 Do you wish to make any comments regarding the ability to get to any amenities by public transport?
- Appendix Ten: 6.5 If No please give reasons why and any suggestions on how it should be improved.
- Appendix Eleven: 7.1 What, in your experience, are the main disadvantages of living in Welbourn?
- Appendix Twelve: 7.2 What, in your experience, are the main advantages of living in Welbourn?
- Appendix Thirteen: 7.3 What improvements would you like to see in the village facilities in future?
- Appendix Fourteen: 7.5 Any other comments
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Headline Findings

1.1 Household Information

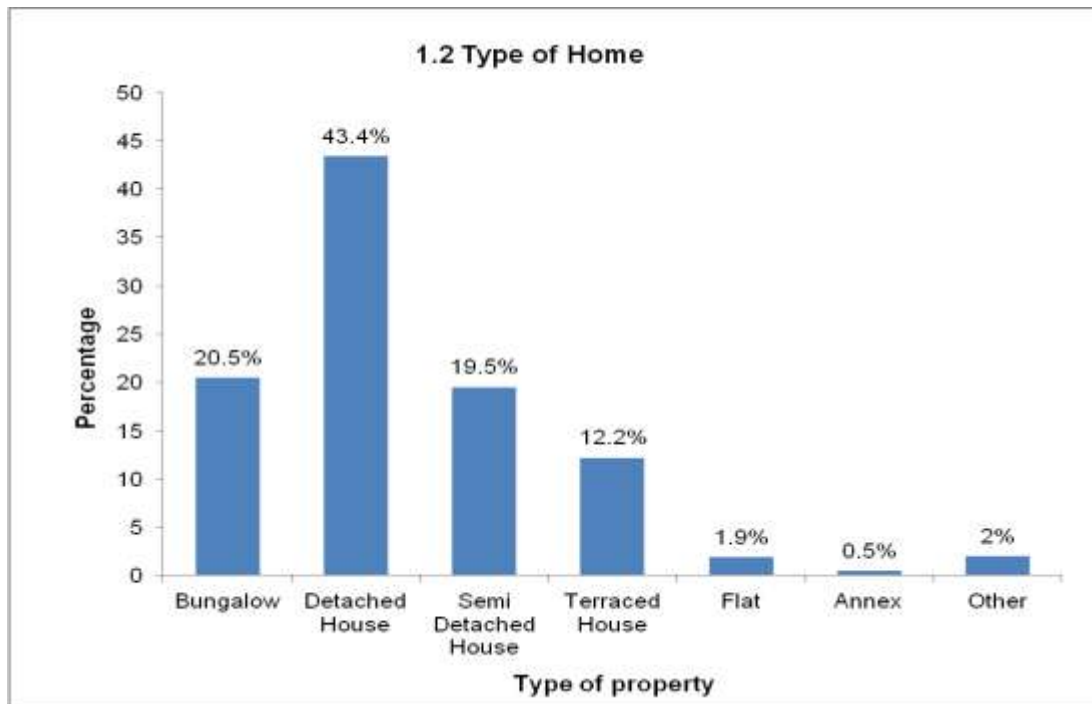


1.2 Type of home

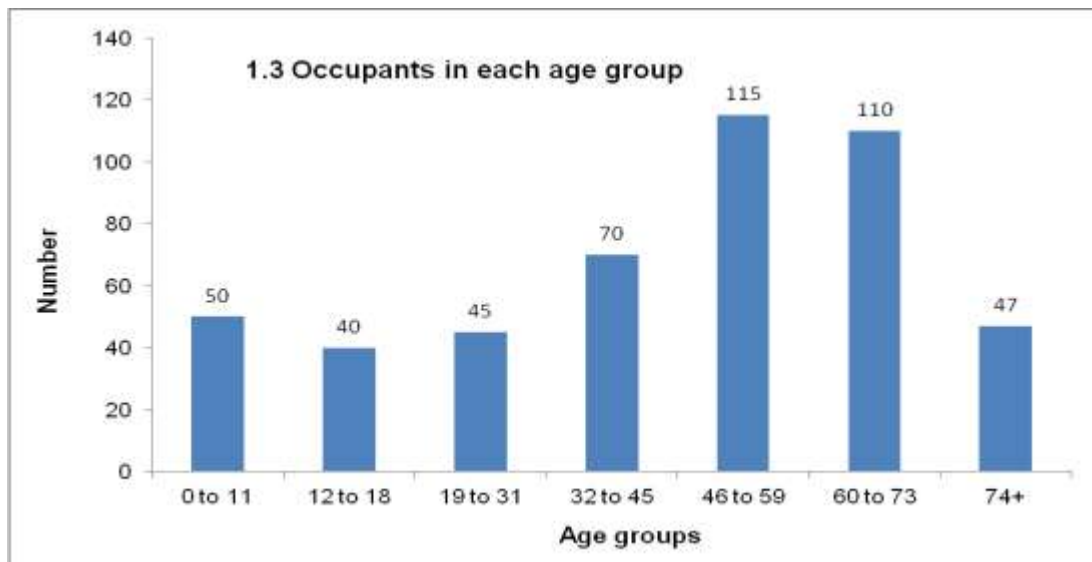
Number of Bedrooms

Bungalow	20.5%	1	6.8%	7	0.5%
Detached House	43.4%	2	17.1%	8	0.5%
Semi Detached House	19.5%	3	34.6%	9	0
Terraced House	12.2%	4	24.4%	10	0.5%
Flat	1.9%	5	5.4%	Other	9.2%
Annex	0.5%	6	1%		
Other	2%				

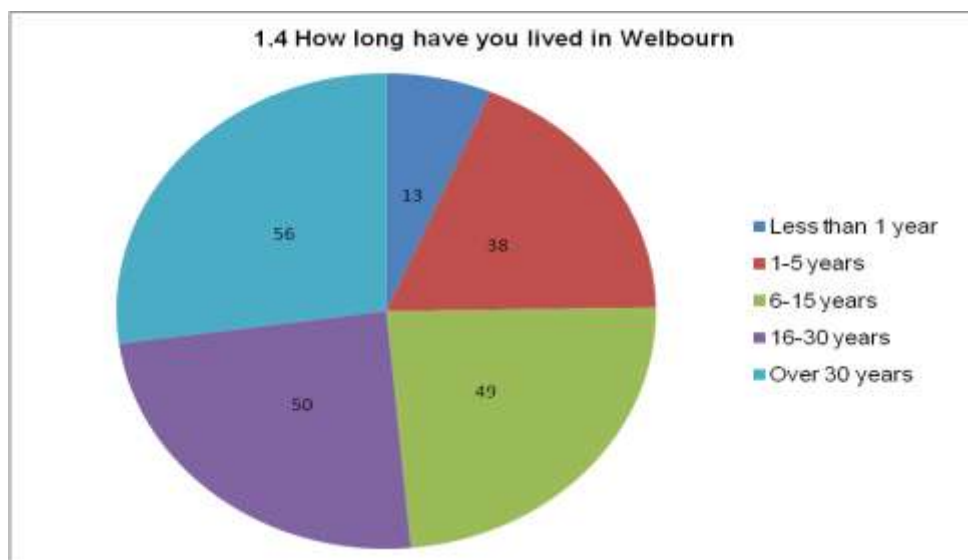
1.2 Type of home



1.3 Number of people in each household within age groups



1.4 How long have you lived in Welbourn



1.5 Will anyone in your family require an Affordable Home in Welbourn within the next 10 years?
See Appendix One

1.6 Please give age of person/persons requiring an Affordable Home.
See Appendix One

1.7 Will anyone in your family require an Owner Occupied or Private Rented home in Welbourn within the next 10 years?
See Appendix Two

1.5 – 1.6 – 1.7 Requests for both an Affordable Home (to rent or Homebuy) or an Owner Occupied or Private Rented
See Appendix Three

1.8 Why in Welbourn?

Near family	22
Age/down sizing	6
School	7
Cost of Transport	5

Future Development

Respondents were asked to review a map of the Parish and state their preference on where areas should be developed, used for light industry or protected.

24 Householders used the Map provided on the back of the questionnaires to show their preferences as to where development should or should not take place. Written preferences were made in the relevant section.

In order to identify all of the areas of the village that are mentioned in both the 24 maps and the written responses, an area map has been drawn up showing in Red 29 locations.

See Appendix: Four - Area Map

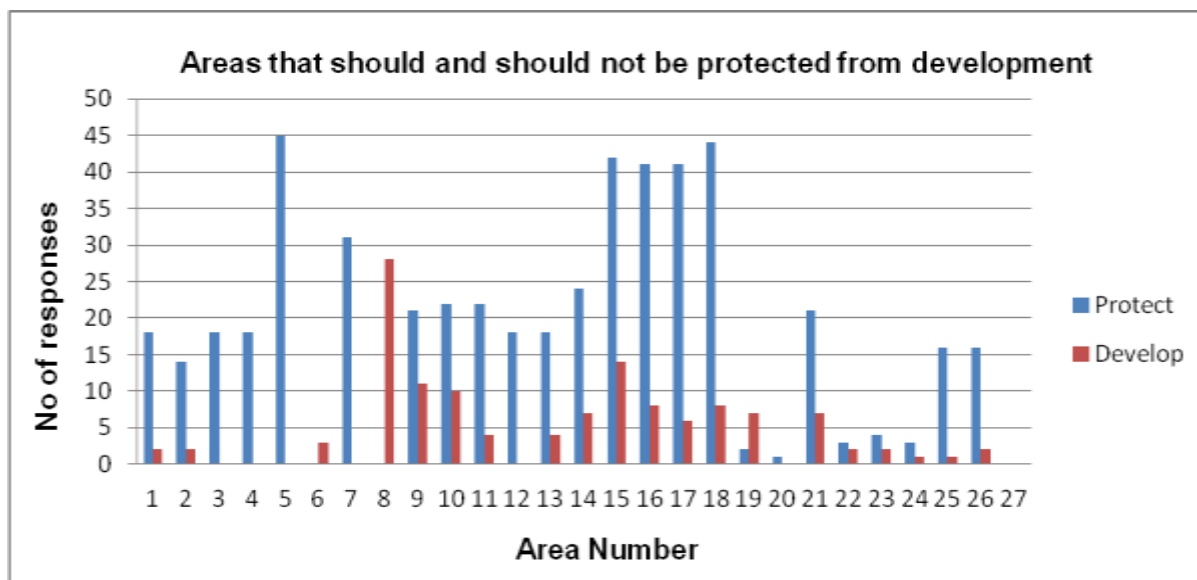
1.9 Where in the village should development take place?

See Appendix: Five

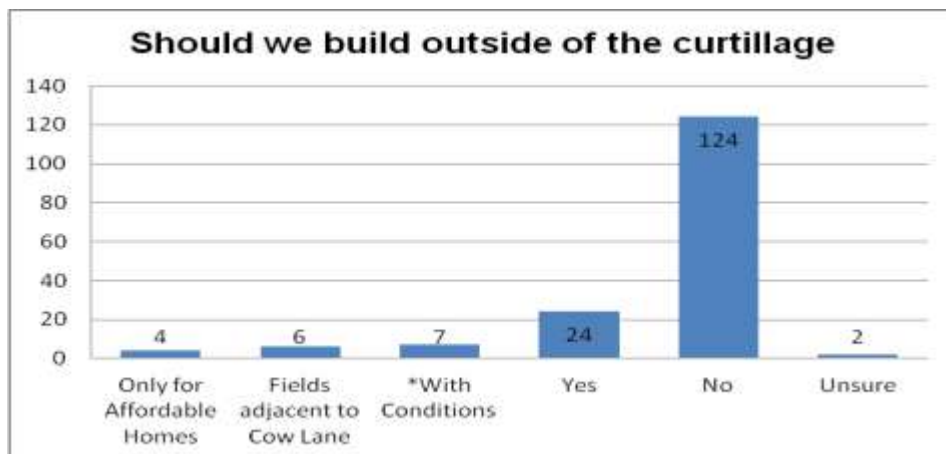
1.10 Is there any area of the village that should be protected from development?

See Appendix: Six

1.9/1.10 Areas of the village that should and should not be developed.

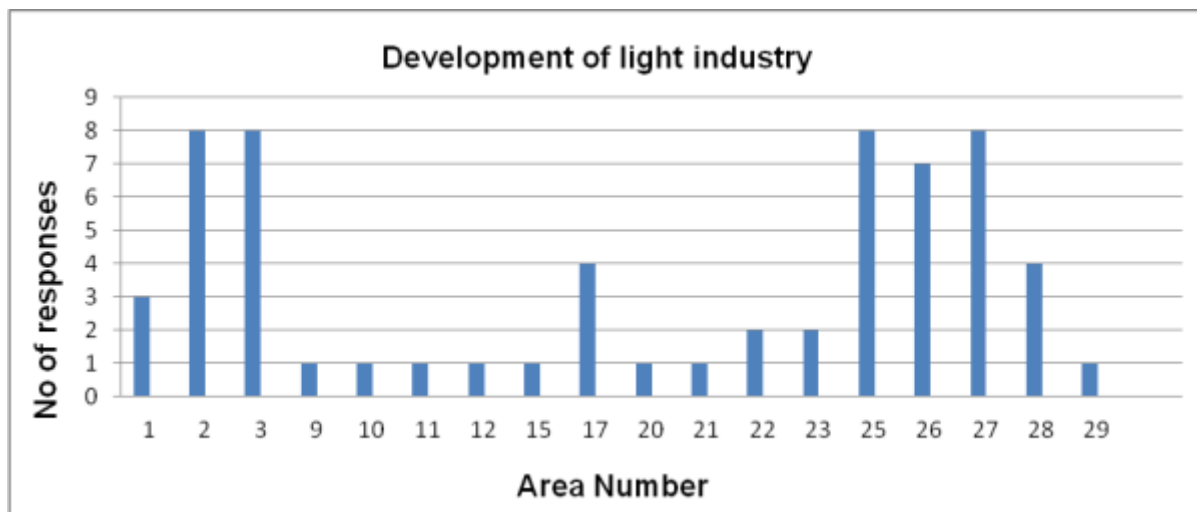


1.11 Should we build outside the village curtilage and encroach on the green belt?



***See Appendix: Seven – 1.11 Build outside of the curtilage - With Conditions**

1.12 Should we consider land for development of light industry? If so where?



Appendix Eight: A copy of the 24 Maps completed by Householders’.

2.1 How many vehicles do you have?

85 said	1 Car =	85
76 said	2 Cars =	152
18 said	3 Cars =	54
8 said	4+ Cars =	<u>32</u>
	Total =	<u>323 cars</u>

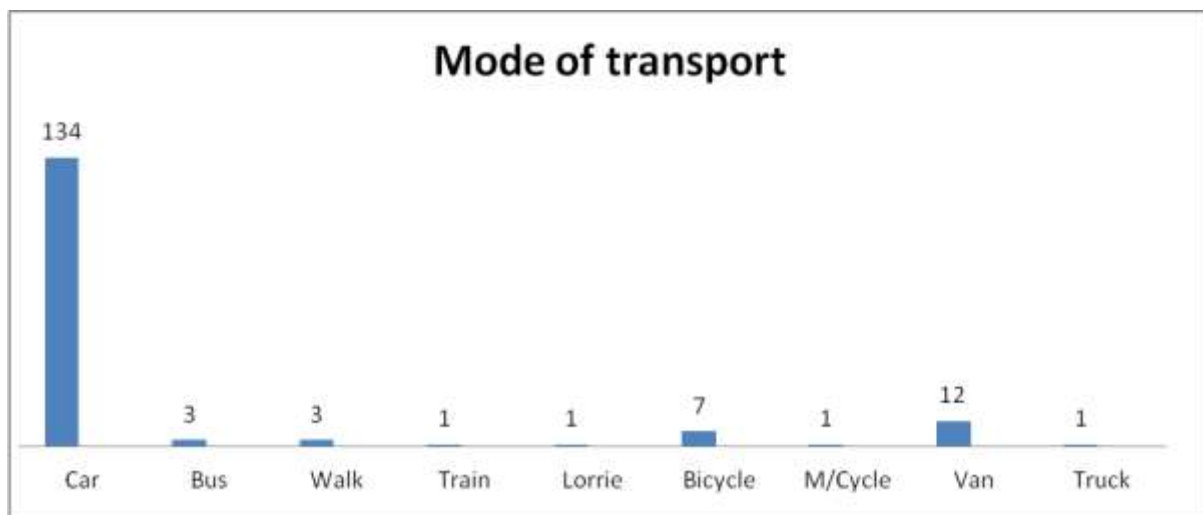
2.2 How many vehicles are parked on the highway when not in use?

24 said	1 Car =	24
3 said	2 Cars =	<u>6</u>
	Total =	<u>30 Cars</u>

2.3 What is the average mileage of each vehicle?

69 said	0 – 5000
105 said	5001 – 10000
68 said	10001 – 15000
14 said	15001 – 20000
22 said	20001 +

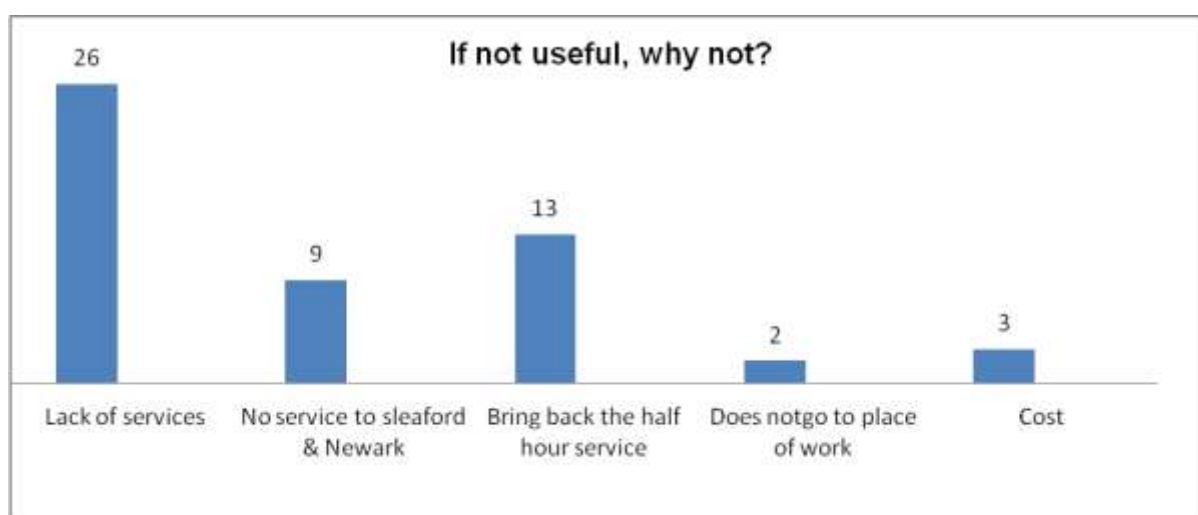
2.4 Mode of Transport



2.5 How useful is our present bus service e.g. shopping, getting about generally?

Extremely	83 (46.4%)
Not very	36 (20.1%)
A bit	46 (25.7%)
Not at all	14 (7.8%)

2.6 If not useful, please explain why not?



2.7 How many occupants use public transport for journeys other than to get to work and how often?

65 comments received – categorised in the headings below

Don't need it	2
Infrequent service	45
Mobility issues	3
No Shelter in bad weather	1
Not convenient	4
Prefer car	9
Wrong information timetabled	1

2.8 Do you or anyone in the household use Dial-a-Ride, Call Connect, Cliff Villages Car Scheme or the ASDA Bus?

Use		Never heard of
Dial a Ride	2	6
Call Connect	9	5
Cliff Villages Car Scheme	4	10
ASDA Bus	9	10

2.9 Do you wish to make any comments regarding the ability to get to any amenities by public transport or your own transport?

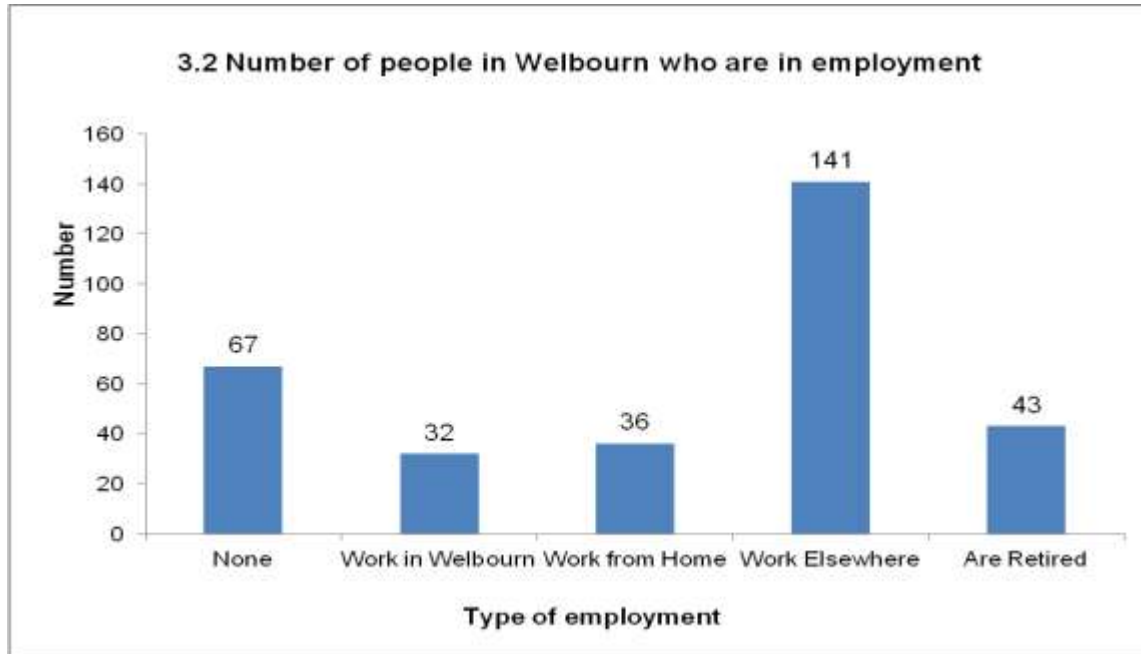
See Appendix: Nine

3.1 Please enter the number of children (under 18) normally at home who attend school in Welbourn or elsewhere

Pre/Primary School	40
Sir William Robertson High School	16
Other Location	24

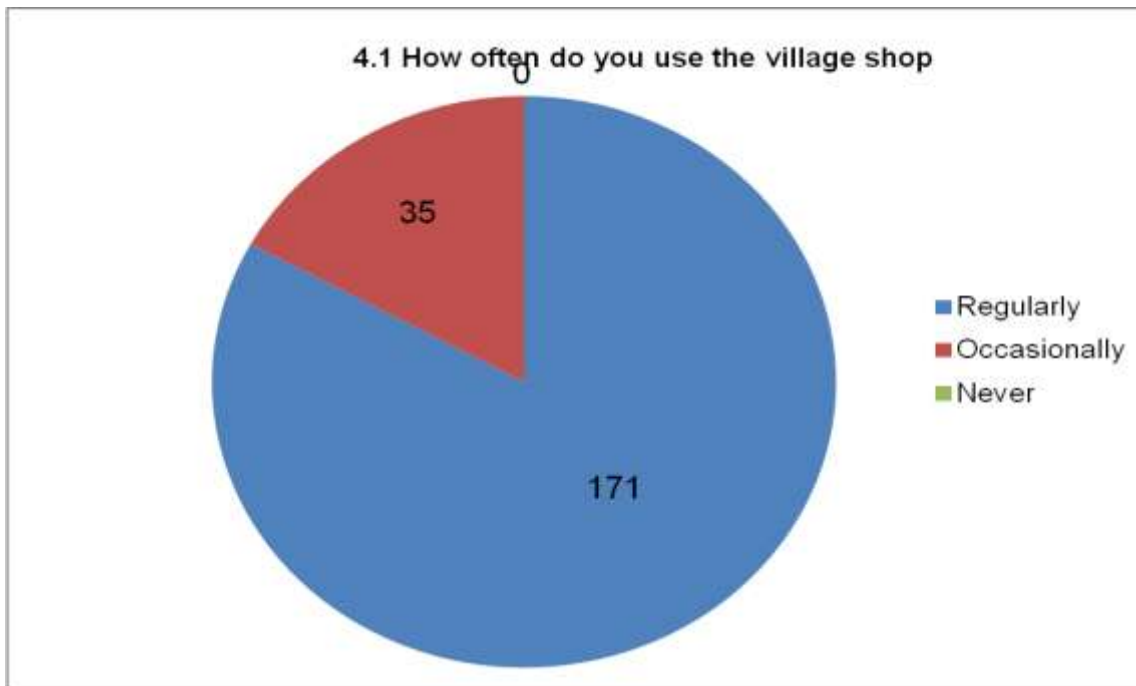
3.2 Please indicate the number of people in your household who are currently in paid employment:

None	67 (21%)	Working elsewhere	141 (44.2%)
Working in Welbourn	32.1 (10.1%)	Retired	43 (13.5%)
Working from Home	35.9 (11.3%)		



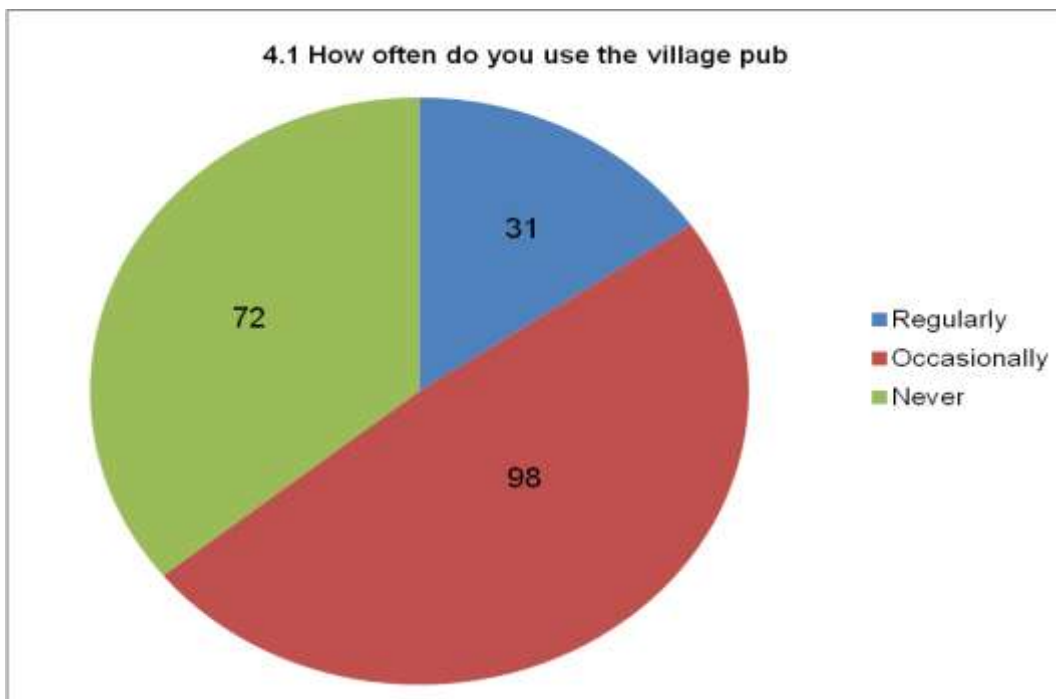
4.1 How often do you use - The village shop?

Regularly	171 (83%)	Occasionally	35 (17%)	Never	0
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4.1 How often do you use – the village pub?

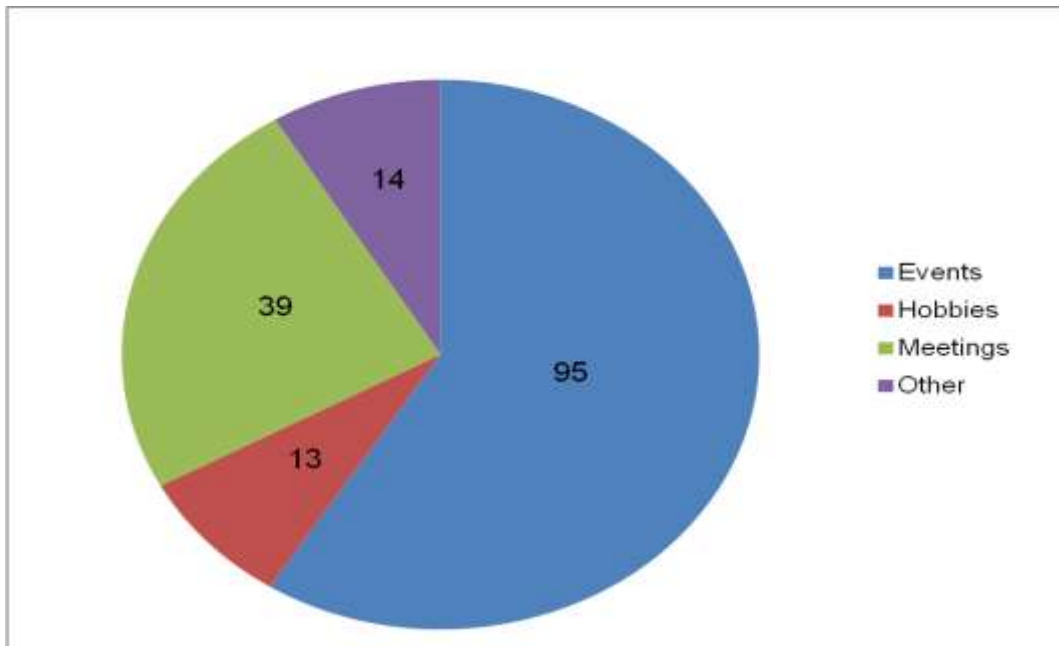
Regularly 31 (15.4%) Occasionally 98 (48.8%) Never 72 (35.8%)



4.2 Do you use the village hall?

Events 95 Meetings 39

Hobbies 13 Other 14



4.3 Do you attend St Chad’s Church?

78 Said Yes
 3 Said Occasionally
 3 Said Sometimes

4.4 Do you attend another place of worship on a regular basis? If so where?

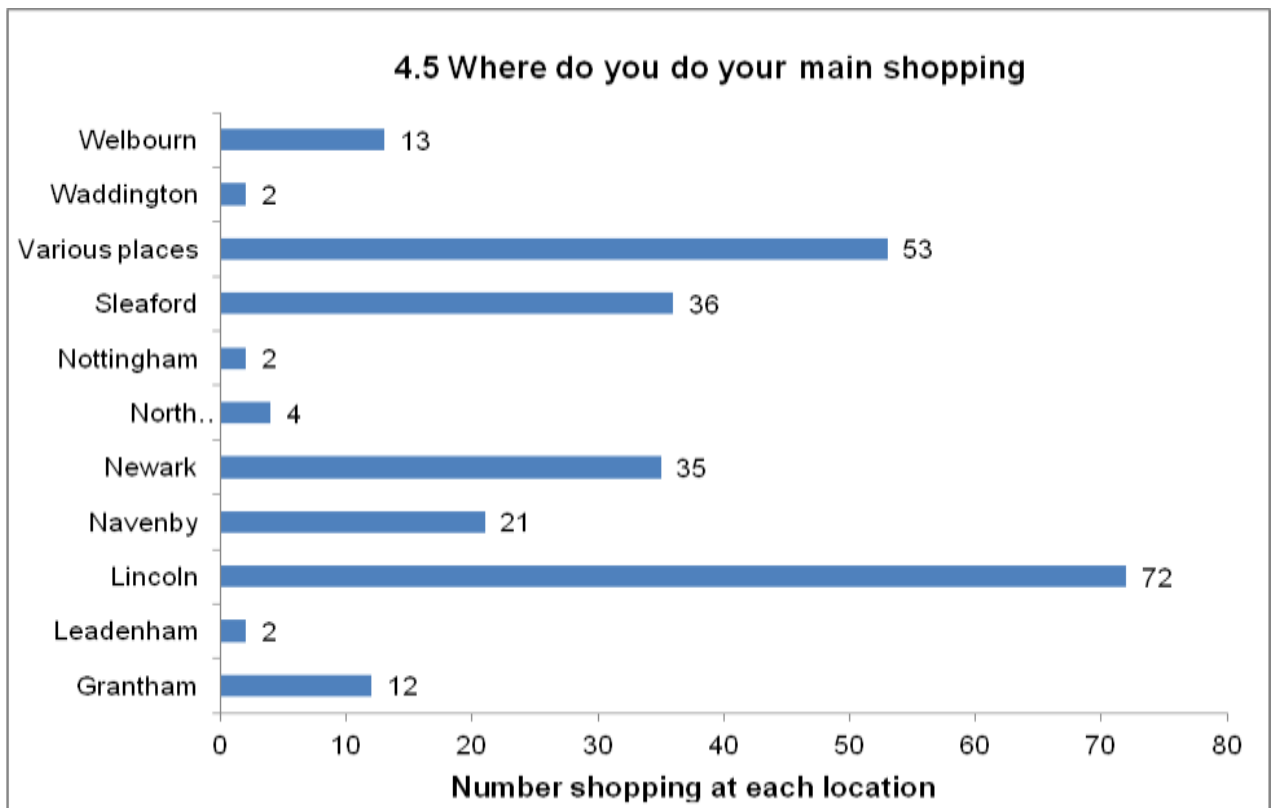
- Occasionally Ancaster
- Leadenham St Swithun’s
- All Saints Anglo Catholic in Lincoln.
- The meeting house Brant Broughton.
- Other churches in same group as St Chad’s.
- Variable
- Others for some services at Christmas/Easter, depending on rotation – Brant Broughton – Leadenham
- Cranwell
- Navenby Methodists church
- St Peters & St Paul’s Roman catholic church Skellingthorpe Road Lincoln (Monthly)
- Catholic SSPP. Lincoln, Sleaford
- Occasionally Caythorpe Carlton Scoop
- Newark RC(1 / month)

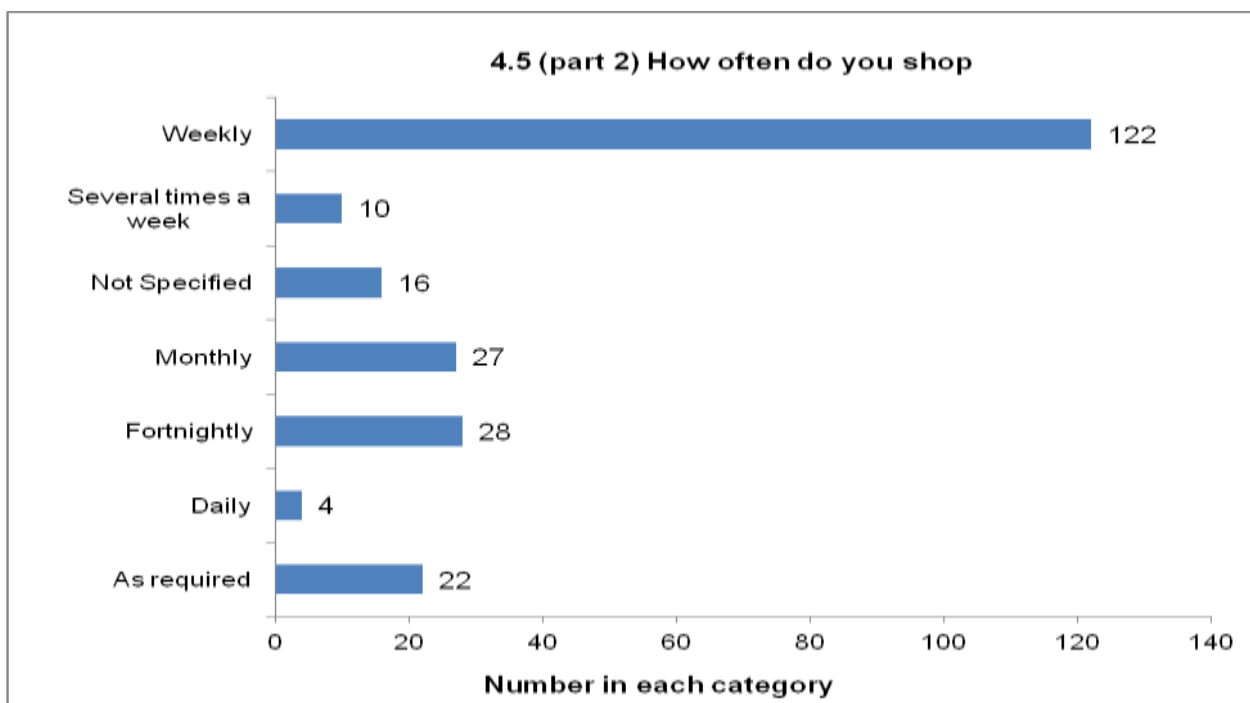
4.5 By location where do you do your main shopping and how often do you do it?

Asda	12	Coop	5
Oakhouse food delivery	1	Internet	9
Village	5	Grantham	12
Leadenham	2	Lidl	1
Lincoln	72	Navenby	21
Newark	35	North Hykeham	4
Nottingham	2	Post Office	1
Sainsbury	2	Sleaford	36
Various places	53	Waddington	2
Welbourn	8		

How often

As required	22	Daily	4
Fortnightly	28	Monthly	27
Weekly	122	Several times a week	10
Not Specified	16		





4.6 How many village social groups do members of your household belong to and attend

1	32
2	16
3	7
4	0
5+	1
Nil	2

4.7 Do you use the Mobile Library?

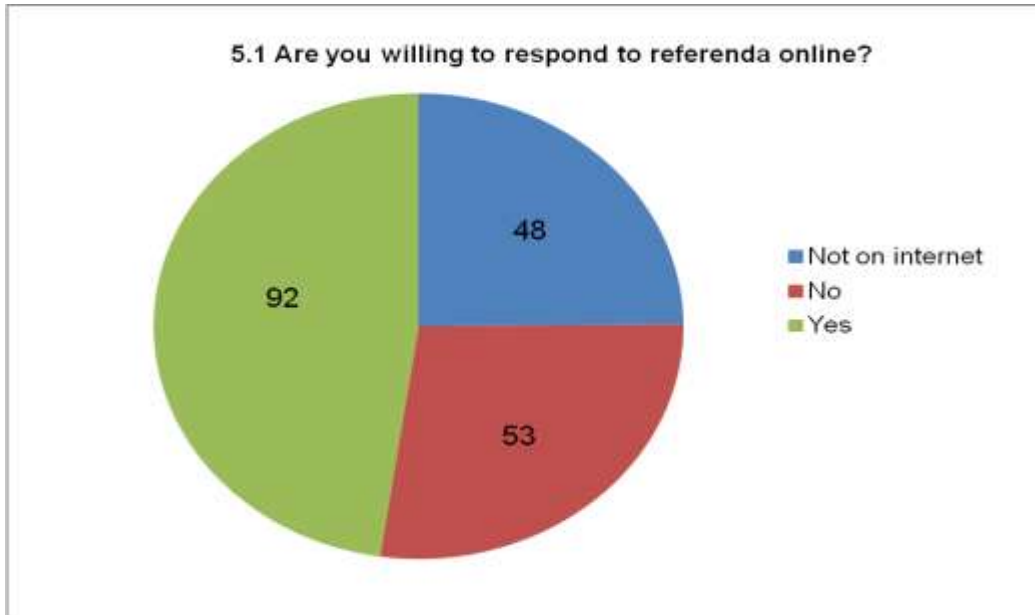
Yes	29
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The Following Comments were made regarding the Mobile Library:

- Wasn't aware there was one!
- No can't get up the steps
- Yes (but found not very helpful)
- Occasionally
- Use to (But Library times unsuitable) on night shift.
- Too infrequent a service.
- No because of inconvenient times it is here.
- Didn't realise we had one.
- Used to now use town Library
- No at work when it comes, otherwise would use.

- No most are at work/school when it calls
- Out at work and when children small & may go in the future

5.1 Are you on the internet and are you willing to respond to referenda on line?



6.1 Where do you get local information from?

Church Magazine	Telegraph Posts	School	TV News	Yellow Peril	Sleaford Standard	Marianne Overton News Letter	Radio	Leaflet Drops
6	8	4	1	1	2	1	1	5

Warden	Village Hall Meetings	NKDC	Troops Garage	Leadenham Farm Shop
1	1	1	1	1

6.2 How often do you look at the Parish Council Notice Board outside the Post Office?

Often 100
 Sometimes 94
 Never 10

6.3 How often do you visit the Welbourn Parish Council web site?

Often 10 (5%)
 Sometimes 65 (33%)
 Never 122 (62%)

2 Villages Magazine	Parish Notice Board	Internet/Email	Lincoln Echo	Neighbours/Family	Parish Council	Local Paper	Word of Mouth
124	92	14	1	11	7	2	35

6.4 Do you find it informative?

Parish Council Notice Board Yes 81
 Parish Council Web site No 15

6.5 If no please give reasons why and any suggestions on how it should be improved.

See Appendix: Ten

6.6 Do you think the Parish Council should use a different form of communication and if yes what suggestions do you have?

Newsletter/Sheet 15
 Parish Magazine 12
 E-mail 12
 Internet 7
 Notice Board 3
 Informal Meeting 1

10 comments stated that the current form of communication was adequate

6.7 Do you take the Two Villages magazine?

Yes 171 (87.7%)

No 24 (12.3%)

Issues and concerns

7.1 What, in your experience, are the main disadvantages of living in Welbourn?

See Appendix: Eleven

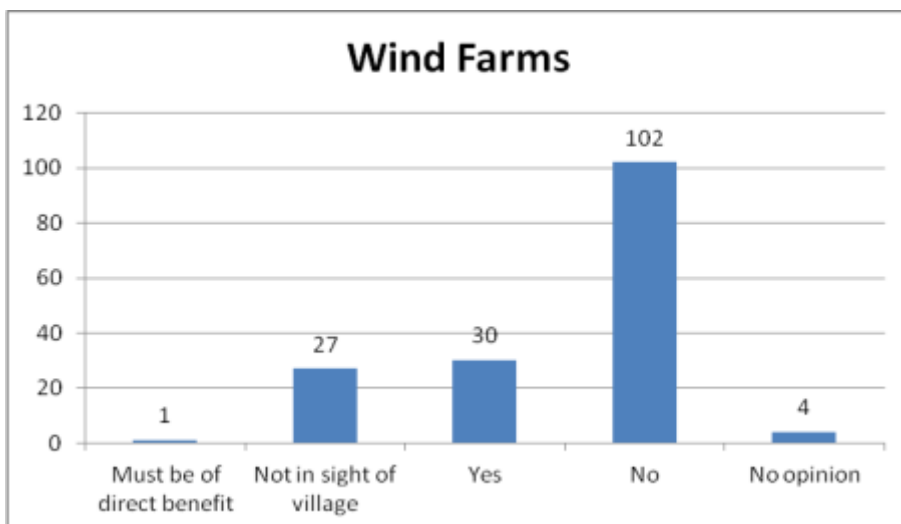
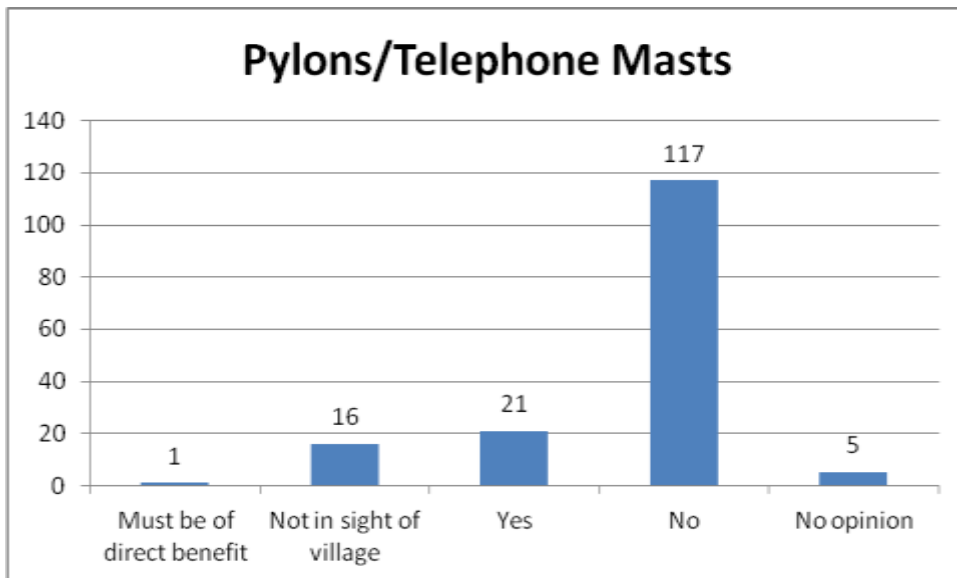
7.2 What, in your experience, are the main advantages of living in Welbourn?

See Appendix Twelve

7.3 What improvements would you like to see in the village facilities in future?

See Appendix Thirteen

7.4 Have you any opinion on the siting of pylons and/or wind farms in the vicinity of the village?



7.5 Any other comments
See Appendix: Fourteen

Householders' Questionnaire

Housing required in the next 10 years.

1.5 Will anyone in your family require an Affordable Home in Welbourn within the next 10 years?

1.6 Please give age of person/persons requiring Affordable Home.

There are a total of eight requests for an Affordable Home either to Rent or Homebuy (shared ownership).
The information in the remarks column is written on the questionnaire by the Householder.

When (what year)	Type	No of Beds	Rent	Homebuy (shared ownership)	Age	Remarks
2013	House	3	Yes			
2017	Semi detached	2		Yes	15	
2019	Flat/Terrace	1/2	Yes		2 x 16	
2020-2025	Any	2	Yes	Yes	26/24	
2022	Bungalow	2	Yes		72	
2022		1	Yes or	Yes	8	Currently 8.
	House	2/3		Yes		It may be that either ourselves or our children would need either affordable or starter house/downsize house. Q 1.5-1.7 Not possible to answer as depends on many factors – pension performance – bank interest rates etc. But not essentially in Welbourn.
?		2			28	

Householders' Questionnaire

Housing required in the next 10 years.

1.7 Will anyone in your family require an Owner Occupied or Private Rented?

There are a total of eight householders who have stated that they will require accommodation to purchase or Rent in the next ten years.

