

# Wisborough Green Parish Council

Housing Survey 2006

## Summary of Survey

Wisborough Green Parish is being targeted to accept 60 new dwellings over the coming 10-15 years.

Consultation with local residents has established great concern that new homes will not match the local need in terms of location, types, or numbers required. At a public consultation meeting in June 2006 it was agreed with Chichester District Council that if the Parish Council were to carry out a public survey on the housing proposals, the findings would be taken into consideration in the review processes.

A questionnaire was therefore developed to establish and quantify, not only local need for housing but also views of parishioners of the various sites proposed to date and on the positive and negative effects of development locally. The questionnaire was designed to be answered by individuals, not by households.

The survey was distributed by post at the end of July 2006 to all households in the Parish (605 in total) and was made available online. 365 questionnaires were returned (which represents a response rate of 33% based on age 16+ 2001 Census or 28% if based on age 5+ 2001 Census). The results can be taken to be reasonably representative of the community. However, the low proportion of returns from younger residents does highlight the need to engage this sector of the village community further in the consultation process

The key findings show that:

- No suitable development sites are available [nor likely to become available] that are supported and fall within the LDF criteria. If the village is to accept new development this has to be on a satellite development on brown or greenfield land or on greenfield land not adjacent to the SPA.
- The most favoured locations are in the Newpound area where there is a strong view that land re-use and development is worthwhile.
- Newpound Works, Newpound Coalyard and Greenways are by a large margin the most preferred locations for development. The next preferred is Carters Field. All other sites suggested receive only low levels of support.
- The preferred sites are supported for logical and sustainable reasons i.e. they are brownfield, derelict/ripe for development and improvement, and are seen to offer safe access to main roads. It is also perceived that development of these sites will have little impact on the village, especially the centre, nor will it impact adversely on established homes.

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- The process of polling the views of the community has clearly focussed the minds of local people and landowners and some sites have now been suggested and other offered for development as a result of this process, that were not included in the survey. These will need to be evaluated in full in due course.
- None of the locations identified by the survey or the additional suggestions provides for the housing allocation either within or immediately adjacent to the existing Settlement Policy Area.
- Residents are keen to preserve the Strategic Gap between the centre of the village and ribbon developments along the radial roads, keeping it free of development.
- Residents want future development to be in stages over time and in several geographically diverse locations rather than one large scale development - to avoid major impact to the village.
- Concern over traffic congestion and parking on village centre roads is already a major issue for the village and any development needs to minimise further strain on the roads and address other infrastructure issues such as water, drainage, power supply and parking.
- The main priority to support the future needs of the existing population will be retirement homes, small family homes, homes for young single people and sheltered housing,
- There is also significant support for the provision of small commercial premises such as workshops, offices, and lockups.

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## 1. INTRODUCTION

Chichester District Council (CDC) like other authorities is required by central government to have a plan to guide its development decisions over a period of years. As the current plan is reaching the end of its life a new plan, or Local Development Framework, covering policies that are relevant to the localities in the District is being put together. This Local Development Framework (LDF) needs to take into account the housing growth that central government have decided that the South East shall have up to 2018.

CDC has been consulting on its LDF plan during 2005 and in 2006, and has reached the stage where the overall policies have been consulted on. Key points to note are:

- The District will need to take a share of the south east new housing
- Most of new housing will be in urban centres such as Chichester and Midhurst.
- A comparatively small amount of new housing is to be shared amongst villages which are considered 'sustainable communities'. These include Wisborough Green.
- Wisborough Green will be allocated up to 60 new houses for the period to 2018.

Within this context several sites have been discussed at public meetings to date as potential locations for any development that Wisborough Green might have to accept. There are also ratios that exist for new developments with regard to social housing provision and in this area there is perceived to be a shortage of small units for housing. Concern has been raised at public meetings that the housing that will be forced upon Wisborough will not reflect local need and will end up on a site/sites that are least beneficial/positively detrimental to the village character. It was therefore decided to ask all those over the age of 11 who live in the parish what their housing needs are likely to be over the next 10-15 years and also for views on the sites proposed to date.

A self completion questionnaire was sent out to all households in the village for completion during August 2006. The questionnaire was also available in a shortened form for younger respondents or those not wishing to complete the full version. Completion was also offered online.

365 questionnaires were returned, representing a response rate of 33% (based on age 16+ 2001 Census) or 28% if based on age 5+ 2001 Census.

The following report summarises the findings of that study.

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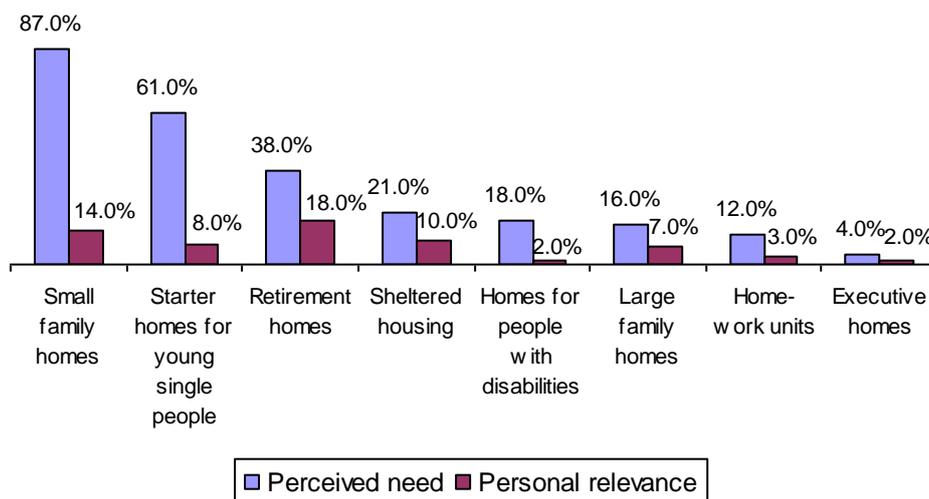
N.B. Although common practice in reports such as this is to discuss the findings largely in terms of percentages of responses, this report often concentrates on absolute numbers. The rationale behind this is that the village is looking at having to accommodate actual numbers of dwellings, so numbers of people needing specific dwelling types is particularly relevant, and also that when looking at specific sub groups – for example – residents likely to move within the village, bases are small and percentages can be misleading. The hash symbol (#) is used throughout to denote absolute figures.

