

Turvey Neighbourhood Plan

FUTURE HOUSING IN TURVEY CONSULTATION EVENT

6th / 7th January 2017

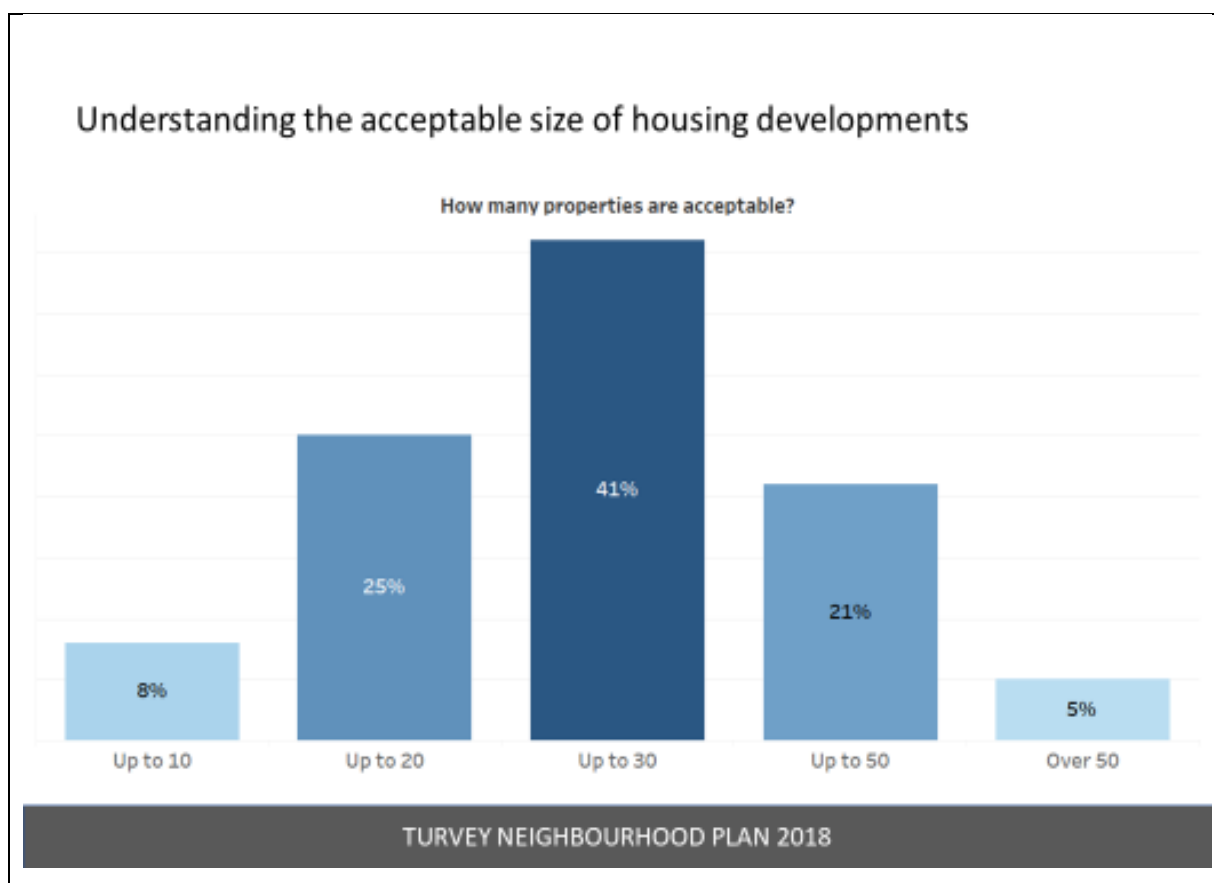
**Summary of Questionnaire
Responses and Key Messages**

Consultation Parameters

- Call for sites information provided on 6 sites
- Number of people completing Questionnaires = 177,
- Total number of Questionnaires completed = 522

Summary of responses

1. The comments of people completing questionnaires (see Appendix) were based on their reaction to the information extracted from call for sites submissions as follows;
 - Type and scale/quantum of development proposed
 - Tenure mix proposed
 - Site map
2. **Full details of responses on a site by site basis are shown in the appendix**
3. **201 (39%) Questionnaire responses indicated 'YES'** a site was considered suitable for housing.
4. Where responses were shown as 'YES' a site should be developed for housing, the acceptable size of development for the site was as shown in the table below;