When (what year)	Type	No of Beds	Rent	Owner Occupied	Remarks
2012	Any	3		Yes	
2012-2020	Detached House	3/4		Yes	
2020	Detached	3		Yes	
2022	Any	2/3	Yes	Yes	
Within next 10 years	House/Bungalow	3		Yes	
2024	Bungalow	3		Yes	
?	Bungalow	2	Yes	Yes	(No other comment made)

Householders' Questionnaire

Housing required in the next 10 years.
1.5 – 1.6 – 1.7

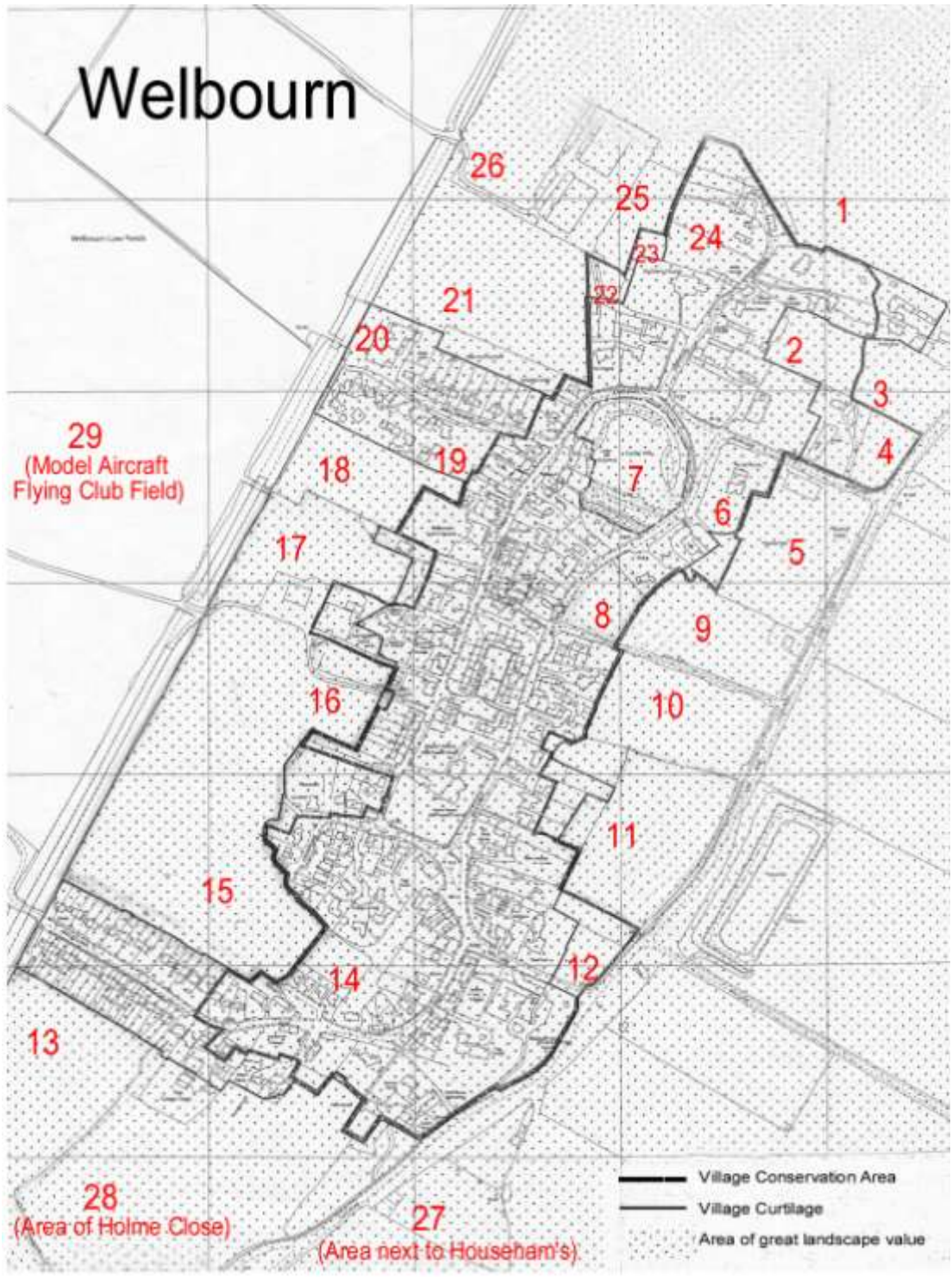
There are fifteen requests from Householders' for both an Affordable Home (to rent or homeby) or an Owner Occupied or Private Rented?

When (what year)	Type	No of Beds	Rent (Affordable)	or	Homebuy (shared ownership) (Affordable)	Age	Rent (Private)	Owner Occupied (Private)	Remarks
2012	House	3/4	Yes		Yes	42 and 40	Yes	Yes	
2012	Flat or Terraced house	1	Yes		Yes	22	Yes	Yes	Same person possibly may need either owner occupied or private rented
2012	Semi	2			Yes	28		Yes	
2012	Semi Detached	3			Yes	26		Yes	
2012/13	House	2	Yes			2 x 40 ish	Yes		
2013/ onwards	Any	2/3			Yes	23		Yes	Maybe, if they like to live in the village I would hope they could afford to.

Poss 2014-2018	Preferred in order 1. Semi 2. terrace 3. flat 4. Annex	2+	poss yes	poss yes	24 & 25 in 2014	poss yes	poss yes	Now or when they need it.
2015	Terraced House	2	Yes or Yes	Depends on terms & employment.	23 (Projected age)	Yes	Yes	See Q1.5 also. Both completed for same individual.
2015		2/3	Yes	Yes	N/A	Yes	Yes	
2017	Terraced/Flat	1/2	Yes	Depends on terms & employment.	21 (At point of requirement)	Depends on circumstances		My son is 16 and wants to remain in the village after University. Cannot make assumptions about his relationship & financial status now.
2022	Flat	1		Yes	37		Yes	
As above (Next 10 years)	Any type	3		Yes	22		Yes	

?	D/Semi H	3	1	Yes	Yes	23	63	80+	Yes	Yes	Possibly, Depending on transport to towns or whether present landlord is still renting their property – 1 am not on Housing register at present time.
		1	Yes						Yes		

Map with area numbers



1.9 Where in the village should development take place?

(See Map 1) See below – See plan at back – Blue Hatched land should be protected from development. On the left hand side of the map is written: “Should be protected from all development”.
Opposite the Post Office, infill Lamyman’s Farm (no more than 8)
To the rear of Crosby Lane or Dycote Lane.
The field opposite the shop but leave room for parking for the shop. This is a congested area.
(See Map 2) In the three fields that are between the village and the old railway bank and both fields on either side of Cow Lane near the A607
Opposite Post office. Where appropriate, and near any new housing.
Opposite the post office?
Area to the east of Post Office. Area to North of owner occupied houses on Dycote Lane. (Yard Field?) Area to the rear of 4 chalet type bungalows, near where The Green meets Dycote Lane.
See areas highlighted on accompanying map. (Map 3
Opposite the shop
The old brick vicarage on corner opposite Bell Green sits on a <u>large</u> , unkempt and unloved area of land. This area needs improvement so could this be a potential area for development? The C of E may be approached.
Near the shop off Cow Lane
Within the curtilage. Site opposite post office
Opposite the village shop
Yard Field would give the best option to negotiate a tasteful blend of required houses – green areas – planting schemes – upgrade of drainage system etc.
Opposite Post Office.
Not or Sml on land opposite shop. Any affordable housing behind existing council home plot (See Map 7)
Between old railway line and conservation area.
Opposite village shop.
Possibly between A607 & Beck St.
Beyond the Church if it must take place – that would even the village up & bring the church more to the centre -
Opposite the post office.
Marked X (See Map 10)
Highlighted in red on attached plan. (See Map 11)
Opposite P.O.
Corner of Moat Lane & opposite Post Office.
Field adjacent to Cow Lane.
If necessary, between the A607 & village in order to minimise traffic. On (Map13) are the words: ‘DEVELOP (IF REQUIRED)’, on the fields either side of Cow Lane).
Field behind Crosby Lane.
Field adjacent to garages – Dycote Lane.
Between the village and the railway line & land opposite the shop.

Land opposite village PO – any small pockets of land within village curtilage
Towards rear of village. Not either side.
West of Church.
If there has to be new development, (see Map 14) fields off Cow Lane which gives access from the main road but does not disturb the rest of the village. (Map shows an area in the fields on both sides of Cow Lane from existing property to the A607 and also states on the map – Cow Lane can be made wider with access to main road and site access to development either side of Cow Lane.)
Possibly opposite village shop/Post office- but access could be difficult or more houses behind the village school- ie. Hall orchard lane area- (See Map 16
Not at the present. Informed place (See Map 17)
On Map at back – (See Map 19)
Yard Field.
North of village.
On Map (See Map 20)
See the Map, on last page. (Map 21)
Only small developments which would not affect character of village. Around Cow Lane would minimise additional traffic in village.
Has a need for additional housing been established? If so how has this been arrived at? How many units are needed? If there is a genuine need, then new development should take place. Every area will be contentious, a lot will depend on the scale of the development & how in keeping it is with the general area. It would seem that the area at the back of the school will probably be least offensive, where relatively new housing has already been built.
Perhaps a small number of houses suitable for young married/single people opposite the P/O
In the field on the south side of the new development in Hall Orchard Lane. (Between these houses and the public footpath) (See Map 23) (On the map are the words Develop Here in the field at the rear of the Hall Orchard Lane Houses and the School)
Anywhere within reason & Planning.
Dycote Lane.
Eight said within the present curtilage
Three said infill only
Nine said Nowhere
Do not agree that development (i.e. more houses) is necessary.
Do we need further development? Why? if so within the curtilage.
Not needed.
I have not been convinced that any building is required. Politicians tell us there is a housing shortage, if that is the case why are Estate Agents windows full of adverts?
I think there has been enough development in this village.
No housing development until the village streets are widened and ensure parking spaces provided. I would not like Welbourn become even more of a commuter village than it now is, with the grass areas used for overnight/weekend parking.
Unsure
Do not know.

(See Map 4-5-6-8-9-12-15-18-24)

Appendix : Six

1.10 Is there any area of the village that should be protected from development ?

The Nookin and round about the church. Castle Hill.
Castle Hill
Beck, Castle Hill, and Playing field.
The land between the village and the old railway bank.
Most of the land at the back of Crosby Lane, Dycote Lane
Outside of the curtilage.
The Castle Area & Playing Fields
Castle Hill and Playing Fields.
Castle Hill and any other Historical site.
Castle Hill, Playing Field
Castle Hill, Playing field, Grazing land.
Between existing housing/infill and the A607. Do not join with Leadenham at South of village.
Crosby Lane
The area/land at the end of Crosby Lane.
Area known as Yard Field (Gartholme Farm) and all land alongside the embankment up to Hall Orchard development. All areas outside the curtilage.
The roads in the village are too small to accommodate extra traffic due to any development through the village ie:- towards the railway track or past the church. Therefore the only viable area is just off the A607 and from Cow Lane – easy traffic access and no through traffic into the village. All other areas (other than those indicated on the map should be protected)
Yes High Street area – not suitable for more traffic
Castle Hill, Playing Field
Gardens & infill in unsuitable locations traditional Rig & Furrow Pastureland. No development up to A607 to preserve unique location of centre village away from main highway.
Back Field behind council houses & Crosby Lane.
Yard Field – it would change the whole nature of the village.
All of the conservation area. Field at end of Crosby Lane.
The fields currently use for agriculture.
Around the pond and play area surrounding Castle Hill.
Between conservation area and A607
The fields between the old RWY Line & village.
The area around the Church should be protected from development as should the fields – including the playing field between the A607 and existing curtilage.
Castle Hill. St Chad's. W/Manor. Welbourn Hall
Playing Field. Castle Hill. Area between village and Railway embankment.
Village playing fields.
Yes – in farmland to the rear of properties situated in The Green (cul-de-sac) Nos

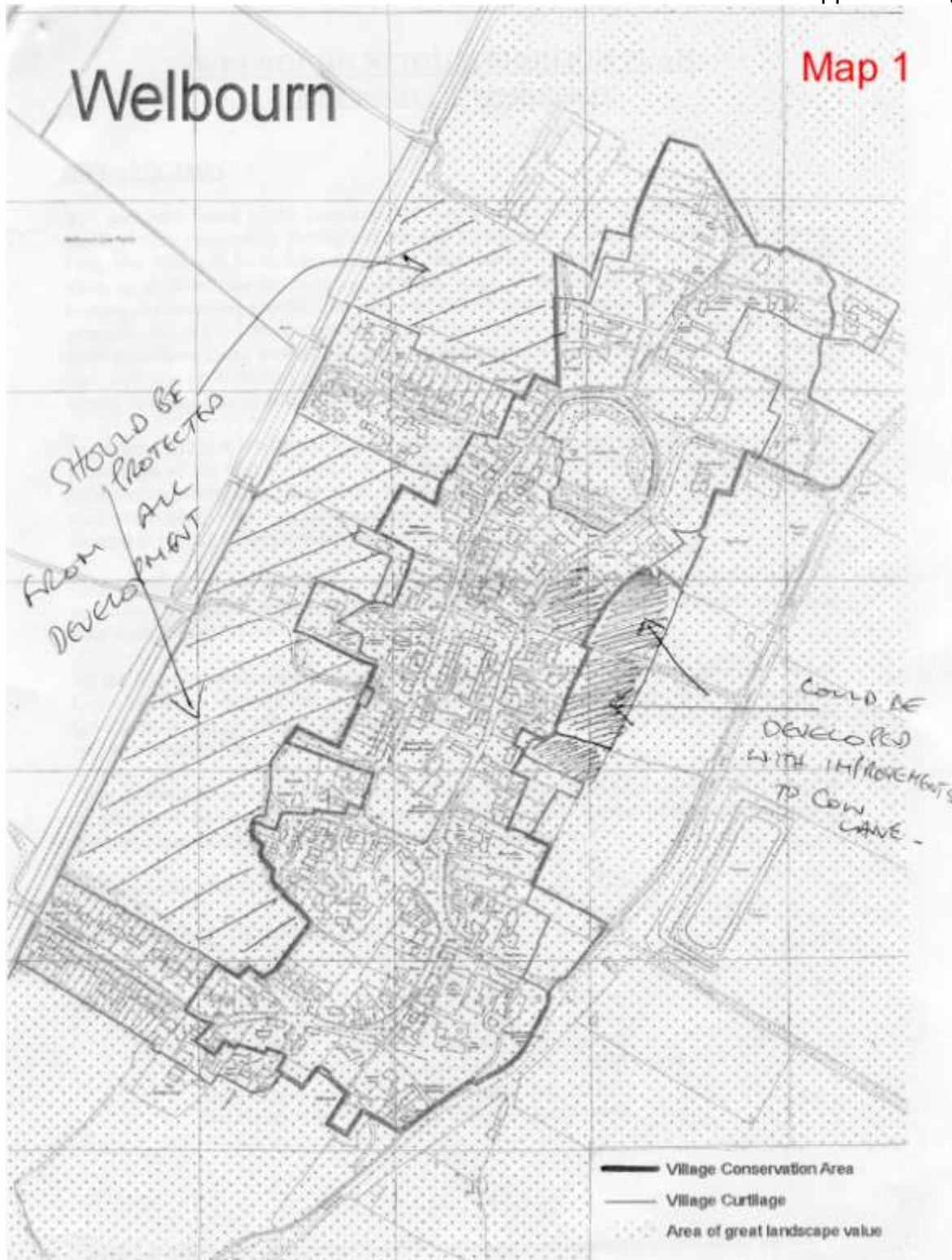
42-48.
Castle hill. The park
Castle Hill
Between Dycote Lane and Crosby Lane down to the old railway.
Yes, near dis-used railway line to protect wild life.
Castle Hill and Playing Fields. Any areas that are already identified as having poor drainage!
The fields surrounding the village.
All areas, as the village cannot cope with extra traffic or an influx of people.
Land near railway bank.
Areas between Beck Street & A607 i.e. "front section of village.
Any inner – village green spaces, and behind the school – I think it's important that the school fields seems 'within nature' (unless building is directly connected to school – for expansion, extra classes etc.)
Not outside existing village boundary.
Behind school. Any area where the character of the village & stone properties could be spoilt by more modern designed properties.
Castle Hill, Village Hall playing field.
Gartholme Farm & all land between the curtilage and the old railway line.
Conservation area. (other than appropriate infill development). The area of great landscape value. The open countryside within the parish of Welbourn. (other than for necessary/essential agricultural uses).
Site of Sapperton is a Heritage Site. Would be ribbon development.
Castle hill, park.
Castle Hill Playing fields.
The field behind Crosby Lane, The high Street, Dycote Lane, should not be built on.
Castle Hill – Playing field – any land beyond existing houses and line bank.
Castle Hill Village Hall Playing Field area.
Yes – land within the conservation area.
Land between A607 and village curtilage – to preserve the buffer zone and retain the unique character of Welbourn
Village playing fields – Castle Hill – Village Green(s).
Castle Hill, the pond, Playing Field.
(1) Public fields i.e. village Hall/Castle Hill. (2) No development to rear of school field.
Castle Hill, Playing field.
The Greens. Playing Field. Castle Hill. Blacksmiths Forge. Allotments. Existing footpaths. Cliff Ridge.
Any land running along A607, and the centre of the village.
Castle Hill Fields between village and main road.
Castle Hill.
Gartholm Farm – fields. - Castle hill. – Playing Field. – Back of school.
Castle Hill/Playing fields.
Area of fields between allotments & Welbourn Engineering (Valve Care) currently Mr Francis land.
Castle Hill area.
All of field between the village and old railway.
The conservation area.

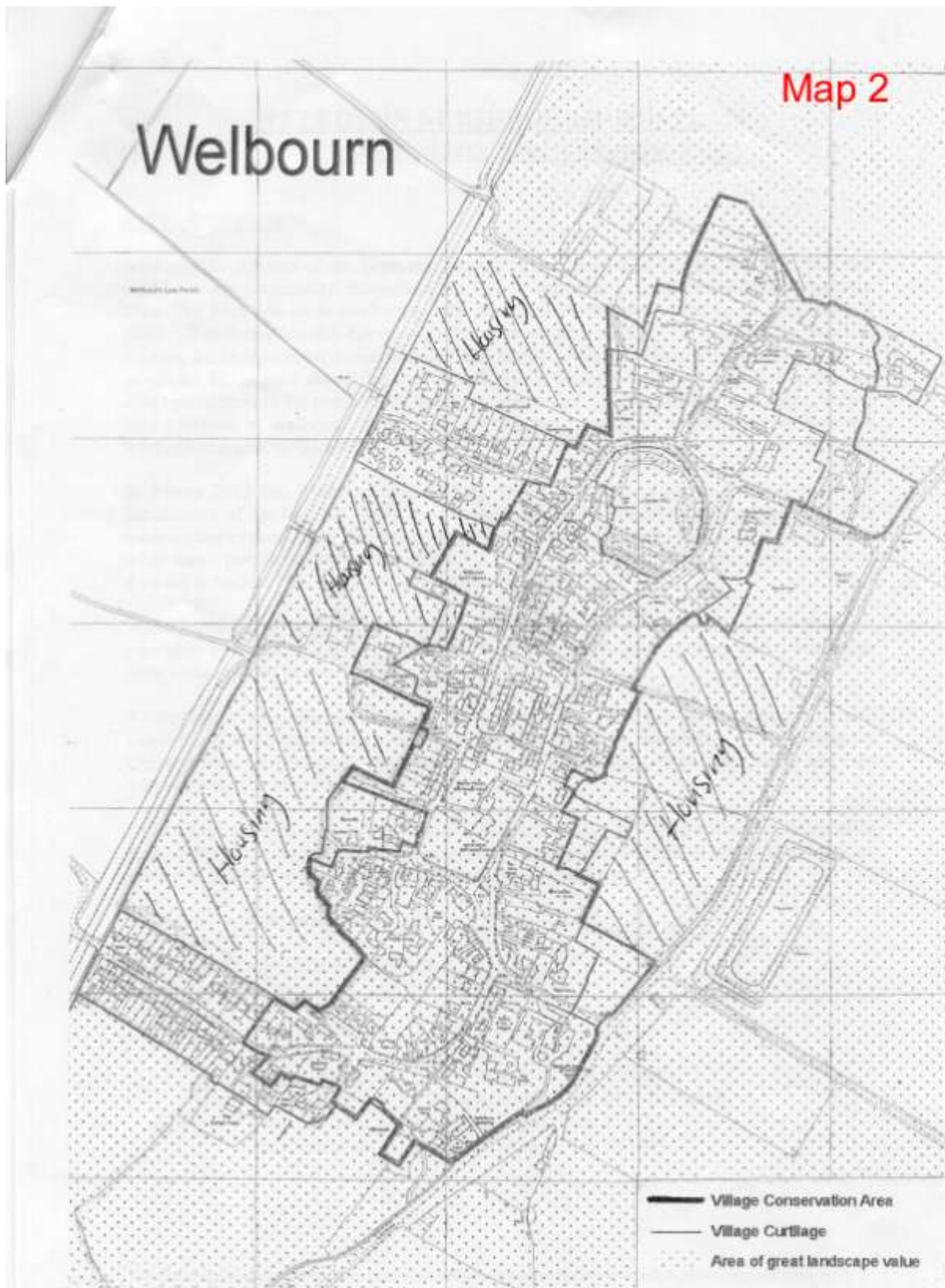
Castle Hill – Playing Field.
Surrounding farm land.
Yard Field
The Greens should be protected from becoming car parks & development Manor Close keep open space Castle Hill Playing Field The Cliff Edge Field paths need to be protected. the area around the church – even though it is within the curtilage This curtilage line has recently been moved!! check marked (A) on Map
The field known as ‘Yard Field’. Government and local policy have classified Agricultural land into six grades depending on its quality (1, 2, 3a, 3b, 4 and 5) with grade 1 land being the very best in quality. In North Kesteven, the majority of agricultural land falls within grade 3. ‘Yard Field’ is a very large versatile field and should be protected from development because it forms part of the national resource for future generations.
See plan at Back – Blue Hatched Land should be protected from development (Map 1)
Anywhere that would mean access/egress puts too much strain on existing roads. Build where new access could be developed via new roads to the site.
Where possible developments should minimise traffic through the existing village particularly around the school, and if drains are sufficient.
Everywhere.
Yes – we do not need any more houses.
All as its a great little village, why spoil it by building more houses.
The whole village. What wrong with it, as it is.?
I think the village should stay as it is.
Anyone that is seriously affected should be given due consideration to their quality of life and the areas not used possibly.
The village should not grow until there is more provision for school parking and roads are improved.
Any new development should be dependent on the drainage system being able to cope, as we are still getting problems.
Welbourn not suitable for ‘Affordable Housing’ due to lack of employment.
Definitely – certainly not where a development would encroach on other established houses and lanes, and spoil the village for other residents.
I would say that areas rich in wildlife should be protected, but no-one on Parish Council gives a damn about that, so build wherever. Building plots should not be based on “who shouts the loudest”.
Within current curtilage any large area
‘Development’ is an interesting word and means different things to different people. Small pockets of development such as infill are less likely to change the character of Welbourn than ‘estate’ type build. Development that is “out on a limb” should be avoided;- we should be looking at inclusion rather than exclusion.
Green areas
Development must take place within the village curtilage. Given that the area is of one of great landscape value and a conservation area this must be done with

sensitivity.
Don't understand the map but I think more houses should be built in Welbourn.
No but new buildings should have new infrastructure e.g. drains and roads and not rely on the existing infrastructure which are struggling to cope – mainly drains.
None within curtilage
I think that the village is perfectly situated with the green field barrier between it and the main road. There has been some development outside the marked 'conservation area' which could be construed as sufficient. Any further buildings will detract from the look and ambience of the village.
Old cricket pitch-
Keep the village character – no urban sprawl.
I have only lived in the village for 2 years and as I am pretty much housebound do not know the village very well – so I don't really have an opinion.
North End
Land within the conservation area's curtilage should afford due protection, through development that potentially improves the character & appearance of the area may be benefit.
Area's that would have an adverse effect on existing home owners in terms of proximity and quantity.
Areas of great landscape value.
Only as shown on map. (Map 20 shows three areas 8-2-21 for development)
All should be protected from multi development. Bassingham is a prime example of how mass development can ruin a village.
All! To ensure the characteristics and setting of the village remain as they are.
Nine said that all land outside the village curtilage should be protected from development.
Twenty-eight said that all of the village should be protected from development.
All grade listed area's
Ten simply said No

1.11 Should we build outside the village curtilage and encroach on the green belt? With Conditions

Yes but avoid stretching along A607 – “long line” villages tend to lose community character. Building West using/improving Dycote Lane exit of village would make more sense but plan around “hub”.
Unless we can enforce compulsory purchase or build on unpopular land, (i.e. adjacent to people’s back gardens) we have no choice but to expand the curtilage. Would also note that the land at Gannon’s has already been purchased and surveyed for private house building by R Overton. Why is this never mentioned?
Only where indicated above (shown on map is an area in the fields each side of Cow Lane (Map14))
Yes – But only small cottage type affordable/rentable – ‘not massive £400,000 + stately homes’.
If NKDC decide that we have to accept “Affordable” housing – there is no option. Refer to ‘Intro to Neighbourhood Planning’ stage 2 – if the local planning authority says an area needs to grow – our only option is the authority is the hope of “influence the type, design, location & mix of new development”
Yes next to the main road. This would solve traffic problems in the narrow village streets. As most householders seem to need more than one vehicle parking could be provided on the new estate.
It would depend on where the development was planned to build on land where the road access is on to our small village roads is not acceptable. We have land near the A607 lets build affordable housing there.
Land already designated for this purpose by NKDC on the former site of Leadenham Station/Goods Yard – N.B. land within Welbourn Parish.
If building required the area behind Dycote Lane/Crosby would seem a discrete location. All building should reflect the rural ascetic (not done in past development)
As opposed to the ‘green belt’ within the curtilage??? Consideration to why homeowners reside in Welbourn ie green space! Is Green belt area of great landscape value? (Undefined) see map (Area 26 shown on Map). (Map 7)
No apart from the area of land between the ground works company and the chicken farm which could be used for housing on a small-scale or light industrial use. Also next to Househam’s which is an eyesore.
Only with conditions. (1) That all areas with current planning permission are built and fully occupied. (2) If there are less than 5 properties for sale privately or there have been no properties available for rent for 6 months. The curtilage has a long history of being encroached since 2000 the area marked A (Map 22) was “included” into the curtilage line. Also the area to build on Hall Orchard Lane was encroached in the previous 10 years – No village opposition to this.











