

BRIEFING NOTE

Title: **Housing Survey Analysis**

Project: **Elford Neighbourhood Plan**

Purpose: **To provide feedback on the results of the housing survey**

Date: **25th April 2017**

Introduction

Following on from the initial residents' survey, a second survey was sent out to all homes in Elford in February 2017 to obtain the views of residents' preferred housing strategy for the parish. Options for housing in the Parish were discussed during meetings of the Steering Group, with the most sustainable and suitable locations put forward.

Five Options were devised during these meetings and were presented in the Housing Survey. Respondents were asked to declare their preferred First and Second Choice of the Options. The results would be used to inform the Neighbourhood Plan upon the preferred housing strategy that would be taken.

The five options presented in the survey were as follows:

Option 1 – Deliver around 12 homes to 2029 which lie **within the village boundary**. These would be delivered as infill plots, conversions and limited development with no more than 4 on any one site.

Option 2 – Deliver 10-20 homes to 2029 to the **North of the village and west of the A513**, adjacent to the existing village boundary arranged along the A513. Sites will all be larger than 10 dwellings to allow the plan to request contributions, starter homes and other benefits. Limited infill development would also be permitted within the settlement boundary.

Option 3 – Deliver 20-30 homes to 2029 to the **North of the village and west of the A513**, adjacent to the existing village boundary arranged along the A513. Sites will all be larger than 10 dwellings to allow the plan to request contributions, starter homes and other benefits. Limited infill development would also be permitted within the settlement boundary.

Option 4 – Same as Option 3 but **also allocate sites for potential future growth** of the village past the 2029 time horizon. This will allow some control over the future growth of the village.

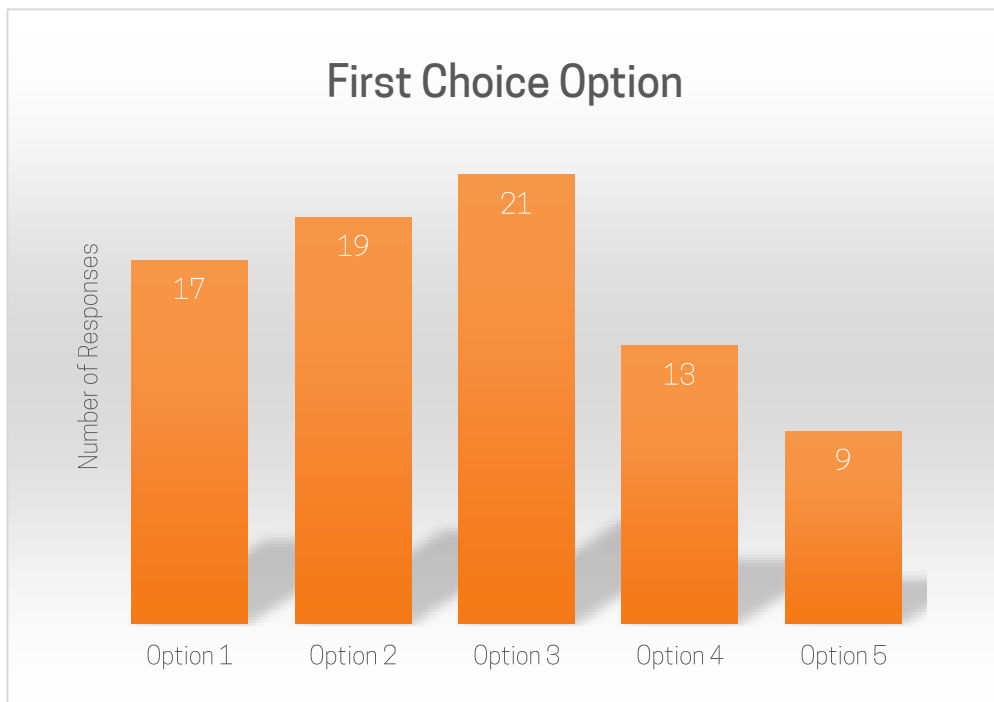
Option 5 – The Neighbourhood Plan would **not allocate any housing** within or adjoining the village boundary. National and Local planning policy would be used to control housing development in the parish.