## 2. LOCAL NEED FOR DEVELOPMENT

### 2.1 Dwelling type

Within the context of expectations that Central Government will seek the development of 60 residential dwellings in Wisborough Parish, the strong perceived need is for small homes. It is well known that many homes in Wisborough have been extended since their original build, and over the years this has brought the village to a position where very few small properties are available.

The strongest need is seen to be for small family homes (89.3%), with starter homes for single people (62.3%) and retirement homes (39.2%) also showing high perceived need.



Base 365

However, as can be seen above, the types of domestic development that villagers feel is needed in the Parish does not exactly mirror the type of accommodation that is likely to be relevant to them personally. Indeed, whilst there is

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a very strong perceived need for small family homes, only 14% of respondents say they may be relevant to them. Contrast this with retirement homes where there is still a good level of perceived need (38%) but the highest personal relevance at 18%.

This must be taken within the context of the age profile of respondents (nearly half the respondents were over 60 years old), but interestingly residents aged as young as 41-50 years old are also looking to moving to retirement accommodation within 10-15 years. 1 in 5 respondents in the 60+ age bracket felt that sheltered housing will be relevant to them personally within that time frame.

The size of home correlates with age:

Not surprisingly, among the younger residents, demand is very strong for small family homes (31% : #9) and starter homes for singles (41% #12).

Between 30 - 40, 1 in 3 want larger family homes.

## **2.2 Resident Mobility and Migration**

To establish local need it is necessary to focus on those who are likely to move within the next 10-15 years. The chart below shows potential patterns

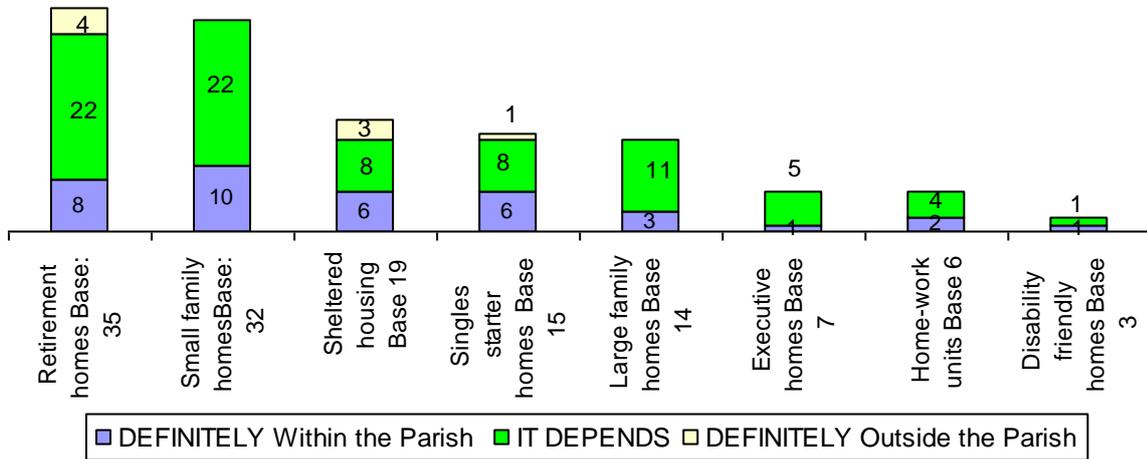
Almost half (44%) of respondents indicated that they were likely to move home in the next 10 - 15 years: not surprisingly, mobility is greater among the under 40's who are most likely to be upgrading their homes, and the 50 - 60 age group who may well be looking to downsize their homes into a retirement property.

1 in 5 definitely want to stay within the Parish when they move, but for most (60%) the location is dependent on a number of factors, primarily related to availability of appropriate housing. The under 40's are most committed to stay within the parish., reinforcing a need for both starter homes and larger family homes.

In the case of those approaching retirement age, 1 in 4 will definitely be looking outside the parish when they finally move home, mainly into specific retirement or sheltered housing - possibly because they do not perceive such homes to be available within the parish..