Welbourn

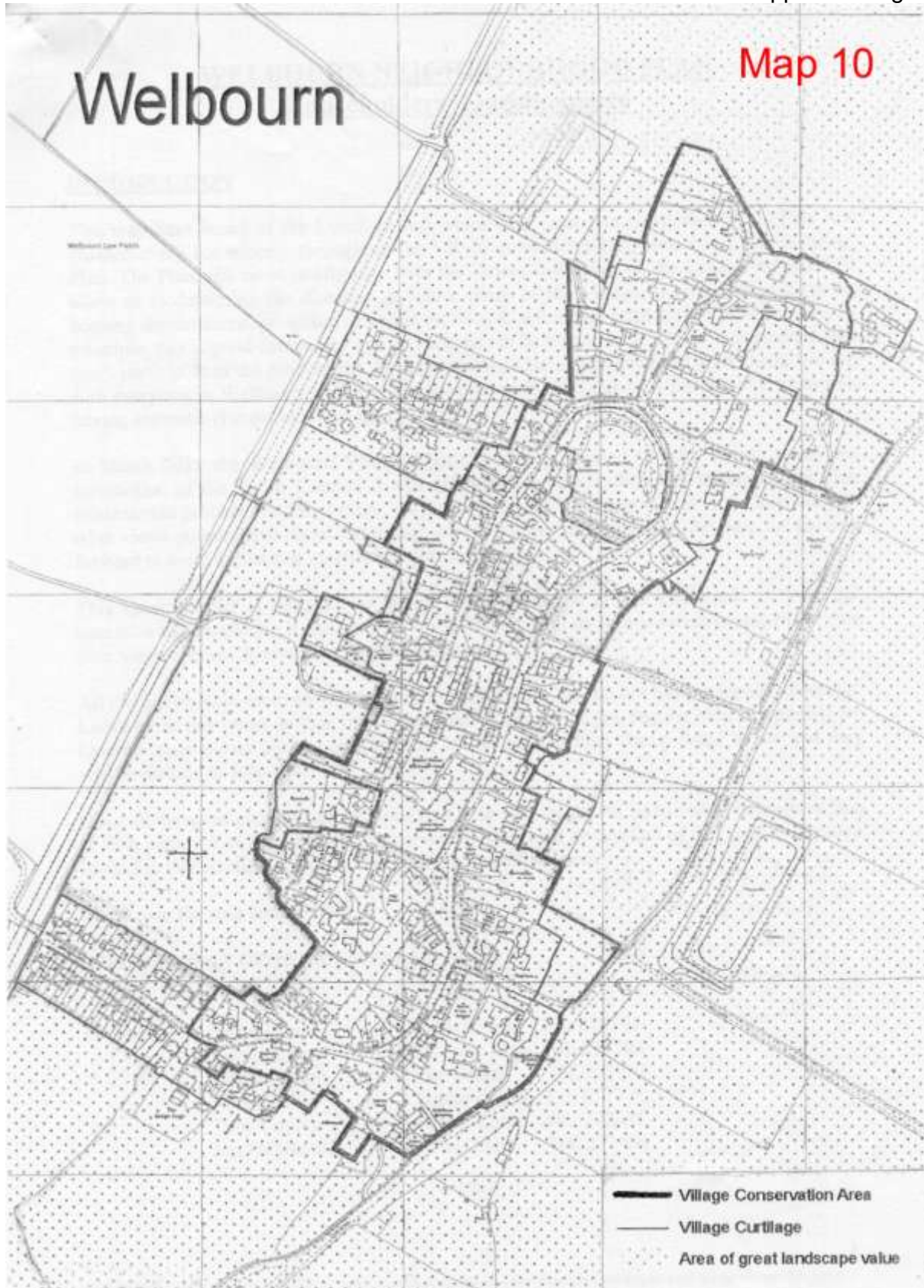
Map 6



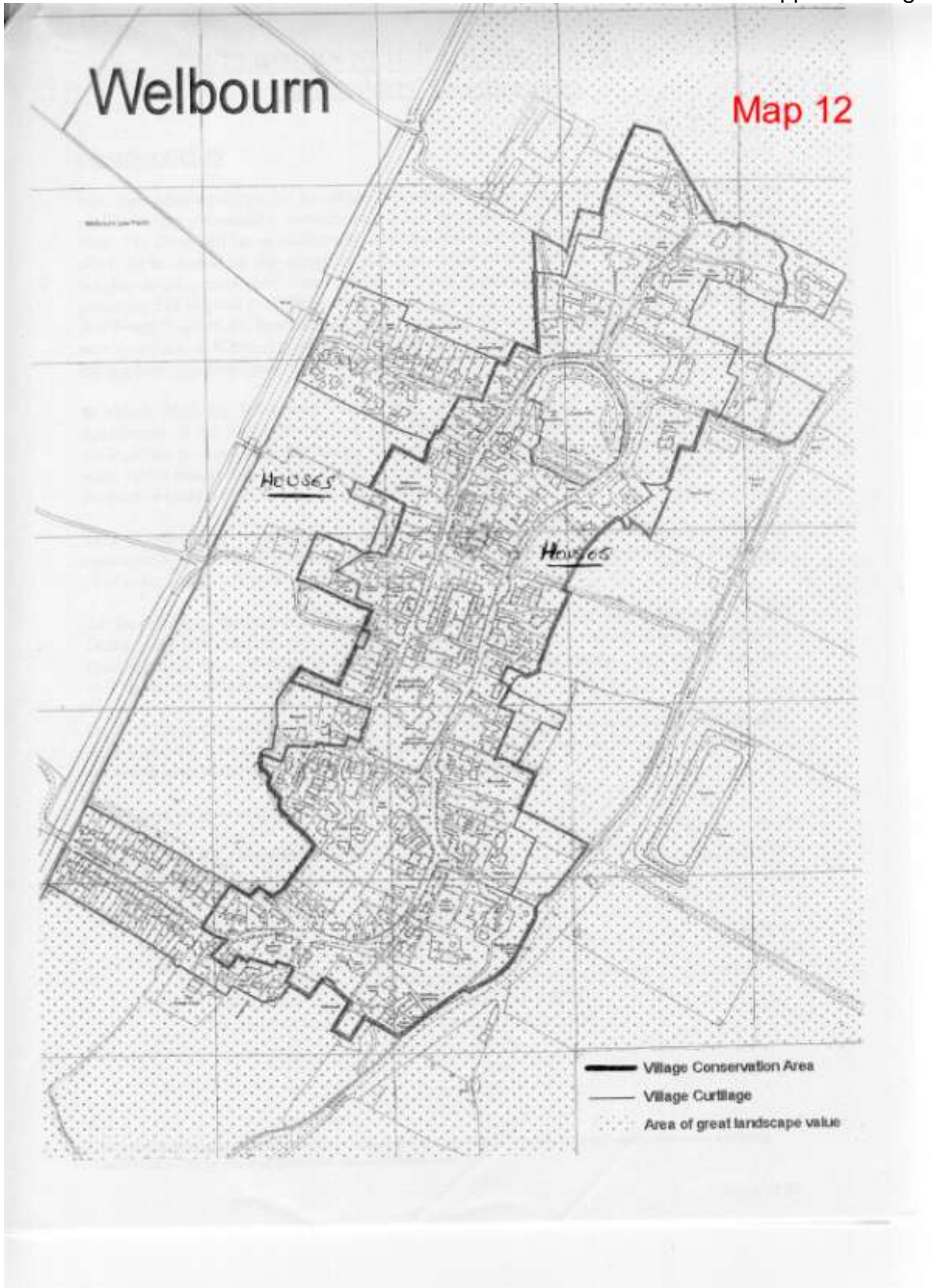


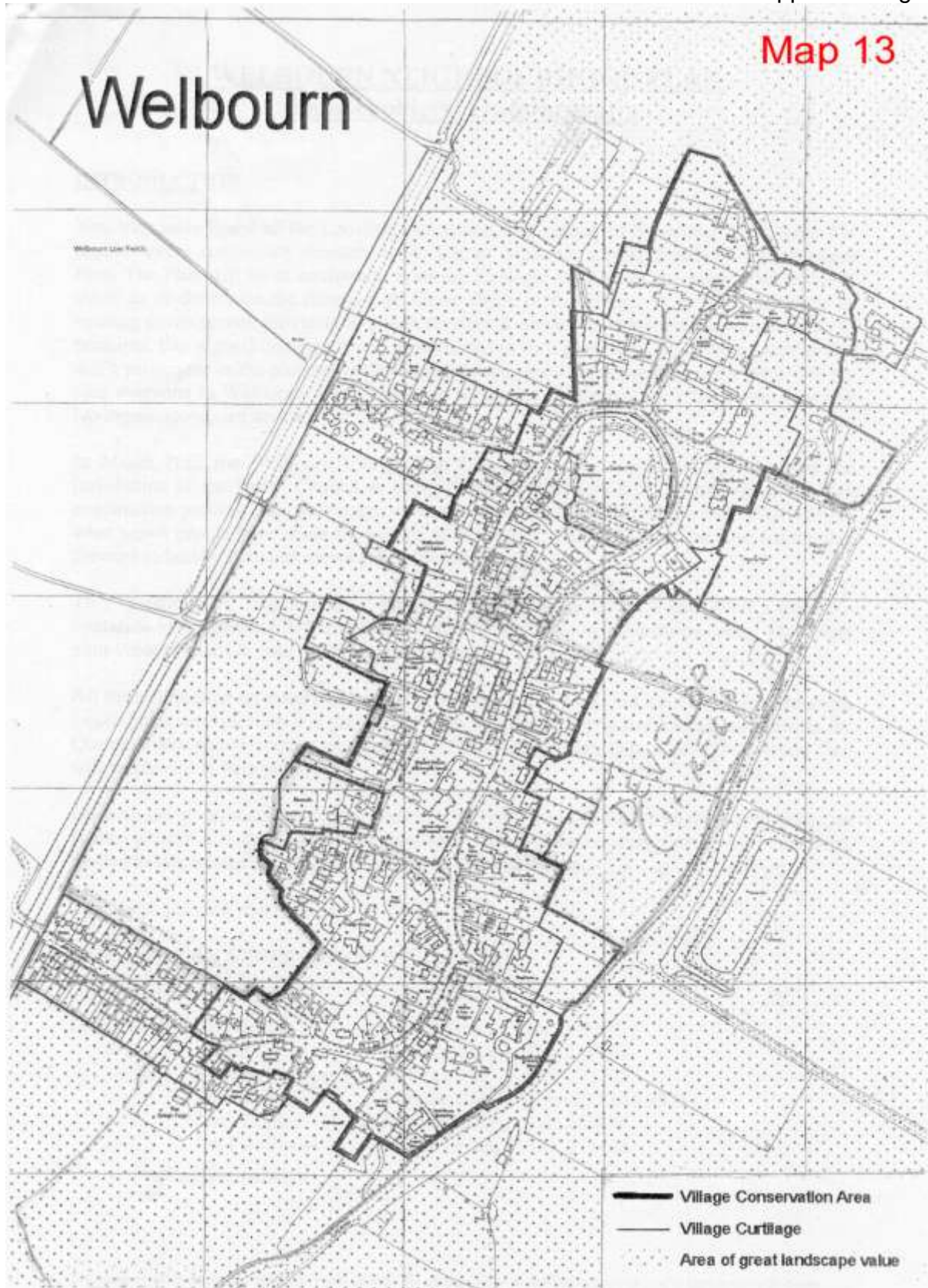


















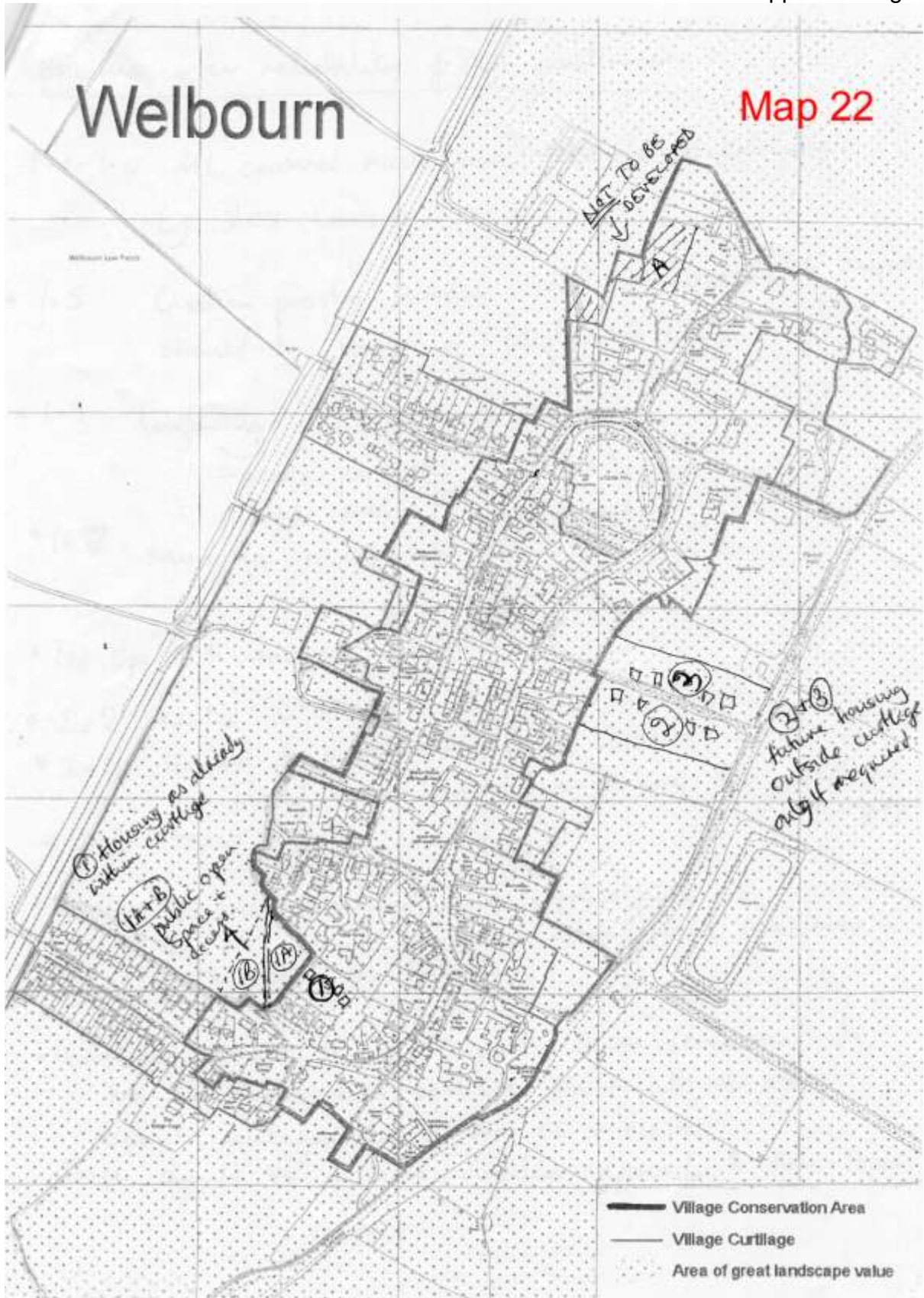


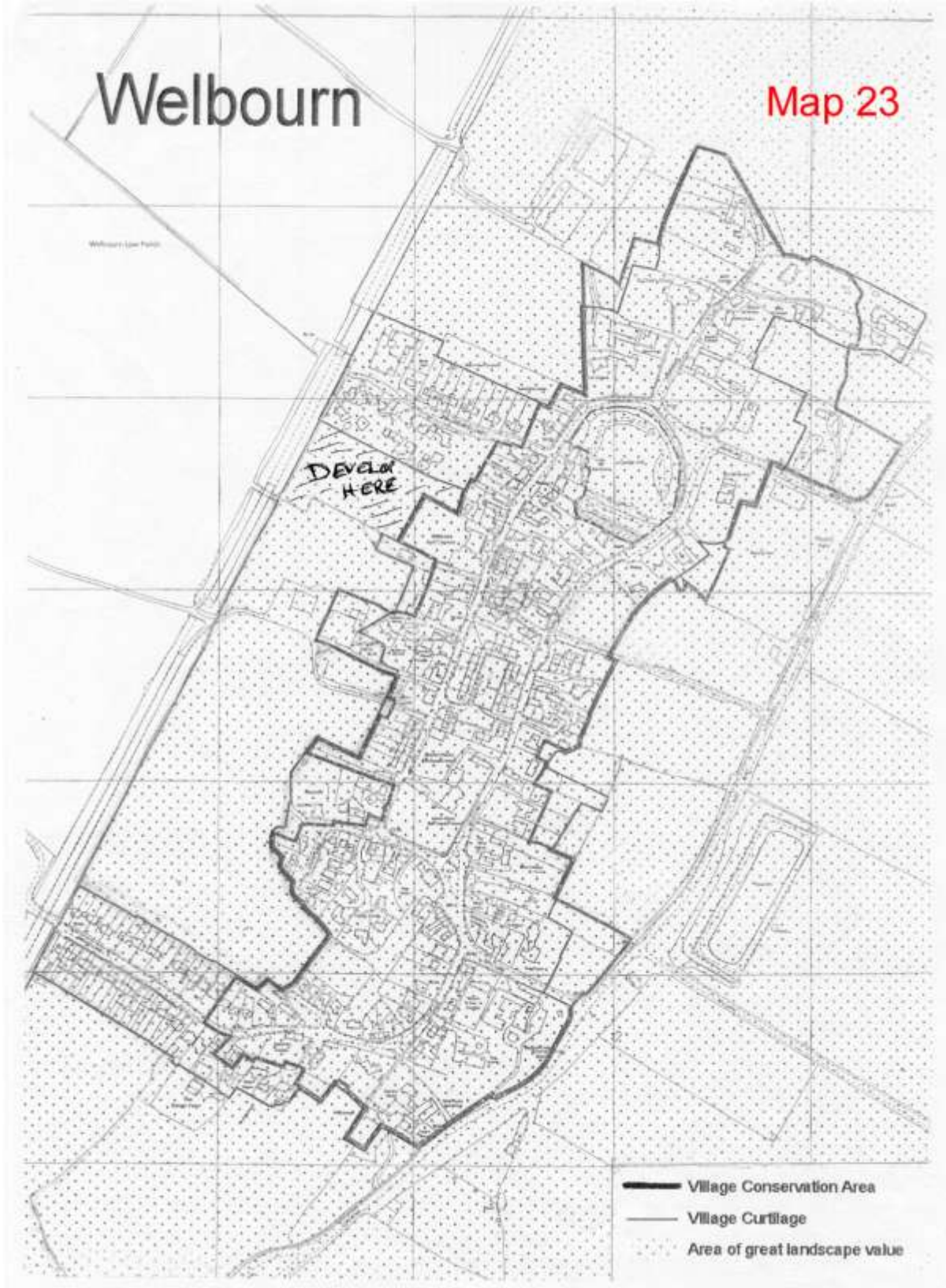














2.9 Do you wish to make any comments regarding the ability to get to any amenities by public or your own transport?

No bus service to Sleaford or Newark. We use our car for travel.
Sorry we no longer have the ½ hourly service between Lincoln and Grantham. Also taxi required if wanting evening transport. However that is one small negative. we receive service free.
Bus connections to train stations poor – impossible as a commuting option as bus finishes so early. Should be late night buses (Lincoln to Grantham)
Deeply disappointed at the early cancelation of bus services to and from Lincoln at the weekends in the evening.
It is unfortunate there is no public transport to Sleaford.
Concerned.
Roads within village are atrocious – huge holes opposite Wistenia Cottage, in High Street etc. when holes are mended so badly as to almost make them worse!
As previously stated – own transport is imperative to maintain a reasonable interaction with the wider community, Public transport not at all conducive to “nipping here and there”.
Have never encountered any problems
No bus service to Sleaford or Newark. We use our car for travel.
Sorry we no longer have the ½ hourly service between Lincoln and Grantham. Also taxi required if wanting evening transport. However that is one small negative. we receive service free.
Bus connections to train stations poor – impossible as a commuting option as bus finishes so early. Should be late night buses (Lincoln to Grantham)
Deeply disappointed at the early cancelation of bus services to and from Lincoln at the weekends in the evening.
Welbourn is well served and well positioned to get various urban centres and larger neighbouring villages. Welbourn shop and post office is by far the best village shop I have come across!
The village is well located to get all amenities which makes it attractive location to live.
Poor parking facilities available in most of our local urban centres. ie. Lincoln, Grantham, Sleaford.
I would use public transport more if it was more frequent and served Newark and Sleaford. I expect that I will use it more when I retire.
Road surfaces poor condition, poor visibility at certain junctions due to hedges/trees/high grasses obstructing views. Petrol prices higher, baring in mind the distances needed to travel to go anywhere.
The availability of public transport is far better here than the area I came from.
Lack of public transport to Sleaford or Newark – need to use own transport.
We have good access to general amenities for a rural village – a good road network and a good position in relation to railway stations and main routes e.g. Q1/A46 (+plus school Buses).