5. **353 (61%) Questionnaire responses indicated 'NO'** a site was not considered suitable for housing.
6. Where responses were shown as 'NO' a site should not be developed for housing, the most commonly reported reasons given for this answer were as follows;
 - Scale of development too large
 - Traffic congestion and road safety
 - Parking problems in the village would be made worse
 - Negative environmental and amenity impact from encroachment into the countryside
 - Negative impact on the character of the village
 - Develop brownfields first
 - Greenfield development contrary to Council policy at the time
 - Air pollution
7. The scale of development stated in the submissions was based on the overall capacity of the sites and indicated the maximum number of dwellings that the site could accommodate rather than the intentions of the landowner. The responses recorded in questionnaires could therefore have been skewed in a negative way particularly towards the larger sites. It is likely to be no coincidence that the least popular site was the largest site although size was not the only factor, as the location of the least popular site also generated concern about traffic and road safety.
8. However, the aggregated results provide useful indications of residents' concerns about development and the features of development which influence acceptability/non-acceptability. The information gathered about residents' views, concerns and preferences in this exercise will be further tested and validated by comparison with results gained from other consultations such as the General Survey and the Village Discussion workshops on aims, policy areas and site selection criteria.

Key messages

- **Residents expressed concerns about larger scale development and were more accepting of smaller developments of less than 20 or 30 houses**
- **Residents' concerns about development are focussed on traffic, road safety and potential negative effects on the character of the village and the natural environment**

Questionnaire Site: BLANK

Please give your comments in the following areas;

1. Do you think that housing should be developed on this site ? Tick one box only;

- yes
- no
- don't know

2. Where you have answered 'yes' in 1 above, what size of development would be acceptable (e.g., of recent housing developments in the village, Bakers Close has 17 houses, The Pyghtle 22 houses and Priory Close 27 houses). Tick one box only;

- Up to 10 houses
- Up to 20
- Up to 30
- Up to 50
- More than 50

3. Where you have answered 'no' in 1 above, what are your reasons (tick all that apply);

- Loss of green space/negative environmental impact
- Traffic congestion
- Road safety
- Other, please give your reasons in the box below;

Name:

1st line address & post code:

Site 279: Land adjoining Priory Close

Questionnaires completed: 73

Q 1 Do you think housing should be developed on this site ?

- YES 43 (59%)
- NO 27 (37%)
- DON'T KNOW 3 (4%)

Q 2 Where you have answered YES what size of development would be acceptable ?

- up to 10 1
- up to 20 12
- up to 30 20
- up to 50 9
- more than 50 1

Q 3 Where you have answered NO what are your reasons ?

- loss of green space/negative environmental impact 22
- traffic congestion 21
- road safety 20
- other, please give your reasons 14

Other comments and reasons why respondents are opposed to development on this site;

- Scale of development too large
- Develop brown sites first
- Loss of amenity, quality of life
- Access to village by busy main road
- Increase traffic in village
- Air pollution from traffic
- Proximity to existing housing
- Housing not in keeping with village
- Urbanisation
- Existing parking problems in the village would become worse
- Outside SPA contrary to Council policy
- No independent evidence of housing need in the village
- 5 year land supply available to meet Borough housing targets

Site 282: Land to the North of Carlton Road

Questionnaires completed: 103

Q 1 Do you think housing should be developed on this site ?

- YES 17 (16%)
- NO 83 (80%)
- DON'T KNOW 4 (4%)

Q 2 Where you have answered YES what size of development would be acceptable ?

- up to 10 3
- up to 20 2
- up to 30 4
- up to 50 5
- more than 50 3

Q 3 Where you have answered NO what are your reasons ?

- loss of green space/negative environmental impact 67
- traffic congestion 75
- road safety 72
- other, please give your reasons 70

Other comments and reasons why respondents are opposed to development on this site;

- Scale of development too large
- Pressure on schools, services, roads, drains
- Increase traffic
- Existing parking problems would become worse
- Air pollution from traffic
- Light pollution
- Noise
- Out of character with the village
- Need to protect historic character of village for future generations
- Loss of access to the countryside
- Loss of amenity quality of life
- No building on green fields, develop on brownfield sites first
- No independent evidence of housing need in the village
- Social housing would not be prioritised for Turvey residents
- Outside SPA contrary to Council policy
- 5 year land supply for housing needs identified for the Borough

Site 283: Land at Priory Farm

Questionnaires completed: 80

Q 1 Do you think housing should be developed on this site ?