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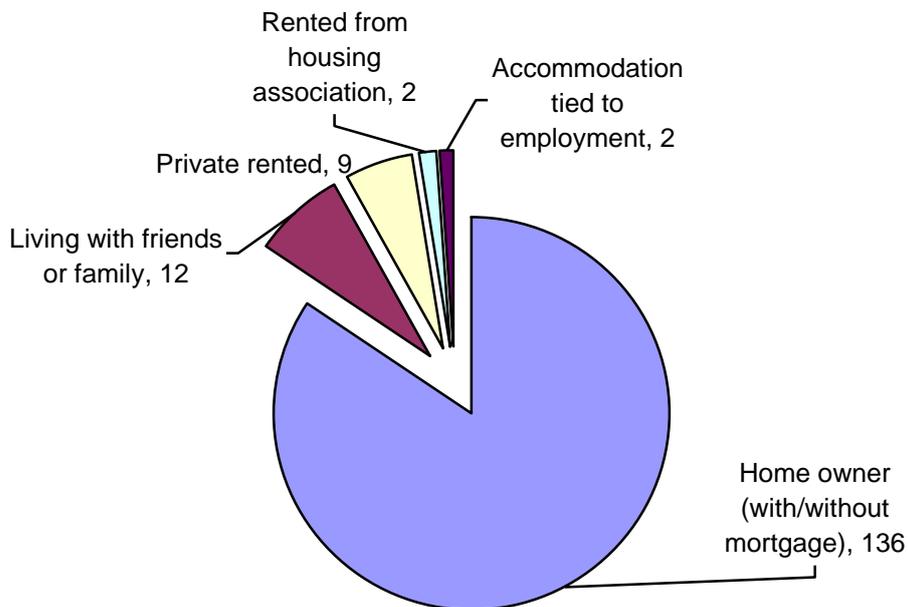
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Base: 162

Half of those likely to move within Wisborough intend to do so within the next 5 years, though the findings do show that there will be a continued steady demand for properties to move into over the next 15 years. Some of these properties will, of course, become available through natural turnover of housing stock.

The chart below shows the current accommodation of those likely to move, which will therefore be freed up by the current occupiers at the time of their move.



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Base 162

As can be seen, by far the majority (84%) of those who are likely to move are owner occupiers. Clearly, this will not release any significant amount of affordable housing into the marketplace.

Of those owner occupiers likely to vacate, half need to move to smaller, more manageable accommodation. The houses they are currently in are therefore the larger family homes, and do not fit the profile of the accommodation most acutely needed in the village.

If one looks at the accommodation that is being surrendered against the primary reasons for the move it is possible to establish which, of the types of private accommodation that will be needed in the village, may be released naturally by migration within/outside the village. For another 30 the driving force behind a potential move is to upgrade or move to larger accommodation – so there may be a fit between these and some of the downsizers. Cheaper accommodation is sought by 10 owner occupier respondents so here may be a fit here with some of those upgrading, but it is clear that there are far more homes that will be vacated that are large/hard to maintain, than are needed by the local population which is looking for smaller family and retirement units to a large extent.

Only 6 respondents are currently on the Local Authority/Housing association waiting list, though in contrast to this, 15 respondents are looking to rent or go into a shared equity arrangement with a Housing association. No Housing association properties are likely to be vacated by present occupiers.

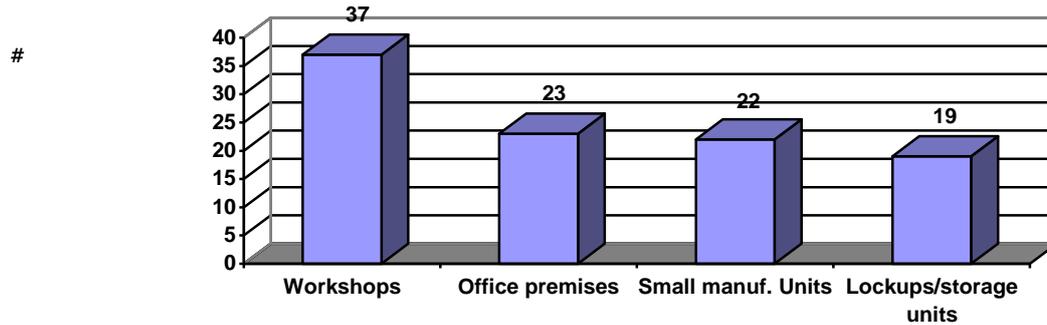
By far the majority, (123) (76%) of those likely to move intend to become owner occupiers.

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## 2.3 Commercial Development

Respondents were asked if any of the commercial properties below would be of personal interest to them, if they were available in the parish.



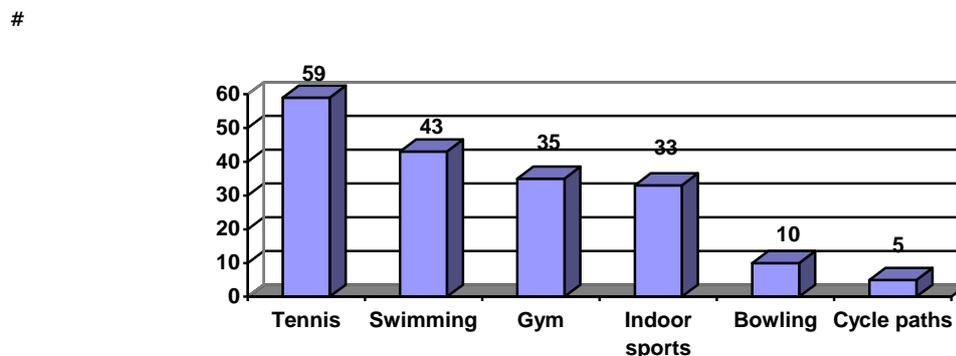
Base: 365

As can be seen above, there is quite a strong demand for small commercial premises across the spectrum, but with the strongest demand being for workshops.

Certainly when respondents that worked outside the local area were asked why, some cited the lack of commercial operations in the vicinity and half would work locally if the option were available. With the high proportion of residents who are self employed 17% overall but 42% of part time workers and 29% of full time workers, small units could enhance local employment opportunities.

## 2.4 Sports Facilities

Respondents were asked what sports facilities they would personally use in the village. The chart below shows all with 5 or more mentions.



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Base: 365

As can be seen there is a clear demand for tennis facilities and a gym/indoor sports area for badminton/indoor bowls/table tennis fitness classes etc. The swimming pool at the school is closing to be rebuilt and there may be scope here to include a partnership with the community.