To get to amenities from the village you really need own transport i.e. supermarkets, sports centres etc.
Lack of Sunday buses. Lack of later buses.
Have to use own transport.
Dycote Lane to Brant Broughton is in an appalling state.
Public transport clearly a vital service for all within village.
Loss of bus service to Newark 3 times a week. Bus fares are expensive especially to doctors (Caythorpe).
Service very good for non-car drivers.
Own transport is a necessary freedom.
They suit my needs.
Direct public bus service to Sleaford and or Newark would be advantageous.
Would be useful to get to Newark and Sleaford by public transport – connection at Leadenham.
Though not used by my household, I consider the sustainability of the settlement to be underpinned by the village bus service.
Later buses please.
Smaller, more frequent buses that run into the evening would be more useful.
No public transport to Sleaford /Newark.
We have our own transport.
No problem. Family and friends help when needed.
Why not let the half hourly bus from Lincoln to Wellingore come to Welbourn instead of waiting in a bus stop before going back to Lincoln.
I am disabled & use my own car for transport under mutability scheme. If unable to drive I would use the schemes but so far I can either drive or am housebound.
Difficult to both Navenby & Caythorpe Drs. due to cut in daytime services.
Would like to know more about Call Connect and Dial a Ride. Would like to get to places like Garden Centres etc. – out of town places.
Bus services generally O.K. for getting there – but have finished before it's time to get back!
Why alter a winning formula? Welbourn property sells/lets well because & despite transport availability.
Not at the present time.
Getting to Newark or Sleaford is impossible.
Well located with good service.
Being registered blind I can only use transport when destination doesn't involve crossing roads.
This village is central to Newark, Lincoln, Sleaford and Grantham... but not near any!
Public transport to Newark would be advantageous.
I very rarely use public transport due to my lifestyle.
Getting out of the village in a car is very dangerous. Both Hall Lane and Moat Lane, have blind corners and speed restrictions. Buses & HGVs to business often stop on the main road if traffic is exiting. Speed restriction on main road needed.
The reduction in the bus service forces people to use their own transport when we should be trying to persuade them to use public transport.

6.5 If no, please give reasons why and any suggestions on how it should be improved?

Notice board not very well placed. Tend to look at the general notice board but first “forget” the Parish one.
No comment W.P.C. is a waste of time.
Kept as up to date as the notice board.
Never had response to queries so I don't bother.
Not enough information.
One computer unable to join web site. Other PC is OK.
Events would need to be complete and up to date - link with village newsletter?
'Communication' should be a standing item on the Parish Council's agenda – eg. Identification of issues/why minutes are presented.
More detail needed in minutes. Agenda should be published on web summary of meetings was informative, Hope this will continue.
Information is out of date, to be of use it needs to be continually updated – images/ events/achievements of villagers.
Not enough detail is given in Parish Council Reports – only brief summary.
Not up to date. Wider range of info needed e.g. about groups.
Would be good to see details of classes. e.g. Tai-chi etc. we may then use village hall more.
Updated more often any additional information regarding events/programs.
Only brief notes – not enough information. Web site not up to date, eg. agenda.
Lack of information in minutes.
The Parish web Site is not always kept up to date. We need to have a good communication system between the Parish Council and the parishioners. The web site should be given more publicity not only on the notice board but also in the '2 Villages Magazine'.
Seven said that they did not know there was a Parish Council website

7.1 What, in your experience, are the main disadvantages of living in Welbourn?

No Gas.
No mobile signal.
Poor state of roads (potholes etc).
No major disadvantages. The pub is poor. The bus service is a bit limited.
Pub – Nothing for younger people – Utilities – No Takeaway/Delivery service. – Transportation links – School catchment area excludes as from subsidised fares.
Bus service.
No Takeaways – No gas – A suitable children’s play area.
Distance from cultural events and shows.
Winter speed of traffic. Buses waiting out – side house. Some dog mess – most dog owners clean up.
Pot holed roads- excessive traffic speeds.
Personally there are <u>no</u> main disadvantages.
No disadvantages.
Slow broad band!
Living in Dycote Lane – cars speeding to and from B/Broughton. I.E. school runs. State of road.
Time to travel to any amenities.
Limited bus service to Lincoln. Local pub not really family friendly!
Poor drainage, even after recent work, drains still backing up after heavy rain. This is a major concern if contemplating additional dwellings.
If there was a major disadvantage to living in Welbourn, we would move.
Poor street lighting.
Distance to travel to major shopping. Pub not welcoming to families/lack of family orientated facilities.
Travel time/distance/cost.
None what so ever.
Distance from town. i.e. Lincoln, Newark, Grantham. Distance from sports centre.
Continual threat of over development.
Poor transport (+ expensive and not much for teenagers. poor access to health care + police.
I don’t think there are disadvantages.
Having to travel to get to facilities, and sports centre, dentist, etc.
Transport.
Too much on street parking given where there is off street parking available.
Noise disturbance from Gas Gun Bird Scares and barking dogs. Congestion in the High St. from parked cars. Poor roads. Threat of more mass housing development.
Lack of facilities.
Distance from Lincoln (but it’s not that bad).
Mains Gas!!
It would be advantageous to have trust in our “ELECTED” Parish Council!!!!? At the moment we have zero trust. Seems to be a <u>“BOYS CLUB”</u> .

No mains gas – on street parking.
Small roads and lots of cars.
Fast cars going to and from school.
Parking on the High Street.
Distance from facilities – expense of travel.
No gas – poor internet speeds – no cable TV – cost of fuel for transport.
Welbourn has become a retirement village rather than a working community.
Street lighting or lack of it. Drainage is a problem at my property. State of village roads, today's repairs were pointless. Driving over tarmac in their van was proof of no qualifications as civil engineers.
Lack of full time work.
No evening/night buses.
(Remoteness from the coast).
Poor repair of highway surfacing within village.
Lack of internet speed/quality – lack of local shops – lack of public transport – poor road surface – lack of natural gas in village.
The need to drive for most children's clubs (football, cricket, Tennis etc) plus most other necessities.
Travel costs, fuel costs – Travel expensive for young person – Lack of public transport on A17 route – The pub could be renovated – Poor mobile phone and broadband reception.
No late buses.
Possibly needs more affordable housing for young families/or newlyweds.
Village life is not what is used to be, need more gatherings & use of Pub or we will loose it!!
No cash point.
Lack of amenities.
Being a taxi service for my children!
Distance needed to travel for shopping + banking.
Poor mobile phone signal.
Village shop – no access for pushchair so therefore cannot use the shop.
None personally.
Affordable Housing/Bungalow. Dogs fouling foot paths. Very poor road surfaces. Unsightly grass areas.
Public transport for teenagers.
If I need it, transport.
Living on the main road, the speed limit should be lowered on the A607.
No mains gas supply, have had to get used to electric for cooking had oil for heating, also very bad reception for mobile phones, sometimes no reception at all.
I cannot think of any.
Public transport out.
Lack of maintenance on streets. One word, potholes!
Expensive for youth to obtain access to facilities (travel etc).
Only the cost of fuel to get anywhere ells.
Concerns due to the ongoing loss of village social organisation i.e. WI. Friendship club. Football/cricket clubs. Too few leisure opportunities for teenagers & young adults. Under use of our village hall & playing field facilities. Some would like to have

a gas main in the village. no mobile banking service.
Flooding issues.
Birds make a mess on your car and over grown trees cut light out and Rook need shooting to blow their nests out.
Personally, none, it's a lovely location.
Distance to travel, aging population with little interest in newcomers and institutional parochialism.
Slow internet speed.
Don't have any.
Lack of mains gas – Mobile reception poor. Internet speed is slow. £ fuel for travelling (expensive) to facilities.
Can't think of any!!!!
Too far from the sea!
Most of farm machinery thro village and vibration of said vehicles. Most of traffic passing village. Most of traffic racing toward T junction in Hall Lane. Lack of privacy thro use of D Decker buses thro village. Regular flooding of garden. Inadequate power supply – server voltage drop at times.
Always need transport.
The threat of more development.
Parking.
Poor road surfaces.
The mess the Rooks make outside Manor and the overgrown trees block out the light I have to have my light on all day.
Irresponsible parking of parents taking children to <u>school</u> . Pot holes – in road.
Lack of street lighting, poor road surface.
Conditions of road – poorly maintained. Limited street lighting. Dogs not on leads & hence the risk of injury.
Long wait for ambulance in emergency.
Bad roads & irresponsible parking at school times (its diabolical) I suggest CCTV outside school. Re: Theft etc.
Distance to amenities – lack of amenities.
No Doctor or Dentist (we had both in Alford).
When we have snow buses don't come through village.
Public transport.
Generally none.
People "sitting on the fence", afraid to voice an opinion.
None love it to bits.
No access of Public Transport to East & West. I may not be able to use it at the moment but friends etc. find it difficult to visit from Sleaford Boston & Newark.
The High Street should be one way and car owners more considerate where they park.
None we like living here as it is quiet.
Distance from main towns. Lack of/cost of public transport & increasing motoring costs, although we are well served with local amenities. No. of cars parked off road. Traffic coming through the village & lack of care by some drivers.

Time table of public transport. No decent pub!
<u>None</u> – would not live here , if there was any disadvantages!
Travel distance to facilities, No mains gas, poor mobile reception, limited broadband.
Teenager – lack of things to do.
The speeding traffic going past my house. This was not apparent when we first viewed the house. Slow internet. Poor mobile phone reception.
No culture. Too distant from centres of entertainment.
Poor pub – lack of food – Poor internet speeds – Ltd. freq. of buses.
The increasing tendency towards nimby-ism at the expense of seeing the bigger picture and thinking of all the community.
Driving down High Street to many cars parked on it.
Lack of facilities/activities for children – Have to travel to amenities.
Unbalanced community with too many retirees. Need a better mix with more young families.
No mains gas supply. Poor mobile phone reception.
For me many advantages for living in Welbourn, for me so far it has been heaven. But for a family I would think it would be lack of work, because of high price of petrol.
Long journey to get anywhere – now very expensive with cost of petrol.
No disadvantages – unless they build “affordable” in the wrong place.
None to note to date.
Sadly we seem to have more of a class divide a them and us attitude. Young people who have grown up in Welbourn and want to stay here not able to afford to the 5/6 bedroom mansions that are being built.
Poor road surfaces – Poor drainage in gardens.
None! (but I have a car).
Distance from main shops etc.
Slight isolation. Need to drive at least 20 minutes to get to a good shop/cinema.
Distance from supermarket! We’d also love to see better children’s play area.
Poor mobile phone cover.
None except having to give up our own car.
Flooding – on street parking.
Too much traffic on unsuitable roads.
<ul style="list-style-type: none"> • leisure activities – long way for a 1 hour swim/gym session. Cinema. (travel 1 hour) A <u>Time</u> issue more than cost. • lack of cheap heating alternatives. • poor internet connection.
Lack of public transport travelling west & east (Newark & Sleaford)
34 people said simply ‘None’.

7.2 What, in your experience, are the main advantages of living in Welbourn?

Nice small peaceful compact village.
Safe & quiet.
Low Crime Rate – Peace of mind with children – Friendly Village atmosphere.
Friendly village, Local shop, Post Office, Lovely Junior School, on Main bus route & sense of community.
Attractive village with a beautiful church. A good shop and a good choice of social groups. Low crime. Location for access to 4 towns/Cities and Trains to London.
Community – Knowing your neighbours – rural setting – No high density housing – access to tip.
Quiet, friendly, village community.
Quiet & friendly.
Village life style.
Friendly community – close to major routes – good pub – good shop.
Lack of traffic, rural outlook, near to relatives in nearby villages.
A very good peaceful unspoilt village – situated as it is away from the noisy traffic on the A607 road. Within easy reach, we have garage business at Leadenham & Wellingore. It's good to have at least one shop and P.O. The country-side is on our doorstep!
Summer – Small community – Most people are friendly.
Development has been limited and sensitive over the years.
Plenty of facilities – for the most part – Quiet & peaceful.
A thriving and caring community – Attractive, rural location within easy access of towns and cities (inc- London) – Good facilities. i.e. 2x schools, +PO/shop, village hall, open spaces. – Opportunities to be involved in activities linked to church, school, Village Hall. -Welcome for new residents/Parents.
Quiet traditional village that is not over developed, excellent village pub, shop and bus service. Good transport links (A17, A1) within a reasonable distance to Lincoln.
Quiet, Secluded, Off the main road. Small intimate village – no development needed.
Peaceful, easy access to city and local towns, good community spirit.
Quiet. Rural. Good green spaces – Castle Hill – Playing Field – The Green. Supportive community. Interesting history. Good shop/pub/schools/Church.
Local shop & post office + hairdressers. Reliable bus service. Primary school & Secondary school. No major road running through the middle of the village. Handy public house –(no driving and drinking). Large village hall for meetings/functions) well kept Church.
Pretty country village, hoping not to get spoilt with new housing business.
Fantastic community. Central for Newark, Lincoln, Grantham. Good local school, safe place for children to grow up.
Peaceful, quiet, good local amenities. Good communication links. Public transport a bit hit and miss. Local schools.
Peace & quiet with a countryside ambiance.

Great sense of community. Welcoming.
Community spirit + cohesion, good facilities for size of village, diversity of residents, community events.
Peaceful & friendly inhabitants.
Away from the rat race.
Quiet and peaceful, not over populated.
The orderly way of life. Polite children who will say "hello". The size of the village makes it possible to know many people (not always by name). Having a Church, school and Pub creates the perfect place to have a home. Albeit the four mentioned are not all used by us.
Quiet, peaceful with an interested and motivated community. Good Parish Council! (Thanks!) reasonably safe with a good mix of ages – young and old.
Peaceful, village community, good primary & secondary school, very friendly, always someone there to help if needed, village is off the main road so haven't got heavy traffic going through.
Community spirit, country location, beauty of area.
Community spirit, with village shop, pub, village hall & greens.
Small friendly village where most people know each other.
Post Office. Shop. Pub. and new village hall.
Facilities – Church, School, Post office, village Hall, Mobile Library. Apart from the above, peace and quiet (excluding gas guns scares). Beautiful picturesque surroundings & village. Quality of housing/Price of housing. Space – low density of housing. Countryside environment. Friendly & neighbourly people.
Pleasant environment.
Central to Lincoln, Sleaford, Newark & Grantham.
It is very quiet and people are friendly.
Rural location, Small friendly community, Minimal traffic, mainly due to no main through road.
Beautiful quiet rural community.
Lovely village.
Friendly place to live.
Peaceful.
Nice and quiet village.
Good place to live.
Quiet and peaceful.
Rural location with facilities, unspoilt scenery, good communication links by road.
Good local shop and pub – very good village hall – Just a nice friendly place to live.
Fantastic clean environment – safe environment – friendly.
Rural location – community spirit – a quiet retreat.
Excellent local schools, combined with a fine rural out look.
A pleasant peaceful village with good facilities and a real feeling of belonging.
Quiet friendly & pretty village offering a retreat from a busy way of life.
Peace & quiet – Beautiful – Shop is perfect – everything we need is close at hand (Navenby) –unspoilt in many ways.
Nice, quiet, welcoming community.
Lovely people, very friendly – good community.
High environmental quality, sense of community, low crime rate, civil pride, access to

both surrounding countryside & local service centres.
Quiet village, friendly residents.
Peaceful.
Peaceful, quiet, good schooling, village pub, village shop. Village hall is a good focal point. Access to open countryside.
Small friendly community – inclusive. Safe environment for both young and elderly. Little crime – Rural location suits our needs. We are happy here and choose to live here despite tenthly travel to work. Good local school, providing a sense of belonging from an early age – sound life friendships are made.
It is off the actual main road – relatively safe for children and elderly. Has good bus service for Grantham Lincoln. Quite a close knit village – a good village school for early education.
Off main road.
Peaceful & friendly people.
Quiet, countryside, everyone friendly/helpful.
Peaceful and friendly.
Unspoilt village.
Village life.
Quiet & peaceful village life.
Close knit caring community.
Peaceful.
Quiet with little trouble.
Pleasant quiet village with good facilities, P.O. Pub school shop etc.
Small quiet community Good School.
Tranquillity, beautiful countryside, friendly.
Nice village.
Local shop/Post Office, Bus service. Pub. Schools. Very low crime problems. Community Police. Refuse collection.
Nice village, my home village.
Nice village with good shop, village hall & Pub.
Just like living here.
Quiet, on bus route. Nr schools. Good shop etc.
Size, friendliness, location.
Peace & quiet, friendly people, shop & P. Office within walking distance.
It is a none urbanized village.
Shop, Post Office, Walking locally, Nice people!
Nothing for youth/kids.
From my point of view Welbourn is the best place to live and I do not want to deprive others from sharing this. But, neither do I want the village to become a sprawling village like Navenby.
Small, reasonably undeveloped village.
Low crime, family, relatively quiet.
Peace, idyllic village, friendliness, safety, just the right amount of properties.
A very nice quiet village.
Sense of community (even though we don't know many people).
Quiet conservation village with no overdevelopment yet, still thriving with excellent amenities.

Beautiful village – friendly village.
Village still a basic range of services. i.e. shop/P.O. primary school. Pub. Church. Bus service. Still a relatively striving community/sense of obligation to support neighbours & friends essentially in times of need. An attractive environment, in terms of the rural landscape & the built environment of the village – to date! that is.
Good neighbourhood we help each others.
Peacefulness, tranquillity, friendliness.
Lovely countryside, ability to pursue rural activities. Sectors of close community.
Very good local services & amenities, community spirit, quality of life.
Very good village as it is NOW!
A clean attractive village with a good shop & post office. Friendly inhabitants. Well behaved children.
Country location. Central position between Lincoln, Sleaford, Newark & Grantham.
Very pleasant environment and friendly people. Shop, P.O., hairdressers, church, pub. Equidistance from 4 towns.
Quiet, lovely neighbours, no litter, plenty of mature trees.
Nice conservation village with Post Office & Shop.
Rural and quite safe.
A calming atmosphere with friendly people.
Small village friendly community.
Quiet, friendly.
Small community, fairly good amenities compared to surrounding villages.
A good village shop and Post Office – lots of friendly people and just a delightful place to live. Quiet, off main road. open views from back garden, house not overlooked.
Nice friendly village. Central to Newark, Sleaford, Lincoln etc.
Quiet, peaceful – friendly – good shop & P.O. with excellent opening hrs – plenty to do once retired – local walks.
Lack of traffic, beautiful countryside surrounding us, peaceful. The people.
Village life at its optimum.
Good community – less crime.
We have all we need. Good bus service to get to Lincoln & Grantham, especially for work.
Lovely village – Mostly very friendly – Generally you feel safe.
Quiet and peaceful.
Peaceful, relatively crime-free location. Safe environment for family life. Two good schools.
Community, pleasant surroundings, little disruption crime etc.
Rural location but near a main road with a good bus service and a well stocked shop and post office facilities.
Quiet, crime free pleasant village. People are generally friendly.
Village community life.
Quiet peaceful village.
Too numerous to detail – but peace, tranquillity. Shop. P.O. Church to name but five – six with a great P.C. and of course lovely residents etc.
Being near my son and family. The atmosphere & friendliness from other residents on the close.

A lovely and safe place for my children to grow up in.
Beautiful village.
Safe community, low crime rate, friendly caring village.
Small enough to know many of the residents, Good to have a local shop, schools, hairdressers. Grateful for lovely environment not yet spoiled by overzealous "improvers".
Quiet pretty village – friendly neighbours.
Great if you join in as I did.
Peace Quiet & friendly neighbours. Plenty of activities to join and enjoy & the village shop is the heart of the village.
Nice, friendly.
Bus service/peace and quiet.
Quiet, easy to get to Newark, Sleaford, Lincoln, Grantham. People are friendly. Is a small village with traditional old English homes.
Good village shop & good bus service.
Good community spirit: this is lost in larger villages & practically nonexistent in Towns/Cities. Good amenities compared to many villages. Schools, Pub, Shop, Village Hall.
The A607 doesn't run through it. Peace and quiet most of the time. Excellent village store and P.O.
Location of work. Bus route.
1/ The people are very friendly. 2/Its quiet. 3/ It's a lovely village. 4/ The bus service is very handy.
Friendly & peaceful. Off main road.
Village environment, shop (excellent one!), quiet, friendly, secure.
Peace & quiet.
Picturesque. Conveniently located. No industry or industrial estate.
Attractive quiet village.
Nice village – quiet.
Serenity – Castle Hill.
Excellent school; proximity to several towns, A1 and trains to London; friendly and welcoming villagers; beautiful surroundings; peace and quiet.
Pleasant rural environment – Pub, Post Office, good location for work, hobbies and social activities.
Quiet non-estate village retaining rural qualities. Has good facilities with hard working committees who endeavour to do their very best for the improvement of those facilities – school – village hall – castle hill – pub – church etc.
Quiet friendly environment.
Central to Lincoln, Grantham, Newark & Sleaford.
Attractive, quiet, low crime.
Quiet, rural lifestyle.
No through traffic. Its size – small. It's quiet and crime is low. Good convenience shop and Post Office within walking distance.
It is a beautiful village, with a lovely friendly atmosphere. The people are very friendly and look out for each other.
Quiet – Country views – Community feel.
Rural community with every access to urban facilities.

Location, Friendly, Quiet/Peaceful/very little trouble. Has plenty of clubs/groups/amenities on offer if required. Ideal community
Family nearby. Welbourn has so far remained a small, quiet village especially to raise a family.
Small compact village with nice pub & shop. Access to country side – lack of urban sprawl –rural view – playing field – good access to public transport – good community & nice people – strong Parish Council – Committed.
Quiet, peaceful location. Village activities – mainly by volunteers to maintain these.
A very pleasant village
Village life. Peace & quiet.
Quiet, quite friendly.
Quiet rural atmosphere – Good shop – Friendly.
The school is fantastic! We are new to the village but are really impressed with the village hall, shop & love Castle Hill!
None estate off main road & very peaceful.
Good place to bring up a family. Shop P.O. Village hall.
Safe for children. Peaceful, Friendly, Picturesque, Rural, Great for dog walking. Wonderful school. Great shop & Post Office facility. Good provisions for elderly.
It's peaceful!! The community is of sufficient size to make it work as a village, but not so large that the present infrastructure cannot support it.
The pleasure of living in the countryside opposed to the town.
Low crime rate –Good shop – Good Schools.
Castle hill space. Bypass from main road. We equipped village hall. Attractive village with good facilities excellent and well run shop, good bus service.
Village atmosphere and lack of Major Development. If the latter were to take place the former would be lost.
<ul style="list-style-type: none"> • lots of trees in village • great fields & access to countryside. • Great community & good involvement of villagers. • Has small but basic services – shop/pub/schools/church/village hall/bus services. • 10 minutes from A1 – good national road links • On A607. • Easy train access to London – Grantham& Newark. • Not communities within the village – few cul-de-sacs that often produce this.
Lovely small village with lots of friendly people – Low level of crime – Please let's keep it that way.

