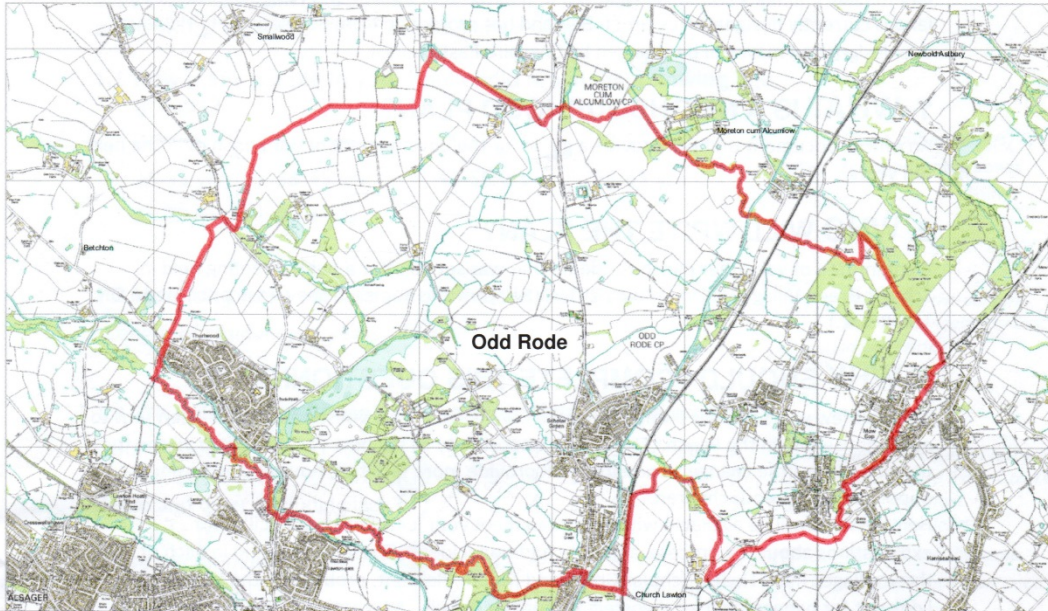


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Odd Rode Parish Council Neighbourhood Development Plan



Household Questionnaire 2017

Draft Report and Analysis

Future Housing Development

Introduction

In 2017 it was decided to conduct a survey of the residents of the parish of Odd Rode in Cheshire in preparation for a Neighbourhood Development Plan. Odd Rode is part of the unitary authority of Cheshire East Council and a questionnaire was delivered to all 2500 households in August of that year. Of these 825 were returned.

The questionnaire contained eight sections:

- 1.0 About your Household
- 2.0 Your Housing Needs
- 3.0 Future Housing Development
- 4.0 Facilities and Services
- 5.0 Transport and Highways
- 6.0 Natural Heritage
- 7.0 Built Heritage
- 8.0 Economic Development

The following is an analysis of the response to section 3 and has been conducted by Knud Moller as a member of the Steering Group and the Parish Council. The interpretation of the response as set out in this report is entirely the responsibility of Knud Moller, but any conclusions and comments beyond this report and not included here will be the responsibility of those who have drawn the conclusions and made the comments.

3.0 Future Housing Development

3.1 Development within the Green Belt

The third section, Section 3, of the questionnaire was concerned with resident's views of the most desirable form and location of future housing development.

Q 3.1 Should any new houses be built on the Green Belt?

Yes No

Q 3.2 If no, would your answer change if the houses were affordable homes for local people?

Yes No

The first two questions are shown above and a combination of the responses is shown in table 23.

Table 23: Any houses in the Green Belt?

If affordable -> Any hsg in Grn Belt↓	No	Yes	Not stated	Total
No	244	65	7	316
Yes	2	1	20	23
Not stated			4	4
<u>Rode Heath</u>	246	66	31	343
No	149	44	12	205
Yes		3	10	13
Not stated		1	6	7
<u>Mt Pleasant/Mow Cop</u>	149	48	28	225
No	187	38	8	233
Yes	1	1	17	19
Not stated			6	6
<u>Scholar Green</u>	188	39	31	258
No	580	147	27	754
Yes	3	5	47	55
Not stated		1	16	17
<u>Odd Rode Parish</u>	583	153	90	826

From table 23 it is very clear that in answer to question 3.1 a large proportion of the respondents (754 out of 825) do not wish to see any development within the Green Belt. The proportion hovers around 91% and does not vary much between the three sub-areas. However, of these a significant proportion, 147 or 17.82% would change their opposition if the proposed housing was scheduled as 'affordable'.