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## 3. SITING OF DEVELOPMENT

Respondents were asked to state their preferences between several sites that have been raised as possibilities during the consultation process to date. The sites are not necessarily available or suitable for development, but all were included to show that all suggestions are being investigated and nothing ruled out at this stage. Most of the sites fall outside the settlement area.

Respondents rated the sites from most preferred to least preferred, where Most preferred scored 5 and least scored one. The sites were rated as follows:

Newpound Industrial	4.0
Newpound Coal Yard	3.8
Greenways Nursery	3.8
Carters Field	3.1
Brooklands Field	2.7
Glebe Field	2.6
Land by West Elms	2.5
Rose Field	2.4
West of Luth	2.4
Winterfold Paddock	2.4
West of Lower Luth	2.1

Base 365

Clearly the two Newpound sites and Greenways Nursery are the locations most preferred by villagers for new development. The arguments for and against each site differ, however, as do the reasons behind the scores given.

Newpound sites are favoured because of their current state of dilapidation and a desire to pretty up these once industrial areas. There is a feeling that such industrial units would never be allowed nowadays and that there is a chance to regain something of the character for Newpound that the rest of the village enjoys. The community of Newpound is a ribbon development along a busy road and respondents mention several factors relating to community building and a sense of identity/place. Some argue a well designed and presented housing development here would enhance that sense of community. Clearly it is a brownfield site and this is seen as a plus over a greenfield site.

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However, Newpound is a long way from the majority of Wisborough Green amenities and is not within the area being looked at by District Government. There are issues of connectivity to the village that need to be addressed with this site, not least the village school, shops, church and public houses. A special case would need to be made for this site even to be considered as it is a satellite development not outside all parameters of the current LDF.

Greenways is another site that has been allowed to fall into disrepair. Once a nursery or market garden, the site is now an unsightly and dangerous place. Again, it has the plus factor of being a brownfield site. It is fairly central to the village and local amenities. It is, however, in a road that is already scheduled to have a serious uplift in traffic when the development at Kirdford Growers is completed, - much of the traffic from which will pass along Kirdford Road. More traffic to the centre of the village is a major concern as localised congestion around the Cricketers corner is an increasing road safety issue without a simple solution.

Greenways is also outside the settlement area but adjacent to the Kirdford road ribbon development.

Carters Field also came out quite well from the consultation. Again it is a central to the village but it is in the strategic green gap that separates the village centre from the ribbon developments that spider out along the access roads. This is a concern for some. As with Greenways there is the feeling that it as site that could be developed without too major an impact on the village character, self contained and discreet. It is, however a greenfield site, currently unused agricultural land. Clearly development of greenfield land is an issue that needs careful consideration.

The issue of traffic is the same for Carter's field as for Greenways Nursery above, as they are adjacent on Kirdford Road.

Glebe Field is less favoured largely because of the impact development may have on the immediate surrounding area. It is adjacent to the Church and the school and although it backs onto a cul de sac of existing houses, is a greenfield site and poor access and traffic concerns are raised.

Although liked by some for being quite a central site, Brooklands farm is not rated highly by most local residents for development. It is a greenfield site and its development would bring traffic into the most congested area in the village centre.

Other sites had mean scores of 2.5 or less and so are only dealt with in the site by site section that follows.

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## **3.2 Individual Sites**

### **3.2.1 Newpound Industrial: Mean score 4.0**

5: Most preferred	4	3	2	1: Least preferred
199	29	24	18	45
55%	8%	7%	5%	12%

Significantly, this site is most/next most preferred by over half of those likely to move within the village and by two thirds of those who intend to move and may stay within the Parish. This site receives very strong support from residents not intending to move with nearly two thirds preferring/next preferring this site.

Those currently living in ribbon developments are the strongest supporters (61% most preferring this site) with support also from village centre residents (55%) and other more outlying areas (55%). Unsurprisingly perhaps, the site proves less strongly supported for development among those currently living in Newpound, although 36% most preferring it does still show a good level of support even among some of these local residents. Nearly half of residents however (19 mentions, 48%), rated this site least/next least preferred.

The most common reason for preferring this site is that it is already developed: a brownfield site (63 mentions, 17%). Other very strong reasons related to the good and safe road access to the site (49 mentions, 13%), that it is currently ripe for development, looking rather derelict and in need of improvement (47 mentions, 13%) and that development here will have little impact on the character and centre of the village (44 mentions, 12%).

Other reasons included there being plenty of space (15 mentions), least disruption to village (13 mentions) and that a development here could actually enhance the current area and give more of a local community feel (12 mentions) - with the Bat and Ball public house already established, and some mentions of hopes for a local shop. It was also thought to be away from traffic congestion and would keep traffic away from village centre (11 mentions) and the best place/site (8 mentions).

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The most common reason for not preferring Newpound Industrial for development lies is too far away from main village/amenities (19 mentions, 5%) and dangerous/busy road (16 mentions, 4%). There are also 4 mentions of being too close to industrial and 3 for each of overhead power lines, transport concerns, commercial not residential land and will expand village too much/in wrong direction.

### **3.2.2 Newpound coal yard: Mean score 3.8**

5: Most preferred	4	3	2	1: Least preferred
163	60	22	23	58
45%	16%	6%	6%	16%

This site closely mirrors Newpound Industrial for support for redevelopment. Over half of those intending to move within the village most prefer/next prefer this site as do 60% of those whose move may be within or outside the Parish. This site receives very strong support from residents not intending to move with just over two thirds preferring/next preferring this site.