7.3 What improvements would you like to see in the village facilities in future?

Grass cleaned up after Council cuts it. Not having to do it ourselves.
Youth Activities & clubs more community events.
More areas protected for wildlife.
Family pub with good food & drink. Maximise use of Village Hall – Gym from donated equipment open to all.
Better Street lighting.
Better children's play area. Road improvements.
The junction of Hall Lane & A607 – If you are intending to turn right to Leadenham, your view of possible vehicles coming round the corner is not good! Are we right in thinking the area to the east of the junction (between horse stabling & road) was purchased to enable the road to be more "straight" – (thus taking about the corner bend?).
A village pub which would appeal to a wider range of residents.
Improvements on roads & traffic to keep off grass verges.
Permanent 'extension' to Primary School'. The old co-op shop front is an eye-sore – could the owner of the business within take responsibility for using this frontage and possibly consider it as a place to post Parish Council information.
Village Roads require improvement.
Consensus on no further development.
Better playing field, sports facilities.
Faster broad band. Improve bus service.
An internet cafe, for those residents that don't have a computer or internet access.
Safe, secure, lovely place to bring up a family, nice area, good schools.
Refurbishment of tennis court and play area.
Improvements (further) to drainage/sewerage, high speed internet/gas supplied via mains.
Better pub/restaurant, similar to all surrounding villages.
Resurface roads.
Improvement to family facilities in pub.
Better play facilities for the under '5's at play park – local families drive to Leadenham/Fulbeck/Caythorpe for such facilities.
Better public transport & broad band. Improved roads (currently lots of potholes) . Also Gas as available in Wellingore & Leadenham.
More facilities for the young people so they have something to do instead of having to travel.
Improve road surfaces. More annual events to bring the community together, need to reach out to the younger community. Attempts' to reach the wider community – a more innovative approach i.e. using castle field for musical /dramatic events, more sports clubs, community choir, football team, cricket team, youth club.
Road surface & footpaths.
Road maintenance kept up to date.

Better street lighting. Pot holes to be filled ASAP. trimming back of trees from footpaths. Stop people parking on the pavements.
1. Improvement to footpaths in village & A607 – mostly. not wide enough – offer little protection from speeding traffic. 2. Speed limit 30mph on A607. 3. Countryside walks are difficult to use. 4. Running track on perimeter of Village Hall field.
Better bus service with evening buses to and from Lincoln.
More activities for children & teenagers.
Maintain the roads a bit better. There are quite a few potholes.
None, works well the way it is.
More unbiased information from the Parish Council.
More for young people -
Stop cars speeding.
More for children.
Make the High Street one way.
More facilities for younger people. sports & leisure. Perhaps a PC member should be given this as part of a portfolio? – Better bus service.
A return to more local services (we used to have 2 shops) better internet – essential for business. The local pub needs to be more family/meal oriented.
Improve road surfaces, better lighting, the tree's round the Manor pruned before the rooks fall out in a big storm along with the straining branches.
Pot holes filled.
Local Zumber/other clubs.
Evening/late bus service.
Derelict property on Crosby Lane Junction put back into class A1,A2 or A3 use.
More shops etc. More houses.
(1) Renovate & preserve the telephone box on the village green. (2) New salt bins, plus install one on the corner of "the Green leading to Dycote Lane". (3) Mow a path only around the circumference of castle hills field and leave rest to natural habitat & plant wild flowers/seeds. (4) Install Owl boxes on Castle Hill Field.
Tennis courts renovated.
Possibly better parking near the village shop as rather narrow when the public transport buses and delivery vans are in area.
Bus shelter.
Road repairs done quicker – more street lights.
More use of castle hill.
Youth club.
More play equipment for toddlers on village playing field. More fitness classes.
Increase in broadband speed.
High speed broad band.
Library – Better play area on the park e.g. slide.
All in 7:1 (Affordable Housing/Bungalow. Dogs fouling foot paths. Very poor road surfaces. Unsightly grass areas)
None, OK as it is.
Better drains if you build more houses.
Youth work & children's clubs.
Bus shelters.

No meaningful public access to the excellent sporting/recreational facilities available at the Sir William Robertson High School. A base for a thriving youth service/club? A much underused/public investment in terms of providing for wider community facilities outside of normal school hours.
Roads in village re-surfaced. Allow caravan & camping open to all throughout the year on the playing fields. This will benefit shop, pub and local attractions.
Better public transport. Better outdoor play facilities for children. Cinema nights @ village hall. Building project @ the school – currently v. cramped!
Faster internet – Less “urbanisation” eg kerbs etc. limit street clutter (round signs, street lights etc).
A proper skate board facility.
Upgrade Power Supply.
Keep roads and access free moving and not overly strained by new builds without improving road infrastructure.
Decent roads – not potholes.
Tennis courts.
Better play park rides.
Road surface. Street lighting.
Better broadband.
More better street lighting.
Road repairs.
OK.
Gas and optical broadband. Bus service to Sleaford.
Further classrooms at P/School, extending their playing field to rear.
Bus shelter corner Cow Lane bus stop.
Adequate at this time, need to be monitored at regular intervals.
Bus shelter.
None one can think of.
Dr & Dentist even if only occasionally.
I think the park is poor when you compare them to other villages.
Better public transport service would help a lot of people & the environment!
Just the general up keep i.e. potholes, roads, transport.
The present facilities are good enough – particularly the splendid village hall and the lovely schools.
Better upkeep of roads. Improvements to footpaths. Not ideal for anyone with a pram, mobility scooter or wheelchair.
Would like to see change in Village Pub. When first moved here the pub had a lovely dining area and very good food. Excellent for when friends and family visited. Many people used it at this time. Over the years it has gone downhill, sometimes empty. I have not been in for years as no descent food available and no atmosphere.
Bus shelters on the Green.
Better Pub.
More off street parking.
Better drains. Speed signals/control.
Bus shelters at either end of village.
A better Pub. Fast internet. A chemist.

Keep it as it is.
Pub offering food. Some properties being tidied up eg. old Co-op and Hall Lane house which has been a mess for the last 22 years I've lived here.
Some improvements to the play park and tidier pavements!
None in particular, however, would like to see a larger percentage of village supporting the pub.
It would be nice if people supported the village pub better so that we don't lose it. Also facilities would benefit from new residents supporting those committees.
Youth Club or similar – decent pub?
More footpaths on the village periphery.
A little light industry, traffic from this could be directed away. No houses as that would ruin the village because of traffic IE cars.
More equipment on playground. Footpath on Bell Tree Green to save going in road en route to Moat Lane. More interest classes at Village Hall (+ better publicity e.g. of classes at SWRS).
Not really.
Street lighting.
Children play area in south end of village. A youth club.
Greater support to pub – improved road surfaces – greater broadband – mains gas & cable TV.
Road repairs and road/paths seeped.
More events at village hall for parents such as fitness classes. A decent Pub. A farm shop.
Children's play park equipment could be improved. Navenby/Caythorpe/Fulbeck are much better.
A better children's play ground.
Some kind of activities for retired people i.e. Indoor bowling.
Any improvement that lets us all live easier life.
All facilities are here if you are prepared to join in and take advantage of them.
Resurface Moat Lane.
Play area (more play equipment) for children. <ul style="list-style-type: none"> • increase the Lincoln power village projects for schools village hall poss. – domestic. • improve internet services. • Removal of overhead wires. • improvement to cycle path between Welbourn & Leadenham. • footpath to Leadenham unsafe too walk on – too narrow.
A new children's play park for all ages. Clean up the pond. Get the people who own the unfinished houses to get on and complete them. Get rid of the weeds etc. around the Blacksmith's Shop.
Eight said "None"

7.5 Any other comments

We believe that part funded small starter homes and small family homes for rent and buy are required in the village to increase the number of young families, redressing the community balance. We have an excellent primary school that is predominantly used by families outside of Welbourn all of whom are transported by car, causing congestion.

We find it frustrating that those who have migrated to the village in new developments and have then gone on to oppose further development, therefore forcing up the cost of property and pushing out the 'local families of old'.

Although we don't agree with sprawling cheap brick developments such as the large estates at Navenby; we feel a compromise can be achieved with a local developer and village consultation/funding.

One of the reasons we wanted to live in Welbourn and in particular the house we have bought was the view across the fields and across to Wellingore. Although we are "new comers" to the village we feel that any significant development in the village will take away its character and traditional feel of country living. I feel quite strongly about the fact that some villagers are more concerned about the "visual impact" of the wind turbine/pylons near Brandon rather than the "visual impact" of the residents who have invested a lot of money into their properties to enjoy the "visual impact" of Wellingore and enjoy quiet traditional village living.

My general view of the housing situation is that the population of the country is too high, pursued for reasons of economic growth in the past. This has led to unprecedented demand for housing and pressure on all services such as health and roads. When the issue of economic and illegal migrants has been addressed this will free housing stock and possibly result in a price reduction for basic housing. This housing is not in the village, but we are being asked to spread the burden of this artificial demand for new housing across the whole country and all parishes. The Population when I was younger was close to 50m; it is now neared 60m and probably many haven't been counted. The population is just too high for such a small country and our limited resources. The shift between farmland for food and for housing has to be stopped but few politicians are willing to address this.

Comparative to the size of the village there have been many new houses on the Hall Orchard Lane development and in future planned for opposite the village shop. The developers/planners determine the type of housing and many more houses and apartments could have been built on these sites. There are more than a handful of empty houses in the village. My answer would be to limit future development to small developments of one or two houses/apartments. If national demand for housing is really there, the politicians should insist on smaller houses being built; The area north of the school on the village High Street seems an admirable mix of period terraced housing and apartments, both rented and privately owned which have a limited footprint in terms of square meters.

Cars parking up on to footpaths.

Having lived in the village all of my life most of my life. But priced out I would like the village to provide housing to enable the next generation to stay here and this would bring back the community spirit which is greatly lacking at the moment.

We are not against progress – but are against anything which might change the nature of the village and the community we enjoy. We think making Welbourn too big and ‘Sprawling’ a village would ruin it.

The Clerk to the Parish Council does not maintain a non position stance on issues. The Parish Council represents us and needs to understand the wishes of the village population. They need to work hard to protect what is good about Welbourn.

Findings of Questionnaire to be fully available in a clear format on village website/parish council notice board.
Need for clarity and impartiality of all parish councillors including Clerk on village matters.
Low/Affordable housing – can occupants afford to live in the village as it is not cheap to live in Welbourn for a number of reasons, would we have a high turnover of occupants/empty unsightly houses? Houses under construction/renovation need to be given time scales to complete work as they are unsightly e.g. The Green/Hall Lane Castle Hill/High Street.

No housing development until the village streets widened and ensure parking spaces provided. I would not like Welbourn to become even more of a commuter village than it now is, with the grass areas used for overnight/weekend parking.

No mains Gas supply! No fish and chip shop (! only joking). Although Welbourn is in the “country”, the terrible state of Moat Lane, along with continual standing in water on it, is a disgrace. The top end of Hall Lane, with its numerous pot holes & terrible surface, is also aesthetically bad.

The old Co-operative buildings a disgrace.
There should be tandem development in carefully considered cases.
Any development to west of village would put undue pressure on existing road network within and leading to village.

The old brick vicarage on corner opposite Bell Green sits on a large, unkempt and unloved area of land. This area needs development so could this be a potential area for development? The C of E may be approachable.

Castle Hill is a disgrace an attempt was made to restructure it after the criminal tree surgery but this seems to have failed through lack of interest.

Important to preserve the green spaces in the village- Castle Hill, playing fields, footpaths, The Green (+ the Telephone Box!) .

Residents on the High Street to use their garages and off road parking, which the majority have-and for them to be more considerate to all Welbourn residents using that street. Any future housing development needs to take into account that Welbourn is a small village and does not want the houses to be doubled in one site, and with more starter homes than huge 4 bed roomed houses that local villagers cannot afford.

Enjoy village feel and would wish it to stay that way.

I think it is important for housing to be more affordable within the village for younger people so that village amenities such as pre-school, the primary and secondary can survive also I feel green belt should remain but areas at brown could be utilised for housing.

Poor traffic control on A607 – fast traffic is noisy and very dangerous.

I would like to see some provisions for social housing limited to immediate requirements – no housing estate projects. Attempts' to maximise 'talents' in the village- these could instigate new projects which do not involve committees: - formation of limited committees/groupings for a particular event i.e. Jubilee celebration groups is the only way forward. An identified person to welcome new residents to the village & give out relevant information. Attempts' to co-opt Parish Councillors from the wider community – younger people especially.

I have a piece of land suitable for building but have been told I cannot use it because it may be behind my property, (Conservation area rules) so if this is the case, there is nowhere in Welbourn to build affordable Homes. i.e. one rule for one and a different one for others?

Reduce the size of delivery lorries allowed in village to the farms and light industrial units.

Parish Council too much out of touch with villagers views and undemocratic. Village roads in very poor state. Dangerous overhanging trees on High Street blocking light. Overhanging hedges on pavements. Ruined verges on High Street from cars & vehicles. Need better facilities for children to play. Castle Hill seems useless facility – needs more development to encourage more use in village.

Any future development should consider more sheltered housing for seniors as well as affordable housing for younger people.

We feel it is absolutely necessary to retain the village feel of Welbourn and to resist to much expansion (just look at Navenby, which has clearly lost it's village feel by being over built!!).

Wind Farms are still not a proven "Green" source of alternative energy. unsightly & noisy.

Parish Clerk should keep his opinions to himself and not put them in the 2 village mag.

We would not like to see excessive housing development. The village structure ie roads and services cannot cope. High Street is difficult to negotiate early am & pm when the school is operating. This is a pleasant village to live in, we don't want to see it significantly change, after all it is why most of us choose to live here. More openness between Parish Council and parishioners, especially concerning issues which affect us all.

Put a community group together to achieve Green Flag Award!
greenflag.keepbritain tidy.org

Any housing development must keep in character with the rest of the village. Not cramming houses on top of each other ensuring a good size of garden for every house. Any development (housing or industrial) must be with land owner's permission – no compulsory purchase.

There is a great lack of support within the area for other hobbies – except, W.I. Bingo, disco's etc.

Sort out problems with flooding – not fixed yet.

Any development of Affordable housing should be only in response to a clearly identifiable need.

No more development needed.

To keep up the momentum and interest in the Village Plan, a short update with initial findings would be helpful. Timescales and next steps should be issued with details of meetings and voting on proposals. The previous policy on development in the village supported small 'In-fill' housing rather than large developments like those in Navenby. This policy should continue so as to keep the integrity of the village. There is no compelling argument to have large housing estates in Welbourn.

Good luck.

Welbourn is a village and should stay as such without large housing estates being built.

Future Housing Developments. Given the existing sites within the village curtilage with full planning permission i.e. Borfa Wen Farm (14 units) And Brook House (9 units) together with the potential for further infill/conversions/sub-divisions etc. There would appear to be scope for perhaps 45/50 new dwellings i.e. an increase of at least 15% on the current number of households in the whole parish let alone the village. At recent levels of housing development this would represent at least a 25 year supply of land for new housing – maybe even longer given the current depressed state of our economy and the lack of public funds to expand public utilities and services to meet the demands of these additional households – mains sewage/school places being two examples. New employment opportunities would also be needed. I suspect the huge projected housing developments for central Lincolnshire are wildly over the top! At the very least we should try at all costs to maintain the historic form & streetscape of our village. After all this is part of our heritage. We can accommodate future local housing needs within this framework without resorting to building “off the peg” suburban housing estates. Around the fringes of the current built area so losing valuable agricultural land. Creating traffic congestion on narrow village streets and outstripping the capacity of our local utilities & services.

Would like to see the Co-op in better condition & people should clean their dog poo more often.

Please don't allow our village to be overdeveloped. The odd building plot and land opposite the P.O. – yes, but not anywhere else.

We have to stop this village becoming a retirement and dormitory settlement. We need to encourage shops, business and families to keep it alive. If we allow it to be frozen in aspic, it will die – much like Boothby.

Any new homes or buildings should be built in stone, more should be done to preserve the character of the village. Road repairs urgently needed at entrance to village. Some unsightly areas of the village where scaffolding has been up for years. Council should take action to change this. Think about greener energy for village.

Please keep the village as it is.

Problems caused by buses meeting at or near The Green, where the road is narrow, and standing at the bus stops far too long with their engines running. They should do this at the Bell Tree Green stop where the road is wider and there are fewer houses. As it is, they cause obstruction and nuisance.

Any development in the village should be very small scale. We do not want to end up like Navenby/Wellingore. Keep a village a village.

The trees outside Manor House/High Street have been allowed to get far too big and are now dangerous. They also cut out light to the houses. Crows in these trees are noisy and dirty. Pigeons are even worse. The pigeon Poo outside my gate is disgusting (7 High Street) There needs to be a cull on crows and pigeons.

Would like to see the old co-op building tidied up. It's a shame the co-op gave it up. Also the Rooks need sorting out, or the trees they occupy cutting lower level so they go back to nesting on the line bank where they came from. Also people to poppa scoop after their dogs.

There is no urgent requirement for affordable housing. Nobody has the right to work and live within the village. Most people travel to work. NKDC need to use the existing un-occupied houses, rather than developing unwanted developments.

We have a beautiful Church. Lovely village hall. The Beck and lovely Shop, Alison & David, a little mini market. Our lovely school. Good bus service every hour, Lincoln & Grantham. Asda on Wednesday (free Bus), a lovely friendly village. But is the future

for village children leaving school and can't get job's or work to be able to pay big mortgages or big deposits on some houses. I would like to see more council houses built so they can afford. This is just my thoughts, which I'm sure won't count. (An elderly Welbourn resident).

The village needs more security (CCTV) to avoid thefts, break ins etc.

All development should be examined for need and general impact on the nature of the village.

In an ideal world each planning application would be subject to approval by referendum. Welbourn does need different types of housing to save the village from becoming a ghetto e.g. dormitory village or retirement complex.

The village needs more small family homes – low cost to encourage young people to remain/come to the village. To keep the school open etc.

Yes, I'm old. No, I'm not against change – there's always been change but please don't ruin our really lovely village. We have so much, but could also lose so much.

As NKDC council tenant Rep I am fully involved in development both for Welbourn and Wellingore.

Any future development should include off road parking.

20 mph speed limit in village. Certainly the speed people come round Castle Hill onto High Street is too fast and near the primary school and residents home parking on the sides make it difficult to negotiate at 30mph.

Thank you for the opportunity to have our say in this questionnaire – we were unable to attend the Walk-in sessions though we would have liked to.

I have no opinion on the issue of development outside of the curtilage – I can see both sides of the argument.

Planning – not happy about infill plots – ie orchards & gardens with in the village will disappear and buildings put further pressure on drainage and sewerage without the leverage to the water boards to provide better sewerage system.

More houses in Welbourn would be beneficial for business such as the Pub and Shop, which are important to the village.

Overall Welbourn is a good place to live, however, there is a lack of community spirit & it's always the same people getting involved & organising. More people should get involved instead of whingeing.

Please think very carefully about any changes to the village, it is a very unique & lovely village, the peace & quiet of the village & the friendly attitude of the people, saved my life, as by the time I sold my house, & dealt with a neighbour who was the worst neighbour from hell, I was in a very bad state mentally, Thank you Welbourn & its people.

I agree that there should be some form of Affordable Housing if there is a demand for it but consideration must be given to the number & location. The roads and access in the village are not designed for much more traffic.

Welbourn is a compact village with a strong sense of community and a pretty aspect. Allowing the village to sprawl out towards adjacent villages would significantly impact upon the village character and sense of community!

Drainage – including sewerage is at a premium in Welbourn and to add to the present system would have some drastic consequences. Any development on housing front would have to take on board & improve the present drainage system.

Speed limits within the village need to be addressed. In my opinion, the appropriate limit within the village should be 20 miles per hour. Cows Lane and Little Lane should be 'one way' only.

I am appalled at the state of overgrown hedges and trees. The first wet your shoulders as you pass by and the other are so low that you get a wet head or worse a slap in the face from low branches in full leaf and even a twig catching your eyes. We are both very sight impaired and these things happen on a regular basis. The very worst is cars, vans and lorries parked on the pavements which causes problems every time we go out. The village in general looks very messy with people just not taking an interest in their gardens or the council letting the trees become overgrown.

More people would be a disaster and only add to the sad state the village has become in the latter years.

It would be nice to have good roads and better lighting in some parts of village.

The village should not be unduly expanded without improved infrastructure i.e. sewerage/drainage, road access. School and shop must be encouraged to flourish at all costs.

Object to any proposal for future housing development. Many houses are currently available for sale.

Please keep village as it is.

- Would like a 40mph stretch on A607 – chicken farm to Leadenham.
- Speed on A607 esp. at road junctions N & S of village. Also access to houses on A607 N of village is very dangerous.
- Increased road access to Hall Lane so bus can enter village without using full road width.
- Increase natural habitats for wildlife – esp. needed since the ‘cultivated’ approach to Castle Hill. A meadow was originally planned for Castle Hill instead another plain area of grass identical to the playing field.
- Car rental scheme to reduce the number of 2nd family cars or low mileage cars needed.
- Parking off road for the Primary school & shop.
- rain water to be diverted away from sewerage.

With regards to any future development of the village, this must not take place in any area between the village and the old railway bank. Any development in this area would adversely increase the vehicle traffic along the High Street. The High Street itself is already congested with parked vehicles and at most times it is very difficult to negotiate your way through, especially for the large farm vehicles, oil tankers and any emergency vehicles. The area where the ‘The Green’ joins the ‘High Street’ is on a narrow right angle blind bend with a junction on the bend. It is impossible to see around the bend because of the Trees and the high wall. It also has a public footpath that runs alongside the wall from ‘The Green’ to the ‘High Street’ onto the blind bend. Traffic travelling down the High Street and turning right into Crosby Lane must do so with extreme caution because it is impossible to see any oncoming traffic from ‘The Green’.