Results:

A total of 79 completed surveys were received from approximately 250 sent out to all households in Elford. This represents a 31.6% response rate. The table below shows the total responses for the First and Second choices for each of the five Options given in the survey. The total for each Option is also shown:

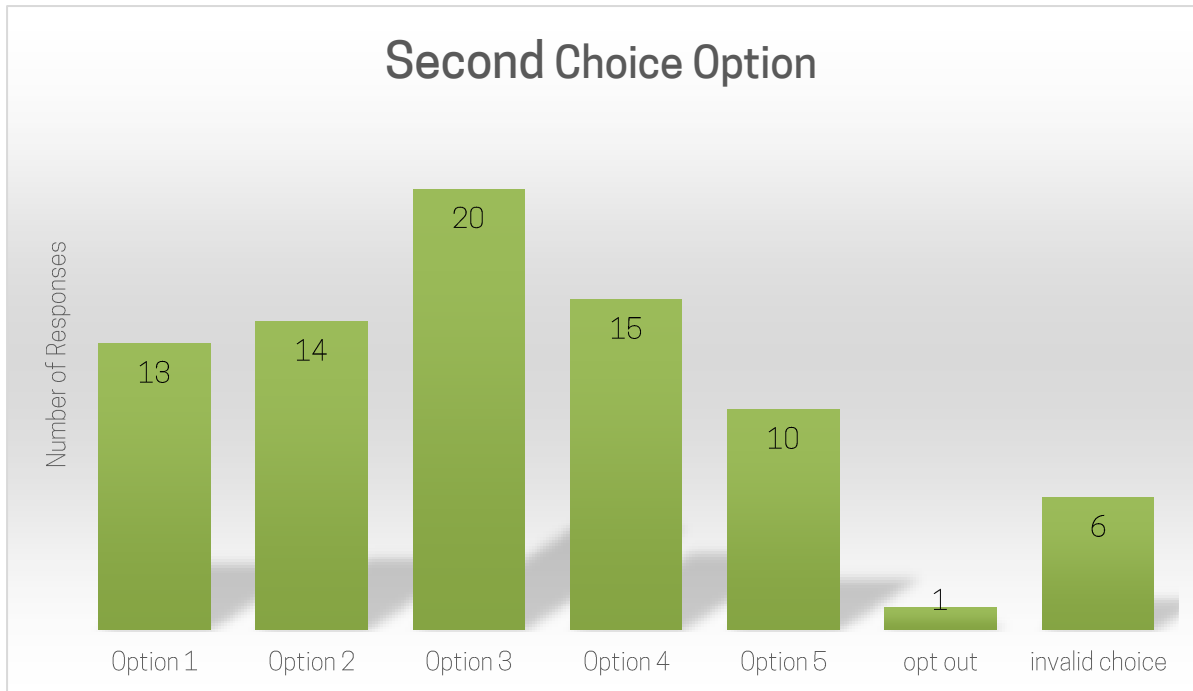
	Option1	Option2	Option3	Option4	Option5
First Choice	17	19	21	13	9
Second Choice	13	14	20	15	10
Total	30	33	41	28	19

First Choice totals:



The most popular in the First Choice responses was Option 3 with 21 votes, closely followed by Option 2 and then Option 1 respectively. It was clear that Option 4 and Option 5 were the least favourable strategies for the First Choice. It should also be noted here that 88% of respondents voted for Options 1-4 (those options which offered up a strategy) and therefore it should be seen as incumbent that the Neighbourhood Plan has a housing strategy of some form.