As one may expect, it is again those currently living in Newpound who give least support for development (18%) compared with strong support (50%) from village centre residents and 46% and 45% respectively from those living in ribbon development and other areas of the Parish. This site is slightly more strongly least/next least preferred than Newpound Industrial by those living nearby (20 mentions, 51%).

The strongest reason for preferring this site is that there would be little impact on the village - the site being away from the centre, outside main village (56 mentions, 15%). Another primary reason lies with it being a brownfield site (52 mentions, 14%). Other main reasons are good access to main road (37 mentions, 10%) and the site being derelict and ripe for redevelopment (32 mentions (9%) with lesser reasons including being away from village centre traffic congestion (16 mentions) and best place/site (12 mentions).

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Those who least prefer this site cite dangerous/busy road/safety concerns (29 mentions, 8%) and too far from main village/amenities 21 mentions (6%). Among other minor mentions are transport concerns (5 mentions, 1%) and no amenities 3 mentions, 1%).

### 3.2.3 Greenways Nursery: Mean score 3.8

5: Most preferred	4	3	2	1: Least preferred
144	65	54	22	42
39%	18%	15%	6%	12%

This site is preferred/next preferred by nearly half of those looking to move within the village and nearly two thirds of those who will intend to move but will not necessarily stay in the Parish. This site receives strong support from residents not intending to move with 58% preferring/next preferring this site.

Despite this site being more central, residents of the centre of the village are as strong in their support of this site as those living in other areas (40% most preferring vis a vis residents of ribbon development, 37%, Newpound, 38%, with strong support from those living in other more outlying parts of the parish, 48%).

The prime reason for most preferring this site is that it is derelict and ripe for redevelopment (75 mentions, 21%), followed by it having little impact on the village and established homes (34 mentions, 9%). Another reason is that it is close to the heart of the village and in walking distance of current amenities (28 mentions, 8%) and that it is a brownfield site (27 mentions, 7%).

Less strongly supported reasons for preferment include good access to road (13 mentions) and that it is the best place/site (12 mentions).

Among those who do not prefer this site traffic brought to centre of village-already congested receives 9 mentions (2%) along with Greenfield site and dangerous/busy road (7 mentions, 2% apiece) and will set bad precedence (6 mentions, 2%) and too far from main village/amenities (5 mentions, 1%).

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## 3.2.4 Carters Field: Mean Score 3.1

5: Most preferred	4	3	2	1: Least preferred
67	62	66	40	70
18%	17%	18%	11%	19%

This site is most/next most preferred by 42% of those likely to move within Wisborough but only 37% of those whose likely move may be within or outside the village. This site is actually least/next least preferred by 26% of these.

This site receives fairly good support from residents not intending to move with just over a two third preferring/next preferring this site.

In terms of locality of support for this site, it is preferred most strongly by those living in the outlying areas of the Parish (30%), then those from ribbon developments (21%) and the village centre (17%) with only two residents of Newpound most preferring this option (5%) (although 15 respondents from Newpound (13%) made this their next most preferred choice). A third of those from all other than Newpound areas least/next least prefer this option.

The two main reasons for preferring this site for development are that it is central to the village and amenities (27 mentions, 7%) and yet that its development will have little impact on village/established homes/centre (20 mentions, 5%).

Other reasons for preferment include derelict/ripe for re-development (13 mentions) (although this is at odds with the greenfield mentions below and may result from confusion with Greenways Nursery), has good/reasonable road access (10 mentions) discreet/hidden site and best place/site (7 mentions each).

Greenfield site/no development there at the moment is mentioned by 17 respondents (5%) as to why they least prefer this site, and concerns re the green gap: strategic green gap should be left undeveloped are raised by 8 respondents (2%). Would spoil the immediate surrounding area/neighbours is cited by 7 respondents but these respondents are spread across the geographical areas: village centre 4 mentions, ribbon developments 2 mentions and Newpound 1 mention. Also receiving 7 mentions are would bring traffic into already congested village centre and dangers/busy road, and with 6 mentions poor access, and more general congestion of traffic concerns.

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## **3.2.5 Brooklands Farm: Mean score 2.7**

5: Most preferred	4	3	2	1: Least preferred
38	41	68	51	78
10%	11%	19%	14%	21%

This site is least/next least preferred by 27% of those likely to move within the village and by 30% of those who intend to move and may stay in the village. Nearly 70% of respondents are neutral about this site allocating a score of 3. This site receives very little support from residents not intending to move with over a third least/next least preferring it and less than a quarter preferring/next preferring this site.

The site is least/next least preferred by 42% of those from ribbon developments and by a third of those from both the village centre and newpound. 27% of those from outlying areas least/next least prefer this site although it does have support from those in this area with 18% of these residents most preferring and 27% next most preferring this site.

The main reason for preferring this site though with only 18 mentions (5%) is that it is close to the village centre and in walking distance of amenities. Among other mentions were good/reasonable access onto roads (8 mentions), little impact on village centre (7 mentions and best place/site (7 mentions).

Both receiving 15 mentions (4% apiece) among those who least prefer Brooklands farm for development are Greenfield site/no development already and would bring traffic into already congested village. There are 11 mentions (3%) of would spoil the village centre/impact most strongly on village character/green and 10 (3%) of the strategic green gap should be left undeveloped. Dangerous/busy road receives 8 mentions (2); traffic issues/general congestion 7 mentions (2% and poor access 6 mentions (2%).