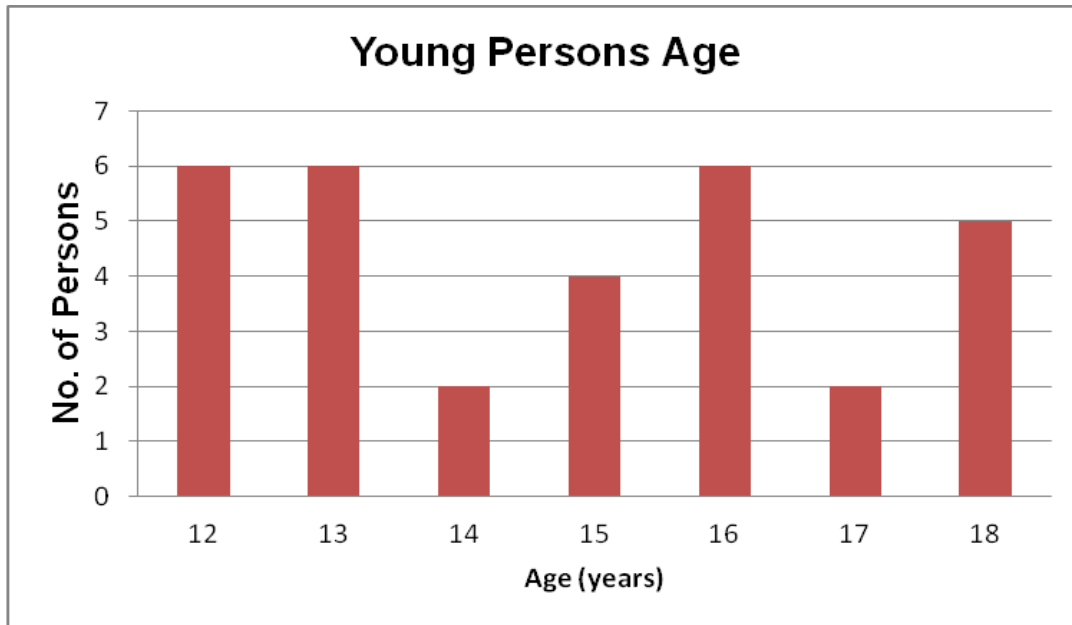


Welbourn Neighbourhood Plan Questionnaire Analysis Young Persons'

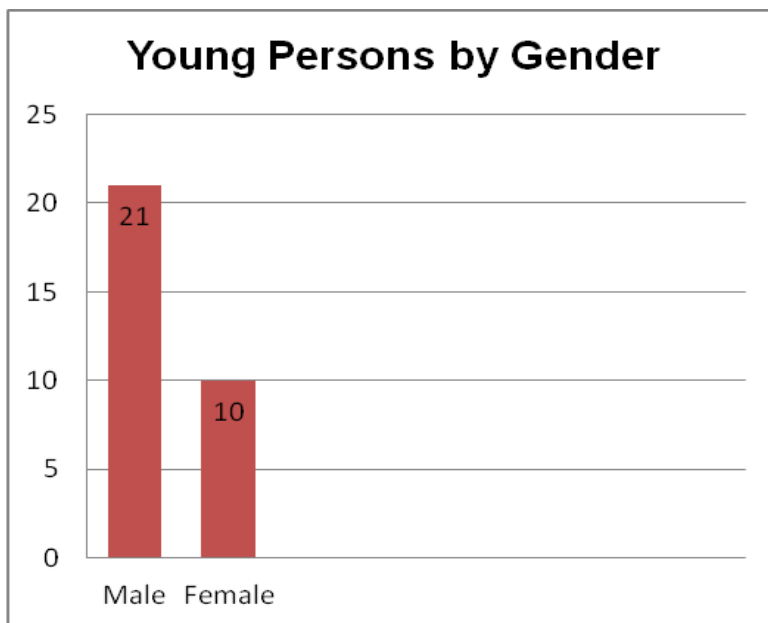
A total of thirty-one Young People aged between 12 and 18, who live in the Parish of Welbourn, took part and completed the Young Persons' questionnaires.

1. **ABOUT YOU**

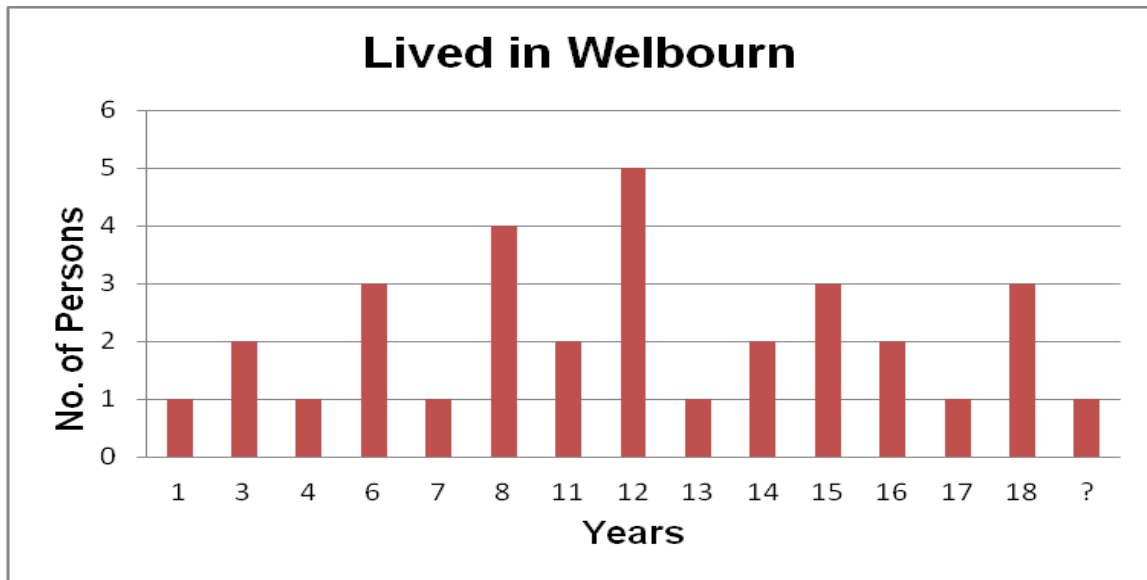
1.1



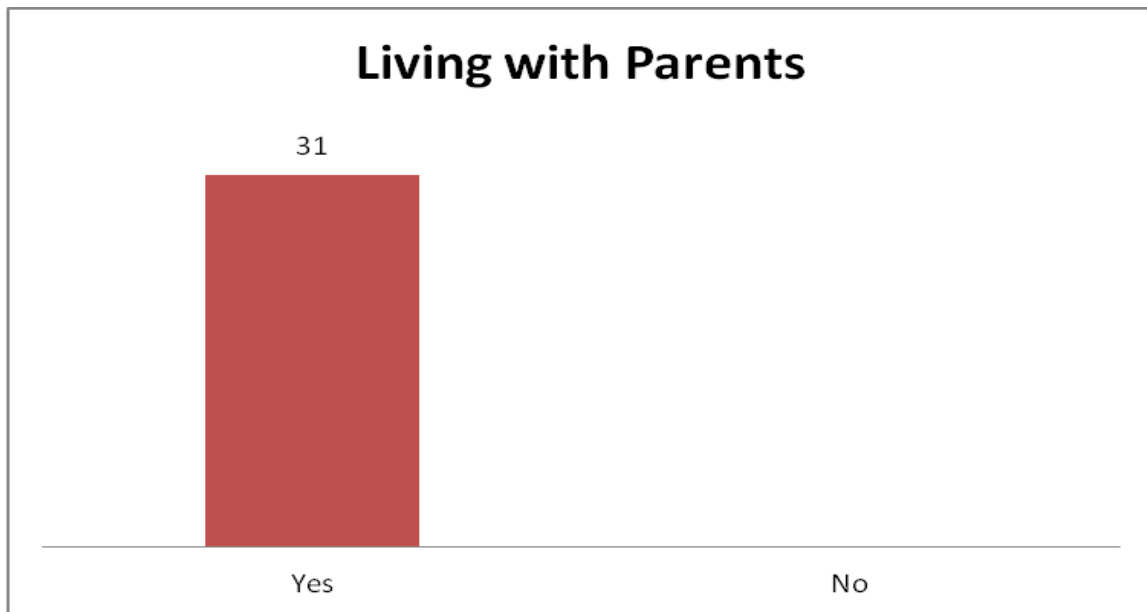
1.2



1.3 How long have you lived in Welbourn? (Years)

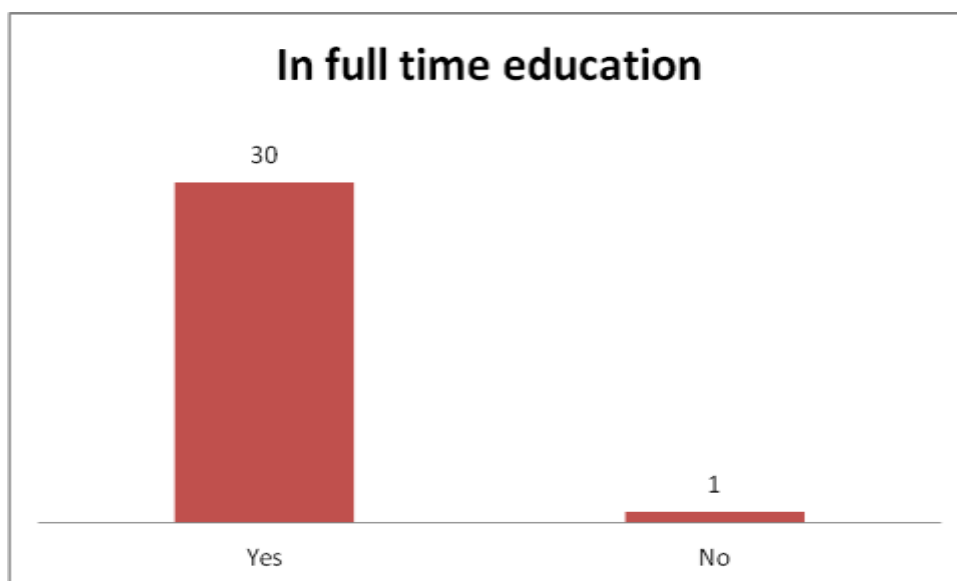


1.4 Are you still living with your parents?



2. Education

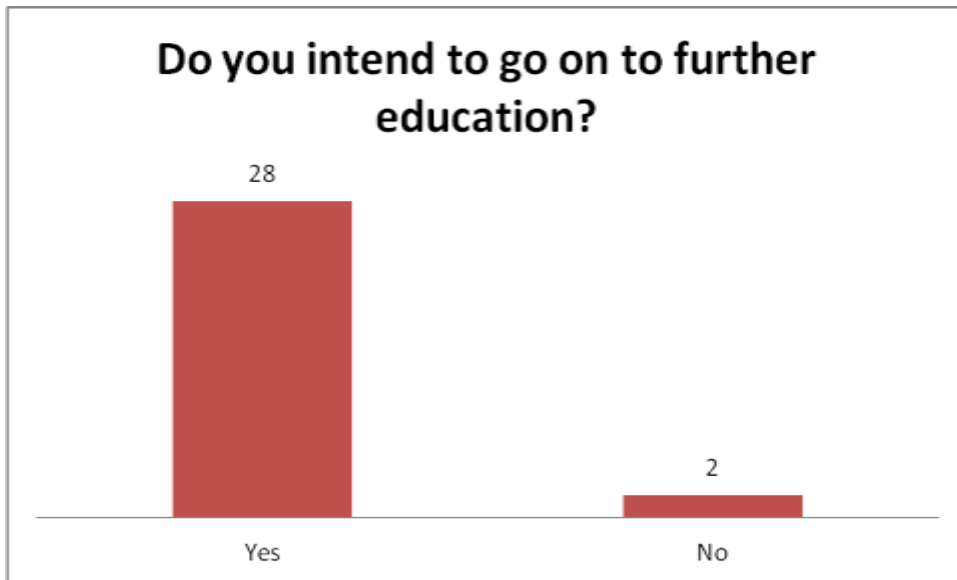
2.1 Are you attending school or college?



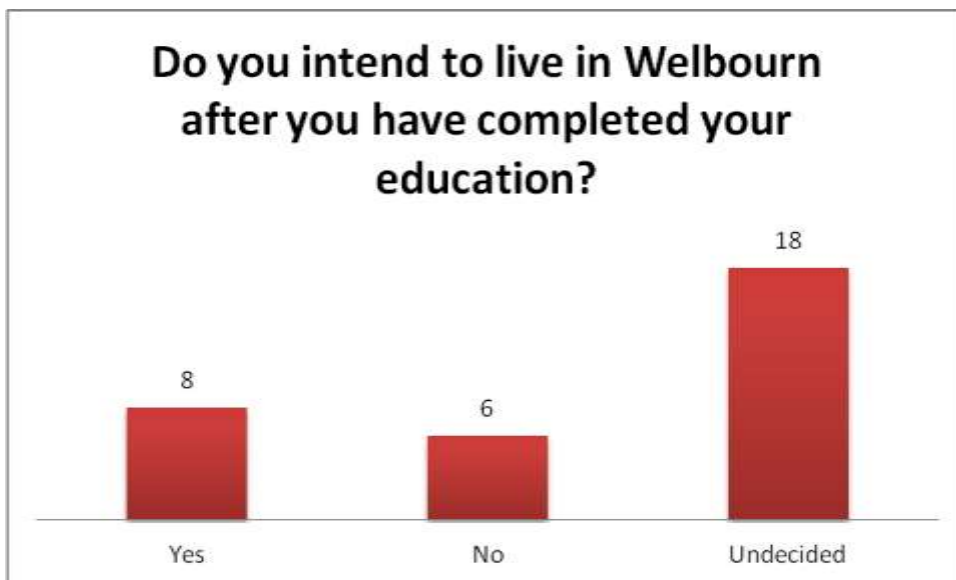
2.2 If yes, which school or college?

School or College	Female	Male	Total
Sir Robert Patterson Academy	1		1
Lincoln College		2	2
The Priory Academy Lsst	1	1	2
Kesteven Sleaford Girls High School	3		3
The Kings School Grantham		1	1
Oundle School		2	2
Uppingham		1	1
CARRE'S		5	5
Sir William Robertson High School	5	7	12
University		1	1
Total	10	20	30

2.3



2.4



2.5 Please say why?

Reasons for wanting to stay in Welbourn	No.
Good village	1
Nice & Friendly people	6
Can't afford own house	4

2.5 Please say why?

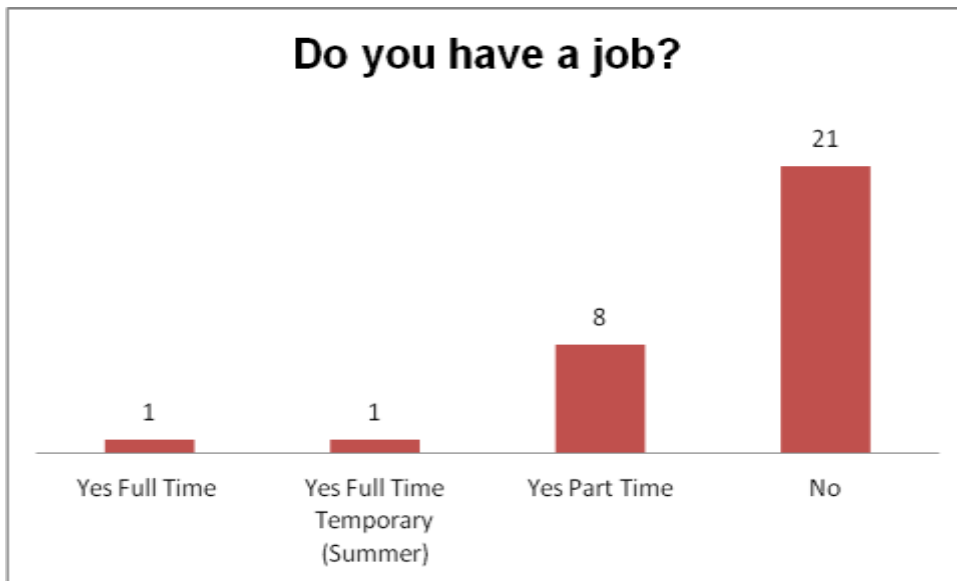
Reasons for not wanting to stay in Welbourn	No.
I plan to have a science job & I can't get one in Welbourn	1
Depends where my job is located	4
Too far to travel to work/from town centres	2
Too young to have decided/Not decided on where I want to live	5
Not decided on further education study/career choice	3
I plan to move south	1

3. Employment

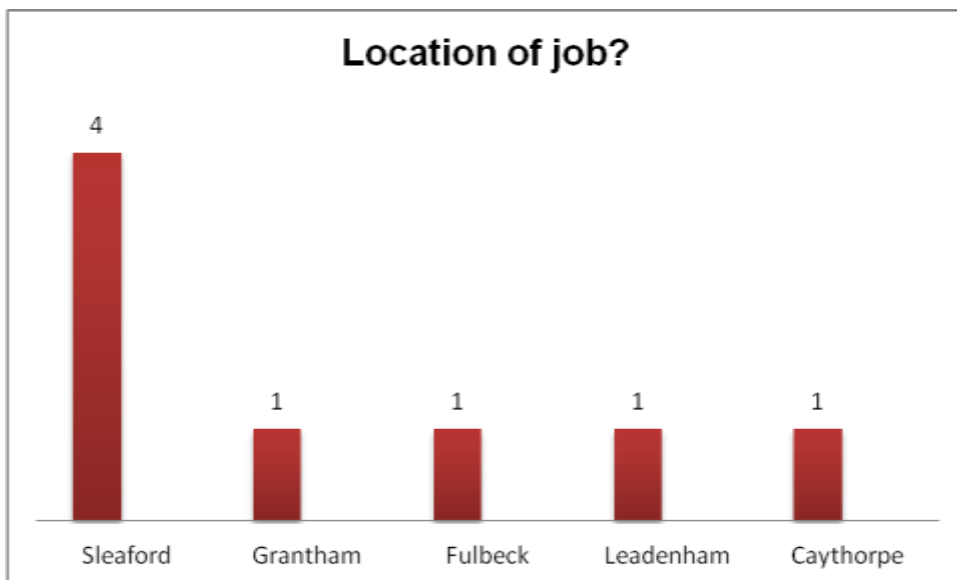
3.1 Do you have a job?

	Yes	No
Female	3	7
Male	7	14
Total	10	21

3.2 If yes, is it full time or part time?



3.3



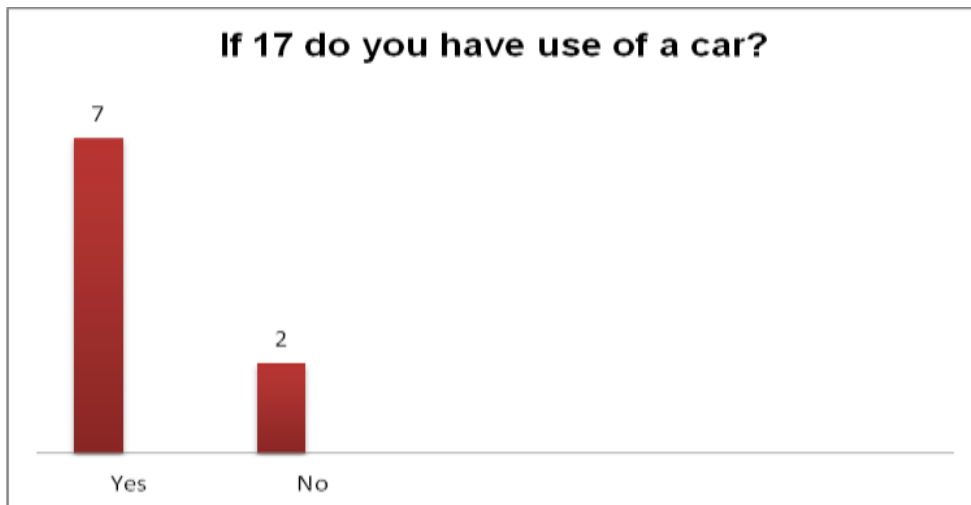
4. Transport

4.1 How do you travel to School?	No.
Walk	10
Walk/Taken by car	2
Bus	12
Bus/Taken by car	1
Taken by car	2
Self Drive Car	1
Boarding	1
Other	1

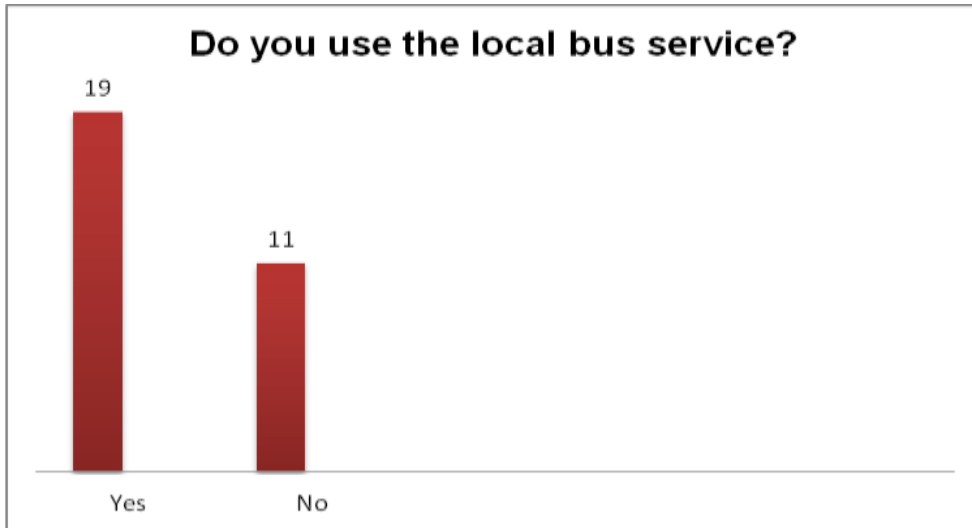
4.2 How do you travel to visit friends?	No.
Walk	6
Bus	7
Taken by Car	20
Self Drive Car	5
Motorbike	1
Cycle	8
Other	1