Table 24: Opposing hsg in Green Belt

If affordable -> Any devt in Grn Belt↓		Rode Heath	Mt Pleasant/ Mow Cop	Scholar Green	Odd Rode
No/No	Number	244	149	187	580
	%	71.14	66.22	72.76	70.30
No/Yes	Number	65	44	38	147
	%	18.95	19.56	14.79	17.82
Yes	Number	23	13	19	55
	%	6.71	5.78	7.39	6.67

Note: 'Not stated' exclude from table 24.

The next question, question 3.3, concerns the location of new development in case the senior council, Cheshire East Council, decides on revising the boundaries – declassifying the Green Belt. The response is summarised in table 25 and also in diagram 3 that follows.

Q 3.3 If Cheshire East insist on declassifying Green Belt land to allow development, would you prefer:

- a) Extending the existing settlement boundaries
to allow new housing next to existing housing
- b) Creating small pockets of housing away from
existing settlements
- c) One new development away from the existing
settlements
- d) Other (please specify)

By 'Settlement', we mean the existing villages of Rode Heath/Thurlwood, Scholar Green, Mount Pleasant and Mow Cop

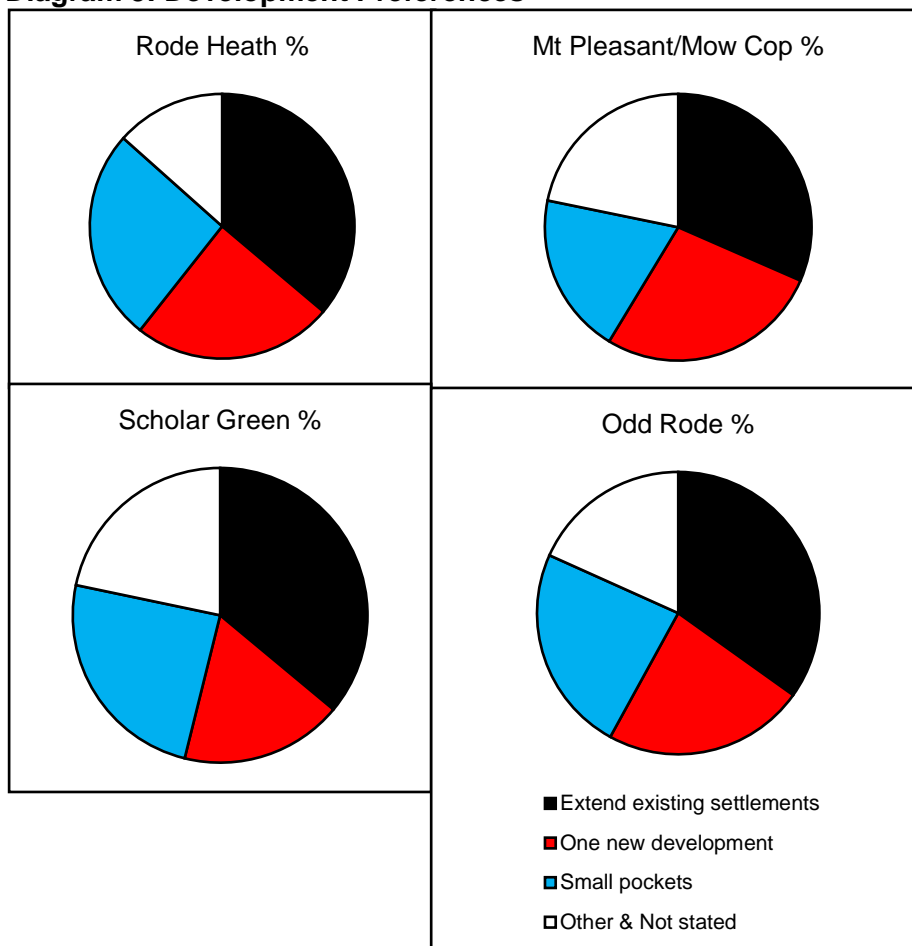
Please tick only one box

Table 25: Development preference

	Rode Heath		Mt Pleasant/ Mow Cop		Scholar Green		Odd Rode	
	No	%	No	%	No	%	No	%
Extend existing settlements	124	36.15	71	31.56	93	36.05	288	34.87
One new development	84	24.49	61	27.11	46	17.83	191	23.12
Small pockets	89	25.95	44	19.56	63	24.42	196	23.73
Other	22	6.41	25	11.11	26	10.08	73	8.84
Not stated	24	7.00	24	10.67	30	11.63	78	9.44
Total	343	100	225	100	258	100	826	100

Just over a third of the respondents prefer new development to be as extensions to existing developments. The appetite for developments in the form of a new development away from existing settlements is smallest in Scholar Green, a view that may be influenced by recent developments. The idea of ‘small pockets away from existing settlements’ attracts the lowest support from respondents from Mt Pleasant-Mow Cop, perhaps it is difficult to see any room for such developments in their area.