## **3.2.6 Glebe Field: Mean score 2.6**

5: Most preferred	4	3	2	1: Least preferred
40	42	44	41	91

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11%	12%	12%	11%	29%
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Over a third of those likely to move within the village least/next least prefer this site and this is also true of those whose likely move may result in them staying in Wisborough. This is consistent with the views of those who intend to stay in their current homes where 37% least/next least prefer this site.

The current location of respondents does not seem to affect their views very much in relation to this site with scores fairly consistent across the areas, although the balance of support weighs slightly more among residents of Newpound with 15% (5 respondents) most preferring and 21% (7 respondents) next most preferring the Glebe Field option.

Location, close to amenities/village centre is cited as the reason for preferring this site by 21 respondents (6%). Good access onto road receives 10 mentions (3%), already residential area/developed 8 mentions (2%) and discreet/hidden site, safe access to main roads and away from village centre traffic congestion receive 7 mentions (2%) each.

Concern for the immediate surrounding area and church: would spoil the immediate surrounding area/neighbours is mentioned by 25 respondents (7%) as to why they least prefer this site. Alongside this there are 16 mentions (4%) that it is a greenfield site/no development there currently; poor access receives 15 mentions (4) and traffic issues/general congestion with 12 mentions (3%). Also receiving 7 mentions apiece (2% each) are would spoil the centre of the village/impact most strongly on character/green and too central/close to heart of village both very similar concerns.

### **3.2.7 Land adjacent to Elms: Mean score 2.5**

5: Most preferred	4	3	2	1: Least preferred
42	37	56	45	114
12%	10%	15%	12%	31%

Again, over a third (36%) of those likely to move within the village least/next least prefer this site and this rises to 40% among those whose likely move may be within or outside the village. Nearly half (48%) of those who do not intend to move from their current homes least/next least prefer this site.

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Support for this site is slightly higher among residents of Newpound (18% most preferring) and outlying areas (15%) but even in these areas more people least/next least prefer the site for development: Newpound 23% (9 mentions); other areas & ribbon developments: 45% each (15 mentions apiece) and village centre: 47% (82 mentions).

Good/safe access onto road/main road is the most cited reason for preferring this site with mentions by 23 respondents (6%) with location, close to amenities/village centre receiving 16 mentions (4%). Other mentions include little impact on village with 7 mentions (2%) and convenient/suitable location for housing, blend in/least disruption and away from village centre traffic congestion each getting 6 mentions (2% each).

The most mentioned reason for least preferring this site is poor access with 21 mentions (6%). Other concerns include would spoil immediate surrounding area/neighbours with 15 mentions (10 of these from village centre respondents. 4 from ribbon developments and 1 from Newpound); would spoil village centre/impact most strongly on character/green with 13 mentions (4%) and A272 already busy and traffic issues/too much general congestions with 11 motions each (3% apiece). Greenfield site is mentioned by 10 respondents (3%) and too central/close to village centre by 8 (2%). Concerns re the busy road and the maintenance of the strategic green gap account for 7 mentions each.

### **3.2.8 Winterfold paddock: Mean score 2.4**

5: Most preferred	4	3	2	1: Least preferred
39	31	58	50	116
11%	8%	16%	14%	32%

A third of those likely to move within the village least/next least prefer this site as do over half of those whose likely move may keep them in the Parish. This site does, however, receive strong support from residents not intending to move with nearly half of these preferring/next preferring this site.

There is little difference in locality of respondent in terms of preferring this site – with around 10% for all areas most preferring, and with high numbers (30%-56%) least/next least preferring. A large proportion (42%) of Newpound residents were neutral about this site – allocating a score of 3.

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The main reason for preferring this site is its location close to amenities/village centre with 26 mentions (7%).

Among other minor mentions were residential area (7 mentions) proximity to school (5 mentions), best place/site and least disruption (4 mentions each).

Among those who least prefer Winterfold Paddock for development would bring traffic into centre of village—already congested is the main reason cited (39 mentions, 11%). However, other traffic concerns mentions means that road related issues account for a much higher level of concern than the 11% figure would indicate. The other traffic mentions are: poor access (20 / 5%); too much general congestion (18 / 5%) dangerous/busy road (10 / 3%) and no space for parking/already parking issues (4 / 1%).

Another strong reason for least preferring this is would spoil centre/impact on character/green which gets 27 mentions (7%) and again greenfield site causes concern with 16 mentions (4%).

### **3.2.9 West of Luth: Mean score 2.4**

5: Most preferred	4	3	2	1: Least preferred
42	28	52	43	117
12%	8%	14%	14%	32%

Nearly half of those likely to move within Wisborough least/next least prefer this site as do 43% of those likely to move who may or may not stay local. This site is also least preferred by residents not intending to move at all, with 45% least/next least preferring this location for development.

The only locality that gave any level of support to this option was Newpound with 31% most preferring this site. Over half of respondents from the village centre and outlying areas least/next least preferred it as did 36% of those from ribbon developments and 23% of those from Newpound.

The central location of the site was the reason for the site being preferred by 17 respondents (5%) and also mentioned was residential/developed area (13 mentions, 4%). Minor mentions included extension to Carters Way and good road access (7 mentions apiece), little impact on village (6 mentions) and best place/site (5 mentions).

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The top reason for least preferring this site is site unsuitable - flooding/steep with 27 mentions (7%). Impact on the countryside is the other major issue for respondents receiving mentions from 26 respondents. Another major concern is the poor access (23 mentions, 6%). Receiving 16 mentions each are would spoil centre/impact character/green; and traffic general congestion. There were also concerns that the site is too small to accept much development (9 mentions) and the intrusion into the strategic gap and expanding in the wrong direction (8 mentions each).