- YES 35 (44%)
- NO 39 (49%)
- DON'T KNOW 6 (7%)

Q 2 Where you have answered YES what size of development would be acceptable ?

- up to 10 6
- up to 20 11
- up to 30 13
- up to 50 4
- more than 50 0

Q 3 Where you have answered NO what are your reasons ?

- loss of green space/negative environmental impact 27
- traffic congestion 29
- road safety 33
- other, please give your reasons 23

Other comments and reasons why respondents are opposed to development on this site;

- Scale of development too large
- Pressure on schools, services, roads, drains
- Proximity to sewage works
- Loss of amenity, negative impact on approach to village
- Access to village poor, pedestrian route to village dangerous
- Distance from village will increase car use
- Proximity to Priory Close makes vehicular access to main road dangerous
- Air pollution from traffic
- Existing parking problems in the village would become worse
- Urbanisation, risk of encouraging ribbon development on approach to village
- Outside SPA contrary to Council policy
- No independent evidence of housing need in the village
- 5 year land supply available to meet Borough housing targets

Site 462: Meadow House off May Rd/Norfolk Rd

Questionnaires completed: 96

Q 1 Do you think housing should be developed on this site ?

- YES 26 (27%)
- NO 66 (69%)
- DON'T KNOW 4 (4%)

Q 2 Where you have answered YES what size of development would be acceptable ?

- up to 10 3
- up to 20 9
- up to 30 8
- up to 50 4
- more than 50 2

Q 3 Where you have answered NO what are your reasons ?

- loss of green space/negative environmental impact 45
- traffic congestion 60
- road safety 55
- other, please give your reasons 48

Other comments and reasons why respondents are opposed to development on this site;

- Scale of development too large
- Pressure on schools, services, roads, drains
- Risk to children from increased traffic near school
- Poor access for emergency vehicles
- Existing parking problems in the village would become worse
- Air pollution from traffic
- Out of character with the village
- Green spaces needed for good health
- Would spoil enjoyment of popular footpaths
- Social housing out of keeping with the village
- Visiting walkers spend more in local shops than residents
- Wildlife should be protected, e.g., presence of great crested newts
- Develop on brownfield sites first
- Outside SPA contrary to Council policy
- Alternative land availability elsewhere in the Borough
- No independent evidence of housing need in the village

Site 631: Land off Newton Lane

Questionnaires completed: 85

Q 1 Do you think housing should be developed on this site ?

- YES 25 (29%)
- NO 58 (68%)
- DON'T KNOW 2 (3%)

Q 2 Where you have answered YES what size of development would be acceptable ?

- up to 10 2
- up to 20 3
- up to 30 12
- up to 50 6
- more than 50 2

Q 3 Where you have answered NO what are your reasons ?

- loss of green space/negative environmental impact 44
- traffic congestion 52
- road safety 52
- other, please give your reasons 43

Other comments and reasons why respondents are opposed to development on this site;

- Scale of development too large
- Pressure on schools, services, roads, drains
- Existing parking problems in the village would become worse
- Loss of amenity, quality of life
- Flood risk
- Light pollution
- Air pollution from traffic
- Need to protect the historic character of the village
- Outside SPA contrary to Council policy
- Alternative land availability elsewhere in the Borough
- Access problems for farm vehicles
- Much use by cyclists, more traffic will present risk of harm
- No independent evidence of housing need in the village

Site 633: Land off Station Road

Questionnaires completed: 84

Q 1 Do you think housing should be developed on this site ?

- YES 56 (66%)
- NO 24 (29%)
- DON'T KNOW 4 (5%)

Q 2 Where you have answered YES what size of development would be acceptable ?

- up to 10 1
- up to 20 13
- up to 30 26
- up to 50 14
- more than 50 2

Q 3 Where you have answered NO what are your reasons ?

- loss of green space/negative environmental impact 10
- traffic congestion 19
- road safety 22
- other, please give your reasons 19

Other comments and reasons why respondents are opposed to development on this site;

- Wrong sort of housing
- Affordable housing not in keeping with the area
- Already too many houses located outside main village centre
- Better if site used for commercial activity creating local employment
- Pressure on schools, services, roads, drains
- Loss of amenity, negative impact on quality of life
- Access to main road dangerous
- Inadequate lighting at the junction with the main road
- Farm traffic hazardous
- Existing parking problems in the village would become worse
- No independent evidence of housing need in the village
- Outside SPA contrary to Council policy
- 5 year land supply available to meet Borough housing targets