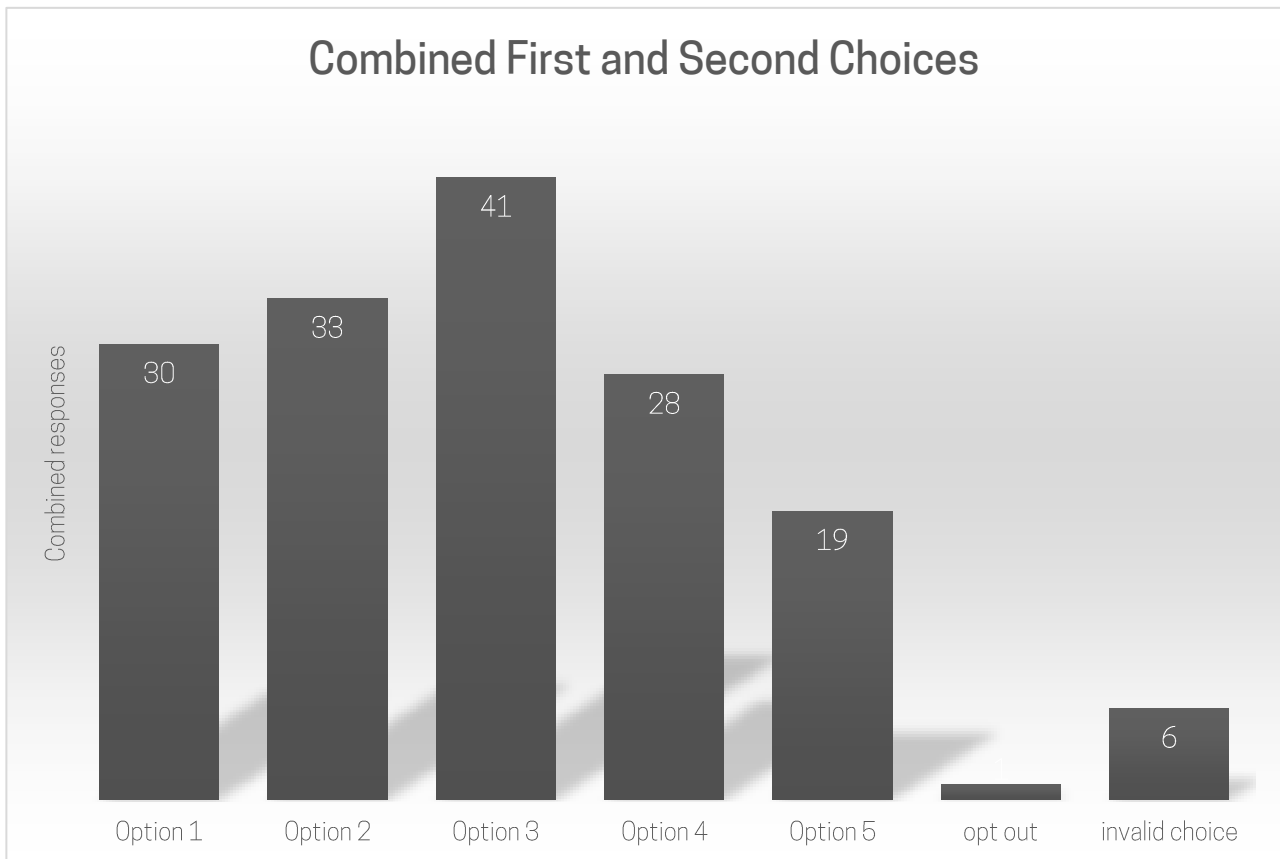
Second Choice totals:



The most popular Second Choice for respondents was clearly Option 3 with a total of 20 votes. Options 1, 2 and 4 were separated by just 2 votes, making it hard to distinguish between them. Option 5 again came in a clear last place.

The graph for Second Choice options also shows those responses which were considered invalid. Under the Second Choice on the survey, several respondents chose the same option as they had done for their First Choice. In these cases, the Second Choice was discounted and marked as an 'invalid choice', however, the First Choice for these respondents were still counted as valid and included in the results. One respondent did not declare a Second Choice in the survey and is shown on the graph above.

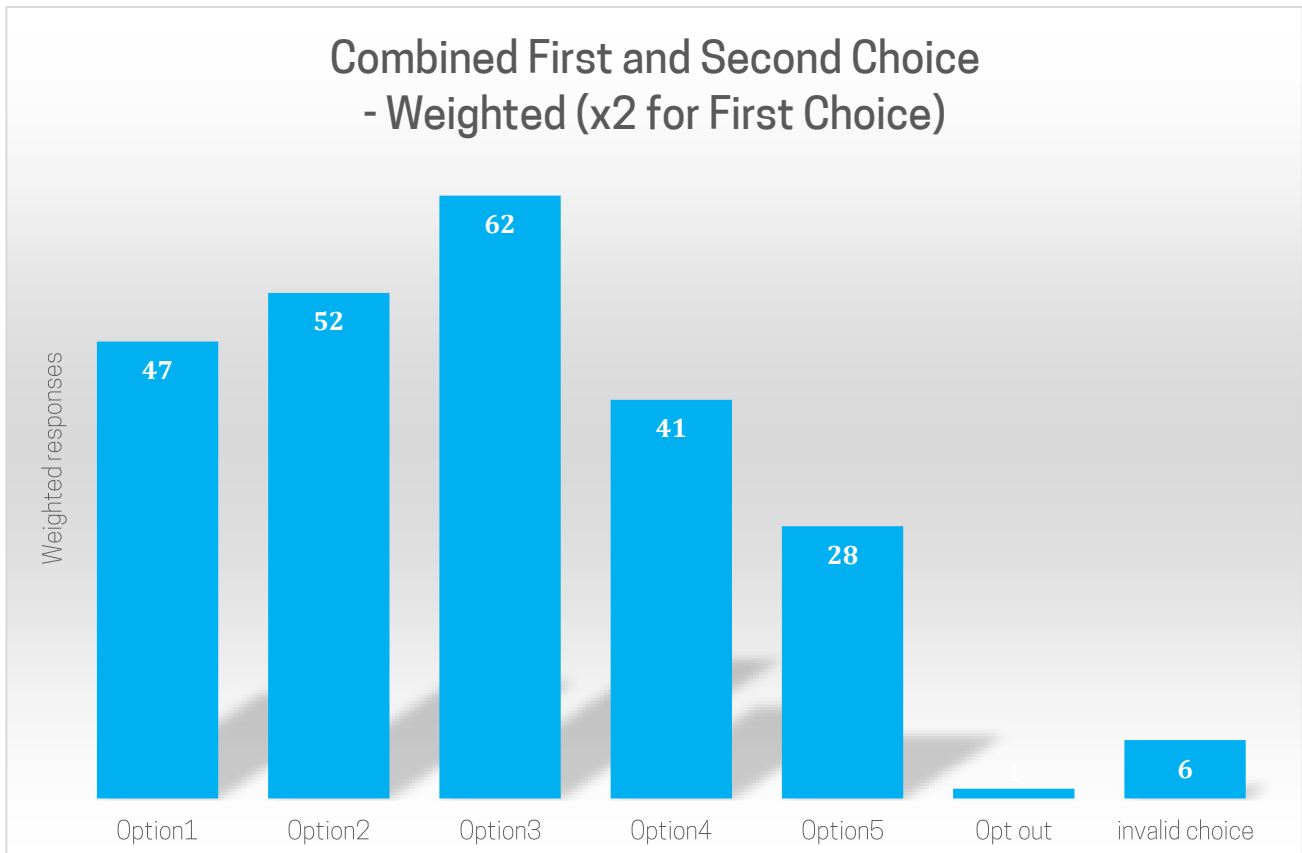
In conclusion of the above graphs, Option 3 can be declared as the most popular housing strategy, as it came out top for both the First and Second Choice. To further examine this statement, the combined First and Second Choice results are shown in the Graph on the following page:



It is clear from this graph that Option 3 was the most popular of the combined First and Second choices. Options 1, 2 and 4 should be noted for their significant response numbers. Option 5 again showed that it was clearly the least favourable.

It could again be concluded here that Option 3 would be the straight out preferred strategy which should be adopted through the Neighbourhood Plan. However, the results need to be considered also in context of their 'weight'. As the First Choice answers were obviously the preferred option by respondents, these should be afforded slightly more 'weight' when combined with Second Choice answers.

In the graph on the following page, the First and Second Choice responses have again been combined, yet this time, the First Choice responses have been given double the weight (a times 2 multiplier) over the Second Choice responses:



When the figures are presented in this way, Option 3 still comes out the clear winner, yet Option 2 is significantly closer (as it was represented highly under the First Choice). Option 1 lies in the middle, and so should not be considered a prime contender for the strategy. Option 5 demonstrates again that it is the least preferred strategy and so should hold no consideration. Option 4 falls further behind Options 1, 2 and 3 in this weighted graph, and as such, should be discounted in the consideration of the preferred strategy.

In conclusion, it is clear that the two 'outer' options - Option 4 of allocating housing now and for future sites / Option 5 of not allocating any housing - were the least favourable by residents. Therefore the strategy should come from somewhere in between these. Based on the analysis of the survey in this document, it is clear that the final housing strategy should come primarily from Option 3 whilst also paying reasonable consideration to Option 2. There are several similarities between Options 2 and 3 which can be agreed upon at this point as being definite inclusions in the strategy. These are:

- That between 10 – 30 homes should be delivered to 2029
- The homes should be delivered to the North of the village and west of the A513, adjacent to the existing village boundary arranged along the A513.
- Sites will all be larger than 10 dwellings to allow the plan to request contributions, starter homes and other benefits.
- Limited infill development would also be permitted within the settlement boundary.

The question remains over how many homes should be delivered. Option 3 (delivering 20-30 homes) was clearly preferred more than Option 2 (delivering 10-20 homes), so it would make sense to weight the final housing numbers in the direction of the 30 limit.

However, the balance could likewise be shifted in the opposite direction towards the figure of 10 homes, if Option 1 is taken into account. While Option 1 was not considered as desirable as Options 2 and 3, it was still represented significantly by responses in the First Choice.

The location of new homes in Option 1 can, however be ignored (i.e. new homes would only be within the village boundary), as the principle of where the new homes should go has been explained previously. What can be considered in the overall strategy is the figure of around 12 homes stated in Option 1, which clearly a significant number of people felt was a more appropriate housing figure for the parish.

Taking the above points into account, we suggest a middling figure of around 20 homes would be appropriate for the housing strategy. This respectfully satisfies the outcome of the results for both Options 2 and 3 as the most popular, whilst also giving consideration to the housing figure in Option 1.

Therefore, a revised proposed housing strategy for Elford could be:

Deliver approximately 20 homes to 2029 to the North of the village and west of the A513, adjacent to the existing village boundary arranged abutting the A513. The site (or sites) will all be 10 dwellings or larger to allow the plan to request contributions, starter homes and other benefits. Limited infill development would also be permitted within the settlement boundary.