### **3.2.10 Rose Field: Mean score 2.4**

5: Most preferred	4	3	2	1: Least preferred
38	29	50	38	117
10%	8%	14%	10%	32%

This site is least/next least preferred by a third of those likely to move within the village and by 45% of those likely to move, possibly within the village. Also 45% of those who intend to stay in their current homes least/next least prefer this option.

Residents from outlying areas of the village are most opposed to this site, with 60% least/next least preferring it. This is also true for 44% of respondents from the village centre, 40% of those from ribbon developments and 31% of those from Newpound.

The most quoted reason with 19 mentions was close to local amenities. Other minor mentions were good access to main roads (7 mentions), little impact on village and residential area/already developed (6 mentions) along with reasonable access onto road (5 mentions).

Of those who least prefer this site, 27 (7%) do so Because of concerns re spoiling the village centre/impact character/green. (also: too central/close to heart of village 9 mentions, 2%) Access and road concerns loom larger still, with 24 mentions for poor access (6%); 21 for traffic issues/general congestion (6%) and 14 for dangerous/busy road (4%).

### **3.2.11 West of Lower Luth: Mean score 2.1**

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5: Most preferred	4	3	2	1: Least preferred
22	27	55	38	135
6%	7%	15%	10%	37%

With the lowest mean score of any site this was unsurprisingly least/next least preferred by half of those looking to move within Wisborough and by 56% who intend to move and may stay in the village. Neither did it receive any real level of support from those who intend to stay in their current homes with 45% least/next least preferring it.

The response from Newpound residents is slightly less negative towards this site than that from other areas, but even so only 18% most prefer this location for development.

Positive mentions for this site are few. Little impact on village/established home is cited by 9 respondents as to why they preferred the site as is close to local amenities/centre and residential area (8 mentions each).

As with the site 'West of Luth' the top reason for least preferring this site is site unsuitable - flooding/steep with 50 mentions (14%). Impact on the countryside is slightly less of an issue here although it does receive mentions in various contexts from over 20 respondents. Again, a major concern is poor access (25 mentions, 7%). \traffic issues/general congestion is raised by 19 respondents (5%), spoiling the centre/impact character/green, receives 13 mentions (4%) and green field site 12 mentions (3%). There are also concerns about intrusion into countryside/; nature 10 mention, 3%) and spoiling immediate area/neighbours (8 mentions, 2%).

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## **3.3 Other Sites Raised**

Respondents were asked whether they knew of any other sites, not identified in the survey, that they felt would be suitable for development. Suggestions included:

		No. of mentions
Newpound lane (infill housing)	10	Suitable/could take development (7) Central to village (3) + single mentions
Bat and Ball/Fishers area	9	Suitable/could take development (5) Gd access to transport/roads (4) Create more of a community (2) Out of village centre (2) Close to school (2) + single mentions
Durbans Road Fields	8	Suitable/could take development (5) Safe access on/off development (2) Already houses opposite (2) + single mentions
Newpound Lane (site off)	6	Suitable/could take development (3) Close to school (3) Gd access to transport/roads (2) Out of village centre (2) Create more of a community (2) Central to village (2) + single mentions
Field adjacent school field	5	Suitable/could take development (3) Close to school (2) + single mentions
Park Field	3	Central to village (3) + single mentions
Bellmans/Gander & White/Sizzeys	2	Would be preferable to what is there (2)
Behind/west of Wisborough Gdns	2	Gd access to transport/roads (2) Already developed area (2) + single mentions
End of Harsfold Lane	2	

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		Gd access to transport/roads (2)
		Already developed area (2) + single mentions
'Off 272'	2	
		Beautiful, quiet, out of village centre location (2)
		Gd access to transport/roads (2)
Derelict barn village end Durbans Road	2	
		-single mentions only
Kirdford Rd opposite Tanglewood	2	
		Suitable/could take development (2)

(other sites single mentions only)

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## 4. OTHER PLANNING FACTORS

Respondents were asked to what level they agreed with various statements to do with planning and development.

	Agree strongly +10	Agree +5	Neutral 0	Disagree -5	Disagree strongly -10	MEAN SCORE
Any new development should be scheduled in clusters over the next 10-15 years so properties are added to the housing stock gradually	156 43%	136 37%	32 9%	13 4%	5 1%	6.2
Any new development should be broken into clusters geographically to minimise visual impact in the village	140 38%	143 39%	33 9%	15 4%	7 2%	5.8
It is very important to maintain the strategic green gap between the centre of the village and the ribbon developments	165 45%	62 17%	58 16%	39 11%	7 2%	5.1
Development within the strategic gap will put intolerable pressure on the roads in the village as all new traffic would be concentrated on the village centre	128 35%	89 24%	52 14%	58 16%	4 1%	4.2
It is preferable to infill the strategic gap with development than to build on rural land outside the village perimeter	64 18%	70 19%	46 13%	90 25%	57 16%	-.1
A large development would be preferable as it might force upgrading of the infrastructure whereas smaller developments will add up to the same demand overall without infrastructure improvements being made	26 7%	35 10%	52 14%	90 25%	132 36%	-4.0

As can be seen there is strong agreement with a progressive building plan with gradual and sustained release of houses onto the market rather than a large scale one off plan which would have a major impact on housing availability, and possibly house pricing, in the village.

There is also strong support for having any new development in small geographically spread clusters.

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The strategic green gap is clearly of importance to local people, as importance of maintaining it achieves a 5.1 score of agreement, and many people are clearly in agreement over traffic concerns and congestion in the village centre were the strategic gap to be developed (mean score 4.8). Agreement with the suggestion that infilling it might be preferable to building on rural land dips just below the neutral with a mean score of -.1.