4.3 How do you travel to your job?	No.
Walk	2
Bus	4
Car	2
Self Drive Car	2
Cycle	2

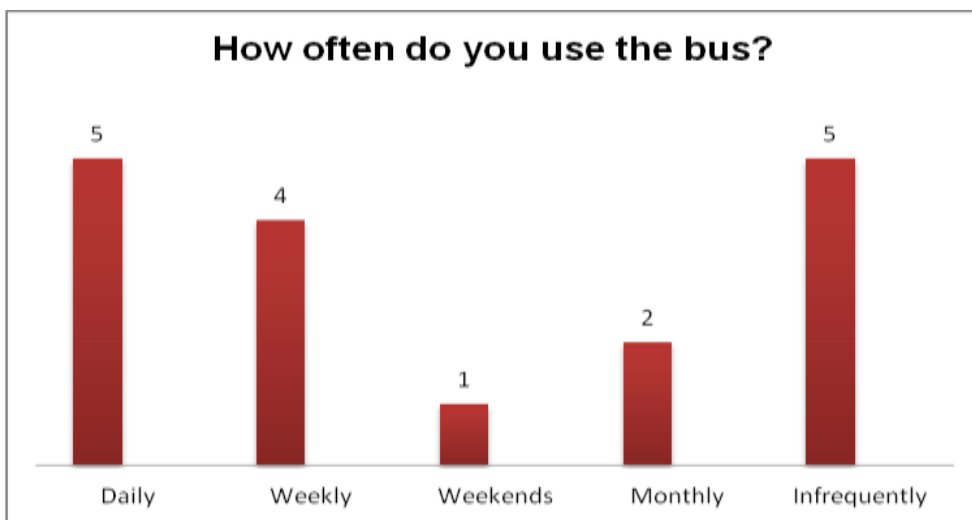
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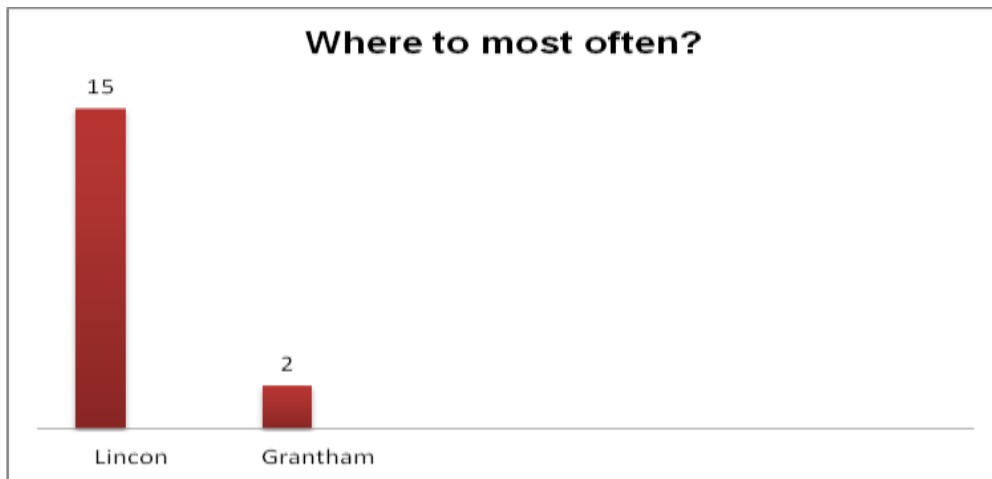
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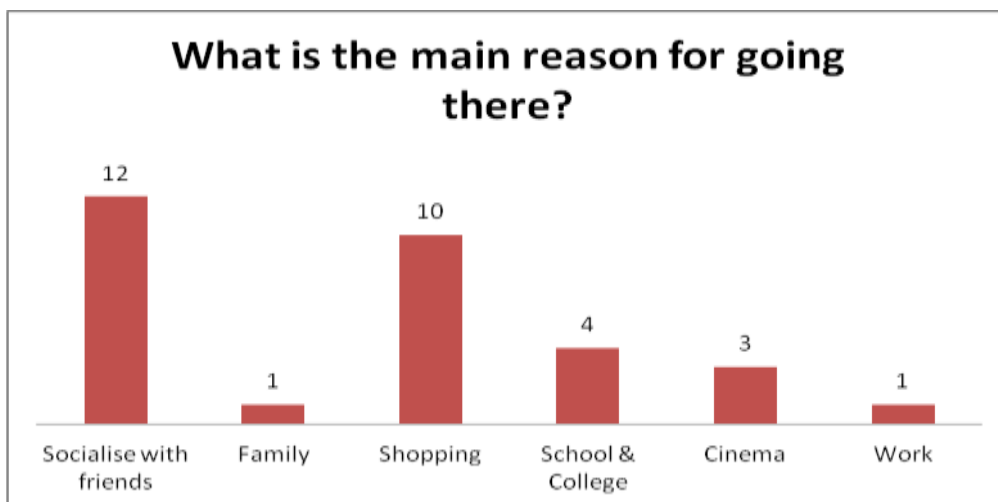
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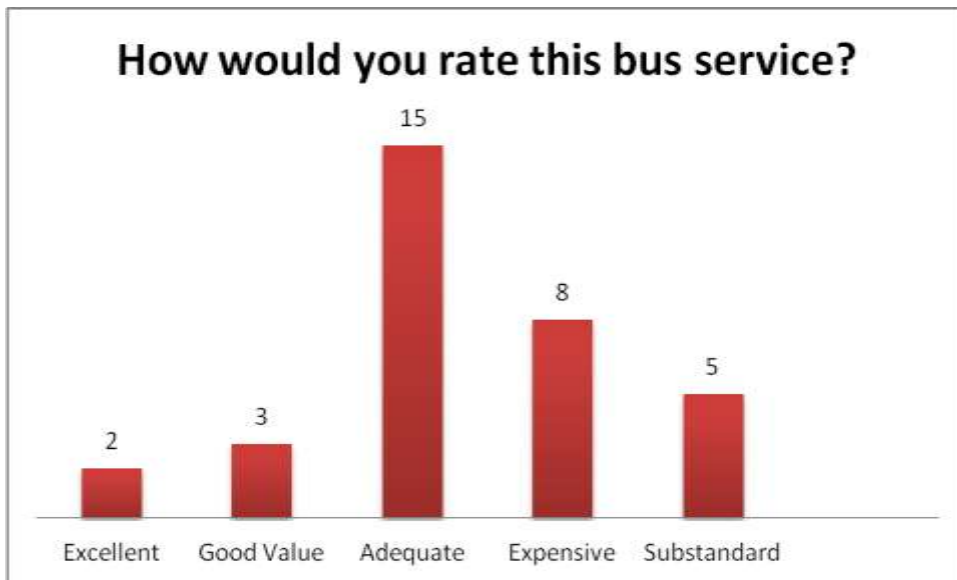
4.7



4.8



4.9



5. Hobbies and Interests

5.1 What hobbies do you have?

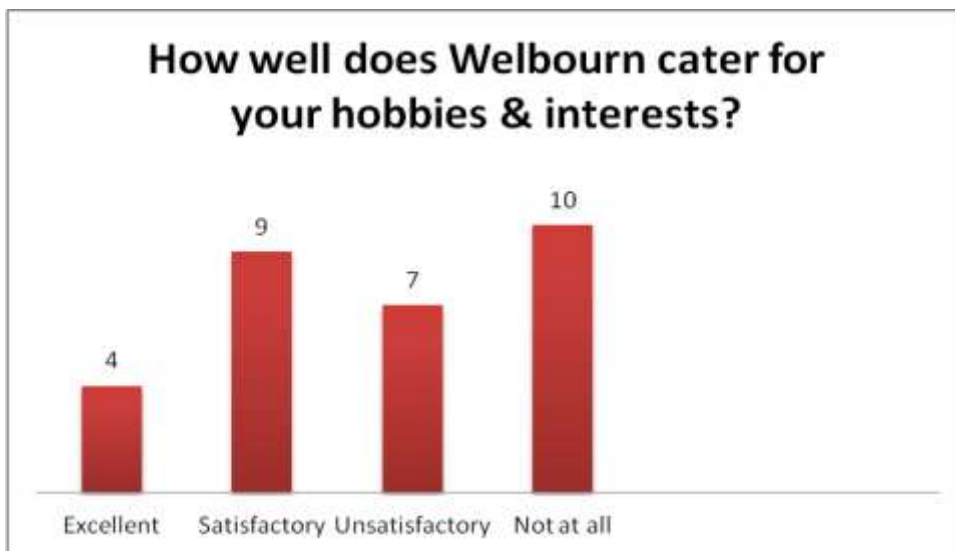
Hobby	No.
Athletics	4
Team Sports	8
Swimming	1
Racket Sports	8
Horse Riding	1
Golf	1

Fishing	1
Flying RC models	1
Computer Gaming	3
Kayaking	1
Modelling	2
Reading	1
Walking	1
Dancing	6
Drawing	1
Animals	1
Motor Racing	2
Sports	3

5.1 Hobby (cont)	No.
Photography	1
Music	6
Skateboarding & Scooter	2
Socialising & Parties	3
Shopping	1
Cycling	3

Climbing	2
Radio DJ	1
Science	1
None	1

5.2

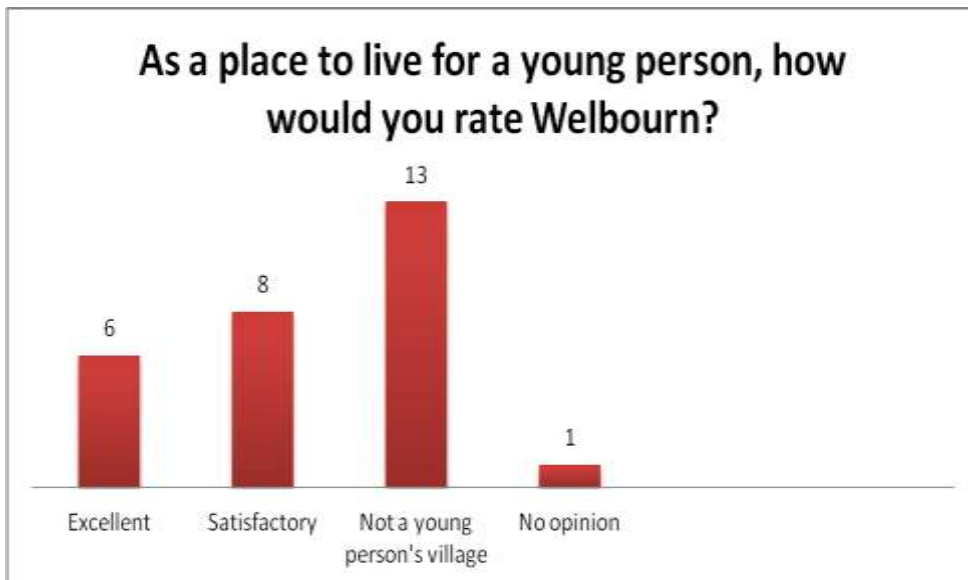


5.3 What facilities in Welbourn do you use?	No.
School	11
Village Hall	13
Church	5
Shop	26
Park	23
Tennis Courts	14
Pub	2
Cycle Path	9

Castle Hill	14
Other	3

5.4 What clubs or societies outside of school or work do you use?	No.
Scouts (Wellingore)	3
Guides	1
Youth Club	3
Football (Fulbeck/Navenby/other)	5
Drumming	1
Dance (Fulbeck/Wellingore/Bishop Grosseteste)	3
Climbing Club (Lincoln)	1
School Clubs	1
Cadets (Lincoln)	1
Athletic Club (Newark)	1
Other	4
None	1

5.5



6. Living in Welbourn

6.1 What do you like about Welbourn?	No.
Central for other towns	3
Lots of young people	2
Good environment & close to school	12
People/community	14
Good facilities	5
Shop	4
Tennis Courts	1
Family live here	1
In countryside	4
Houses	1
Park facilities	3
Wildlife	1
Safe place & good for bike rides	4
Quiet village	6

6.1 What do you like about Welbourn? Cont	No.
Good transport links	1
Cycle Paths	1

6.2 What don't you like about Welbourn?	No.
Not enough for young people to do	6
Unsafe walk to Wm Robertson school	1
Not enough young people – my friends live elsewhere	2
Tennis Court in poor condition	2
Park doesn't cater for my age group	3
No clubs, football or Youth Club	4
Too far from towns	3
Expensive to travel to towns	1
Not interesting for young people	4
Crows on High St	1
Infrequent bus service that doesn't go to Newark or Sleaford	4
Stereotyping of groups of young people	1
Dreadful road services	2
Nothing	1
Algae in village pond	2
Dogs off lead & dog poo on pavement	1
Slow internet speed	1

6.3 What additional facilities would you like to have in Welbourn?	No.
Football team	1
More sporting/clubs for young people	6
Skate Park/BMX Track	6
Youth Club	5
Better Park Facilities	4
Movies Club	2
Paintball	1
Bus Shelter	1
More village events/Family Discos/Holiday Clubs/Beetle Drive/Bingo	3
Climbing Wall	1
Better Tennis Courts/Park Facilities for older youngsters	4
More Houses	1
A website that informs people what's going on in the village	1
Has enough, doesn't need any more.	1

6. 4 Any other comments?

Bus service used to be good/very good when it stopped at Welbourn every 30 minutes, over 16's adult price puts me off using the service – too expensive.

The village needs better general maintenance.

I wouldn't like to see Welbourn grow more e.g. over expansion, too many housing developments.

Village shop owners don't like the kids and don't trust us.



Welbourn Neighbourhood Plan

Questionnaire Analysis

Employers'

In the autumn of 2012 seventeen questionnaires were delivered to Employers located in the Parish of Welbourn, of these fifteen were completed and returned.

For reasons of confidentiality, the contact details of the employers, requested at 1.2, have been removed

Headline Findings

1. Business/Company

1.1	1.3	1.4	1.5	1.6	1.7
Name of Business	Type of Business	Years Established	Service	Anticipate Expansion	If yes, when
Sir William Robertson High School	Secondary School	42	Education	No	
Welbourn C of E Primary School	School	Many years	Education	Unsure	
Welbourn Pre-School	Pre-School Early Years	20+	Early Years education	No	
Welbourn Hall Nursing and Residential Home	Nursing and Residential Home	14	The company provides day, nursing and residential care to the people over the age of 65.	Yes	Within 5 years
Welbourn Manor Care Home	Care Home	60	Health and social care. Residential & dementia care.	Not able to comment	
Ian Batchelor Landscapes	Landscaping, all aspects	24	Landscaping in the community	Yes	Climate dictates so not sure
Denholm Valvecare Ltd.	Valvecare	?	Valve Service	?	
Joiner's Arms R.H.	Public House	80+	Drinking, Meetings, Socialising and	No	

			entertainment		
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1. Business/Company Cont.

1.1	1.3	1.4	1.5	1.6	1.7
Lamyman Ltd.	Farmers	35	Wheat, barley, rape seed, sugar beet and potatoes.	Yes	When the opportunity arises & land becomes available
Farming	Farming	?	Wheat, Barley, OSR	No	
Crop Shop	Unisex Hair Salon	Over 20	Service to the public	No	
Royal Mail Sorting Office	Letter/Parcel courier	Over 100	Delivery Service	No	
Welbourn Post Office	Post Office and Convenience Store	30+ years	Post Office Services – Banking, Postal, Currency etc., Convenience Store – groceries, DVD rentals, Dry Cleaning etc.	No	
Househam Sprayers Ltd.	Agricultural Manufacturers	16	Agricultural Machinery	No	
Welmac UK Ltd	Sales Service and Hire of Recycling equipment	6	Sales Service and Hire	Yes	Ongoing

2 Employees

	2.1	2.2	2.2	2.2
Name of Business	Recruit from Welbourn (W) or Elsewhere (E)	Total number of full time employees	Total number of full time employees who live in Welbourn	Full time employees who live elsewhere & location
Sir William Robertson High School	(W)/(E)	75	5	70 - Surrounding Areas- Lincoln, Grantham, Newark, Bingham (approx 25 miles)
Welbourn C of E Primary School	(E)	3	0	3 - Ruskington, N Scarle, Lincoln
Welbourn Pre-School	(W) mainly	0	0	0
Welbourn Hall Nursing and Residential Home	(E)	20	1	19 - Various locations, Lincoln, Grantham, Sleaford, Navenby, Surrounding villages
Welbourn Manor Care Home	(W) (E)	9	4	5 - Up to 11 miles away
Ian Batchelor Landscapes	(W)	1	1	
Denholm Valvecare Ltd.	(E)	21	0	21 - Various locations
Joiner's Arms R.H.	(W)	2	1	1- Navenby

Lamyman Ltd.	(W) (E)	6	2	4 - Ruskington, Coleby, Tattershall, Navenby
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2 Employees Cont.

	2.1	2.2	2.2	2.2
Farming	(E)	2	0	2
Crop Shop	(W)	1	0	1
Royal Mail Sorting Office	(E)	1	0	1 - Wellingore
Welbourn Post Office	(W)	2	2	
Househam Sprayers Ltd.	(E)	71	3	68
Welmac UK Ltd		3	0	3 – North Hykenham, Brandon, Bracebridge Heath

2.3 Total number of employees

Name of Business	Total number of part time employees	Total number of part time employees who live in Welbourn	Part time employees who live elsewhere & location
Sir William Robertson High School	44	5	39 – Surrounding areas – approx 25 miles radius
Welbourn C of E Primary School	11	5	6 – Witham St Hughes, Carlton le Moreland, Navenby, Lincoln
Welbourn Pre-School	5	3	2 – Leadenham, Grantham
Welbourn Hall Nursing and	28	3	25 – Various locations, Lincoln, Grantham, Sleaford, Navenby, Surrounding villages and North

Residential Home			Lincolnshire
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2 Employees 2.3 Cont.

Name of Business	Total number of part time employees	Total number of part time employees who live in Welbourn	Part time employees who live elsewhere & location
Welbourn Manor Care Home	15	2	13 - Up to 11 miles away
Ian Batchelor Landscapes	2	0	2
Denholm Valvecare Ltd.	0	0	0
Joiner's Arms R.H.	1	0	1 - Caythorpe
Lamyman Ltd.	8	0	6 – Latvia, 2 Welby
Farming			
Crop Shop	2	1	1
Royal Mail Sorting Office	3	0	3 – Wellingore, Sleaford, Colby
Welbourn Post Office	6	5	1
Househam Sprayers Ltd.	1	0	1
Welmac UK Ltd	2	0	2 – Brant Road, North Hykenham

2.2 Total number of full time employees

Total number of full time employees	Number of full time employees who live in Welbourn	Number of full time employees who live elsewhere and location
217	20	197

2.3 Number of part time employees

Number of part time employees	Number of part time employees who live in Welbourn	Number of part time employees who live elsewhere and location
128	24	104

Total number of employees

Total number of employees in Welbourn	Total number of employees who live in Welbourn	Total number of employees who live elsewhere
345	44	301

	2.4	2.5	2.6
Name of Business	Do any of your employees wish to relocate to Welbourn	What reasons do they give for their response	On average, how long does an employee in your company
Sir William Robertson High School	N/A	N/A	Approx 5 years
Welbourn C of E Primary School	No		3 – 10 years
Welbourn Pre-School	No	Family Factors Housing too expensive in Welbourn	5 years
Welbourn Hall Nursing and Residential Home		The company is aware that one staff member has relocated	7 years
Welbourn Manor Care Home	Unsure		1 – 26 years
Ian Batchelor Landscapes	?		3 years
Denholm Valvecare Ltd.	No		2 – 22 years
Joiner's Arms R.H.	No	Happy where they are and could not afford a house in	Full time 4 years Part time 18 months

		Welbourn	
Lamyman Ltd.	No		10 years plus
Farming	No		20 – 30 years

2.4 2.5 2.6 Cont.

	2.4	2.5	2.6
Crop Shop	Yes	Nearer to work	As long as they want to
Royal Mail Sorting Office	No	Happy where they reside	Long term
Welbourn Post Office	No	Quite happy commuting into Welbourn	7 + years
Househam Sprayers Ltd.	No	Happy where they are	5 + years
Welmac UK Ltd	No		

2.7 Do you offer training for your employees

Yes	No
9	6

2.8 How many employees use, car bus, etc to get to work?

Name of Business	Walk	Car	Bus	Other
Sir William Robertson High School	3	110		
Welbourn C of E Primary School	4	8		Cycle 1

Welbourn Pre-School	1	2		Cycle 2
Welbourn Hall Nursing and Residential Home	2	29	12	Cycle 5

2.8 How many employees use, car bus, etc to get to work? Cont.

Name of Business	Walk	Car	Bus	Other
Welbourn Manor Care Home	5	18		
Ian Batchelor Landscapes	1			
Denholm Valvecare Ltd.		21		
Joiner's Arms R.H.		2		
Lamyman Lt		5		
Farming		1		Cycle 1
Crop Shop	1	3		
Royal Mail Sorting Office		4		
Welbourn Post Office	4	1	1	
Househam Sprayers Ltd.	3	64	1	3
Welmac UK Ltd		3		
Total	24	271	14	12

3. Broadband

3.1 How important is Broadband to your business?

Very Important	Quite Important	Not very Important	Not important	N/A
10	1	0	1	3

3.2 Are you satisfied with the speed of your internet service?

Yes	No	N/A
3	8	4

Comments made:

Maintaining a connection is a problem though.

Sir William Robertson High School uses a 'Leased Line' connection which is direct to the School. This service is provided by Lincolnshire County Council.

4. Working in Welbourn

4.1 What would you say are the advantages for your company of being located in Welbourn?

Name of Business	
Sir William Robertson High School	Quiet rural setting - Pupils remain on site all day - safeguarding - Pleasant surroundings and environment - On main bus route for Grantham and Lincoln.
Welbourn C of E Primary School	Village community - family feel - small and approachable, good village support.

Welbourn Pre-School	Rural setting
Welbourn Hall Nursing and Residential Home	The advantages of working in Welbourn are quiet location for the type of business provided.
Welbourn Manor Care Home	Quiet village setting - Residents from the village are able to remain in the village if they so wish to choose.

4.1 What would you say are the advantages for your company of being located in Welbourn? Cont.

Ian Batchelor Landscapes	
Denholm Valvecare Ltd.	
Joiner's Arms R.H.	Only Pub in the village (would be nice if more people used it).
Lamyman Ltd.	It is a farm in the heart of the village, but does cause heavy movement of machinery and produce.
Farming	Good Farmland.
Crop Shop	Very friendly village and easy access for our clients.
Royal Mail Sorting Office	Staff all living close to village and nature of work.
Welbourn Post Office	Only Shop in the village. Peaceful, mainly crime-free location. Know most of our customers by name.
Househam Sprayers Ltd.	Close to garage, post office and shop. Between Lincoln, Grantham and Newark. Easy roads to other site.
Welmac UK Ltd	Central to employment.

4.2 What would you say are the disadvantages for your company of being located in Welbourn?

Name of Business	
-------------------------	--

Sir William Robertson High School	Bussing pupils in.
Welbourn C of E Primary School	Signage from the A607, we have had many people saying they don't know we are here!
Welbourn Pre-School	Lack of young children to support group

4.2 What would you say are the disadvantages for your company of being located in Welbourn? Cont.

Welbourn Hall Nursing and Residential Home	Transport for staff is a disadvantage, in the current economic climate. All additional services must have transport to ensure that continuity to provide the service maintained. lack of services within the village, access to pharmacy would be beneficial as staff who drive must travel to other areas on a daily, sometimes twice a daily basis to deliver and collect prescriptions.
Welbourn Manor Care Home	Transport for staff who live in Sleaford and Newark areas if they cannot drive.
Ian Batchelor Landscapes	
Denholm Valvecare Ltd.	
Joiner's Arms R.H.	Older population that does not come out
Lamyman Ltd.	In the middle of the village. we have to negotiate our way through the traffic.
Farming	
Crop Shop	Would be better if you could advertise on the main road for passing trade.
Royal Mail Sorting Office	None
Welbourn Post Office	No passing trade. ASDA bus taking business away from the village. Not much scope to increase business.
Househam Sprayers Ltd.	Isolated and security.
Welmac UK Ltd	The weight limit in Leadenham.

4.3 Do you have any ideas on how the Welbourn Parish Council could better support your business?

Name of Business	
Sir William Robertson High School	Sir William Robertson High School is keen to develop positive links with the Parish Council in terms of activities which benefit our pupils but equally keen to use our facilities and resources to benefit the local community.
Welbourn C of E Primary School	Support for school events.
Welbourn Pre-School	
Welbourn Hall Nursing and Residential Home	It would be beneficial for the Parish Council to provide community events on a monthly basis, utilising the Village Hall. Community based entertaining; film viewing, plays and afternoon tea parties would be beneficial to some residents.
Welbourn Manor Care Home	Community service to tidy grounds.
Ian Batchelor Landscapes	
Denholm Valvecare Ltd.	
Joiner's Arms R.H.	
Lamyman Ltd.	Supporting the work farmers do. Have a better understanding of the importance of agriculture in Lincolnshire.
Farming	
Crop Shop	Use the salon yourselves!

Royal Mail Sorting Office	
Welbourn Post Office	From our point-of-view, more houses means more customers = more stability for our business.
Househam Sprayers Ltd.	
Welmac UK Ltd	

4.4 Should more land be made available for industrial expansion?

Yes	No	N/A	Unsure
4	7	1	1

Comments:

Except with the agreement of the local community.

Any other comments

4.5 Please feel free to add any other comments below should you wish to do so or on a separate sheet of paper and attach it to the questionnaire.

More affordable housing would be an advantage in Welbourn as it would bring us more trade.

People need to appreciate the role farming has with the local industries and the wealth it brings to them i.e. Househam sprayers, Bailey Trailers , Armstrong and Holmes, Troops of Leadenham.

More industry, more local jobs and more support for the only surviving shop in the village.

Thank-you for taking the time to seek our views on the development of Welbourn.

Appendix 1

Welbourn

Map showing the number of people who have stated specifically which areas should and should not be developed - also suggested areas where development outside of the curtilage can take place

