

GREAT NESS & LITTLE NESS PARISH COUNCIL
Nesscliffe Housing Needs and Development Survey 2011

EXECUTIVE SUMMARY

1 The survey

- Every household in the parish was invited to take part in this survey. Of the 410 questionnaires distributed, 207 were returned – a return of 50.5 %.
- There is no way of knowing how representative these respondents are of all local residents. However, as all were given the opportunity to engage with the consultation process, it is reasonable to assume that the views of those who have chosen to do so provide a valid basis for policy.

2 Housing need

- A significant minority of respondents (21%) said that they, or a member of their household, needed to move to alternative accommodation in this area now or within the next five years.
- The main reasons for needing to move were to take smaller accommodation, and/or to set up a separate household unit. The need for cheaper accommodation and to be nearer to family or friends for support purposes were also significant factors. A small minority (5 of 44) needed larger accommodation.
- The greatest need is for two (and to a lesser extent three) bedroomed houses and bungalows. Four respondents need the accommodation to be supported/sheltered.
- Buying on the open market is the preferred option for over half (26 of 44) of the group, several of whom would also consider ‘Build your own’ plots. A similar number (25 of 44) chose some form of affordable housing, either rented or owned.
- Affordability was an important factor for many of those needing to move.

3 Future development in Nesscliffe Village

- 90% of all respondents ticked at least one site where they thought development should be permitted in Nesscliffe Village. The response rate was slightly lower for respondents who actually live in Nesscliffe.
- Preferred sites for development were those at the west end of the village between Holyhead Road and the bypass, namely D and C. This was the case for the whole group and for Nesscliffe respondents only, although the latter group were generally slightly less enthusiastic about development anywhere.
- There were strong objections to development on certain sites, particularly site A, which is the village playing field, and E, K and L which border Nesscliffe Hill. Other objections were to sites on narrow lanes or those bordering open countryside.
- Nearly half of all respondents (48%) thought that – over 15 years - there should be either no development at all, or no more than 20 houses. Three quarters thought the limit should be 50 or less. Respondents living in Nesscliffe showed a preference for

fewer houses overall, with two thirds thinking there should be a maximum of 20 houses or less built in the period up to 2026.

- Some respondents suggested alternative sites for development in the parish. Wilcot was the most popular (seven suggestions) and several people suggested there should be a policy of infill throughout the parish before green field sites are considered. Other suggestions included parts of the Army Camp.

4 Infrastructure priorities

- There were numerous suggestions for additional facilities and infrastructure in the area. The given suggestions of speed control, hardstanding play area, and pedestrian crossing were well supported. A further list of new or improved amenities was suggested. High amongst the latter are parking areas in the village, support for the Village Shop, and the bus service

5 Issues arising from additional text comments

Nearly half of all respondents chose to add text comments to their questionnaires. Some wrote at length and many with great feeling. Without exception, all of the issues raised in this way, and the majority views expressed, were ones which were previously identified in the Parish Plan 2004 or the Parish Plan review 2010. The main issues were:

- *Village identity*: Although most respondents were in favour of some development to sustain Nesscliffe Village, the majority view is that it should be strictly controlled in order to preserve the character of a rural village.
- *Housing development*: The majority view of respondents is clearly that “in the future, houses built in the parishes should be small family homes, preferably controlled in terms of affordability, for local people” (quote from Parish Plan 2004).
- *Natural environment*: Local residents are fiercely protective of the unique natural environment of Nesscliffe Hill and its surroundings. Most respondents do not wish to see any building development on the areas adjoining Nesscliffe Hill, and many have very strong objections.
- *Traffic nuisance*: The impact of traffic on quality of life in the parish continues to be a major preoccupation for many respondents.
- *Local employment opportunities*: In order to reduce commuting by car, a major finding of the Parish Plan was the need to encourage local employment opportunities and home working. The same issues were raised once more by respondents to this survey.