There is clear mistrust that a large scale development would force major upgrading of infrastructure and the concept of a large scale development (mean score -4.0).

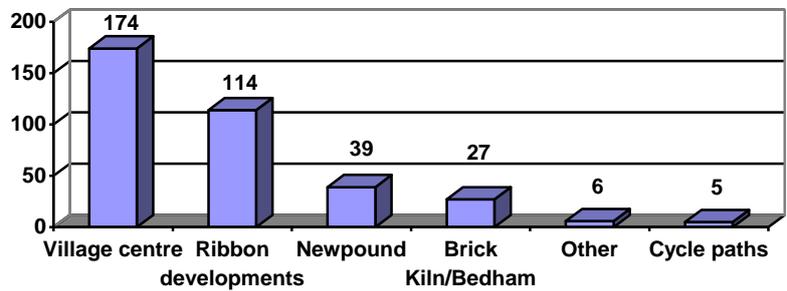
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## 5. PROFILE OF RESPONDENTS

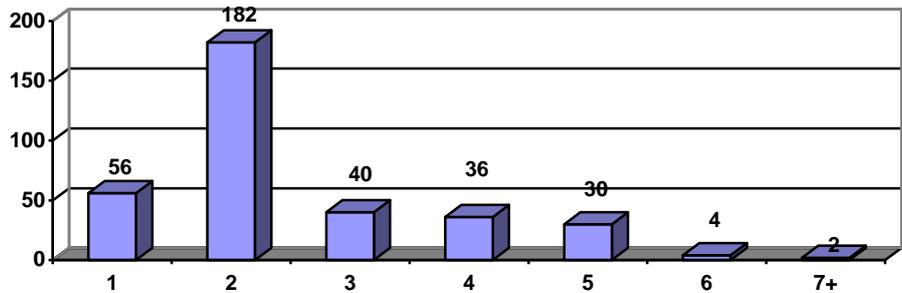
Location: Respondents were asked to specify which area of the village they lived in. This is slightly subjective as what one person considers a ribbon development another may view as centre of the village, but it does provide a useful tool for looking at the context of responses to specific questions.

#



Number in household: Respondents were asked how many lived in their household.

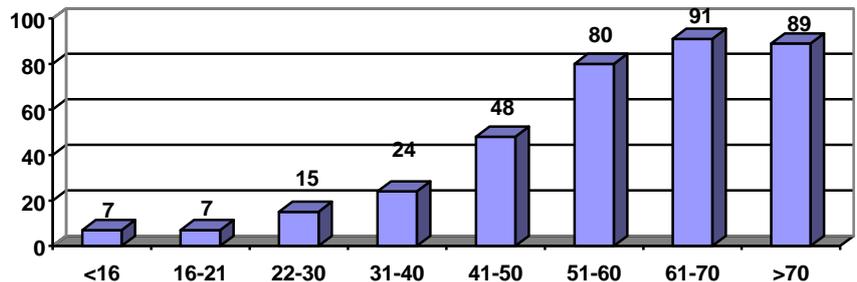
#



It is clear to see that a large proportion of housing actually needed in the village is for smaller units than tend to be available locally. (is this clear from the chart?)

Age: The profile of respondents' ages is shown below.

#



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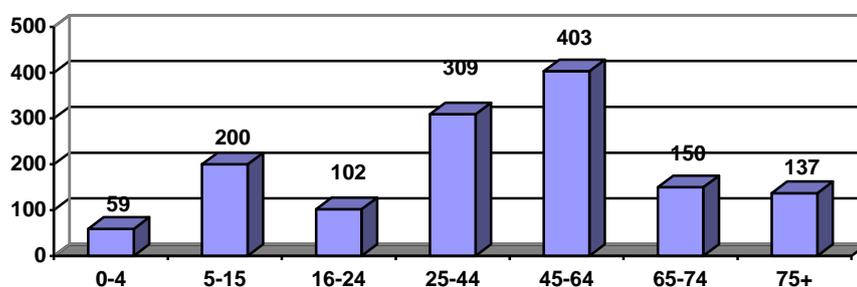
## Housing Survey 2006

71% of the respondents were aged over 50: this demonstrates which sector of residents is concerned enough to respond to a communication on the future of the village.

In this sense the sample is clearly skewed, as it is interesting to compare the survey profile with that of residents of Wisborough from the 2001 census - which presents a rather different picture and indicates that in fact approximately 50% of the village are likely to be over 50.

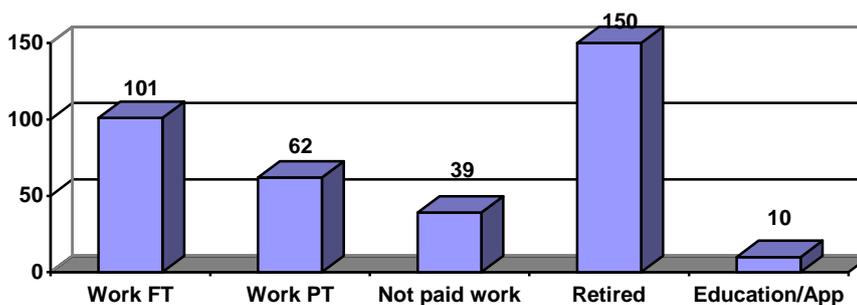
#

Base 1360: all people included in 2001 Census



Occupation: The chart below shows the profile of respondents with regard to occupation.

# Base 365



In terms of other issues that may affect housing needs, respondents were asked which if any of the following applied to them.

	No. of mentions
Housebound	4
Single parent	4
Long term sick/infirm	4
Mentally/physically disabled	8