Diagram 3: Development Preferences



3.2 Scale of development

Question 3.4 and 3.5 now turns to the issue of the scale of developments asking first whether there should be a maximum number of dwellings permissible and if so what should that number be?

Q 3.4 Do you think there should be a maximum number of dwellings in any new development?

Yes NO

Q 3.5 If Yes, how many?

a) Less than 10

Please tick only one box

b) Between 10 and 19

c) Between 20 and 29

d) Between 30 and 39

e) Between 40 and 49

Table 26: Scale of development

		< 10	10-19	20-29	30-39	40-49	Not stated	Total
Not stated		3	2	1	1		15	22
No					1	1	14	16
Yes		89	89	74	26	22	5	305
Rode Heath	No	92	91	75	28	23	34	343
	%	26.82	26.53	21.87	8.16	6.71	9.91	100
Not stated		4	1				15	20
No				1		1	15	17
Yes		87	62	23	6	8	2	188
Mt pleasant Mw Cp	No	91	63	24	6	9	32	225
	%	40.44	28.00	10.67	2.67	4.00	14.22	100
Not stated		1	2				16	19
No		1					14	15
Yes		77	67	49	14	10	7	224
Scholar Green	No	79	69	49	14	10	37	258
	%	30.62	26.74	18.99	5.43	3.88	14.34	100
Not stated		8	5	1	1	0	46	61
No		1	0	1	1	2	43	48
Yes		253	218	146	46	40	14	717
Odd Rode Parish	No	262	223	148	48	42	103	826
	%	31.72	27.00	17.92	5.81	5.08	12.47	100

It is seen from table 26 that a clear majority of about 87% (717 out of 826) wish to see a maximum permissible number of dwellings in a new development and of these a large proportion wish the scale to be less than 10 dwellings or no more than 10-19 dwellings. Between the three sub-areas it is also seen that the preference for such smaller scale developments is greatest within the Mount Pleasant-Mow Cop area. The support for larger schemes is greatest within Rode Heath with 14.87% of respondents supporting developments of up to 49 dwellings compared to 10.89% for the parish as a whole.

3.3 Tenure and size of dwellings

The two questions shown below arguably ask what kind of neighbours the respondents want. It may be that their answers are based on ill-founded beliefs such as the widely held conviction that rented houses next to owner occupied houses will reduce the value of the latter. It is therefore possible that the answers reflect desires of the existing residents rather than a perceived need or demand from potential future occupiers for dwellings in such ownership and/or tenures.

Q 3.6 If there is to be development, which type do you think it should be?

a) Housing for sale or rent on the open market

b) Affordable rented housing

c) Shared ownership

d) Specialist care housing for the elderly

e) Other (please specify)

'Shared' means partly owned by a Housing Association etc

Q 3.8 If new affordable housing is built in the Parish, do you believe priority should be given to those who already have a connection here?

Yes

No

e.g. Have a relative here, or work here

A summary of the answers are shown in table 27 overleaf.

Table 27: Tenure of new development

	Yes	No	Not stated	Total	
				No	%
Open Mkt sale or rent	120	26	4	150	43.73
Affordable rented	20	3		23	6.71
Shared ownership	19	2	1	22	6.41
Specialist hsg for OAPs	45	4		49	14.29
Other	62	14	4	80	23.32
Not stated	6	1	12	19	5.54
Rode Heath	272	50	21	343	100
Affordable homes to buy*)	7			7	
Open Mkt sale or rent	78	22	5	105	46.67
Affordable rented	35	7	3	45	20.00
Shared ownership	21	5	2	28	12.44
Specialist hsg for OAPs	12	3	1	16	7.11
Other	7	4	4	15	6.67
Not stated	8		8	16	7.11
My Pleasant/Mow Cop	161	41	23	225	100
Affordable homes to buy*)	2			2	
Open Mkt sale or rent	83	12	2	97	37.60
Affordable rented	28	2		30	11.63
Shared ownership	14	2	1	17	6.59
Specialist hsg for OAPs	46	4		50	19.38
Other	39	6	3	48	18.60
Not stated	6	1	9	16	6.20
Scholar Green	216	27	15	258	100
Affordable homes to buy*)	1			1	
Open Mkt sale or rent	281	60	11	352	42.62
Affordable rented	83	12	3	98	11.86
Shared ownership	54	9	4	67	8.11
Specialist hsg for OAPs	103	11	1	115	13.92
Other	108	24	11	143	17.31
Not stated	20	2	29	51	6.17
Odd Rode Parish	649	118	59	826	100
Affordable homes to buy*)	10			10	

*) Include in 'Other'

It is noted that the majority of respondents (42.62%) wish future housing to be for sale or rent on the open market with this wish being expressed most strongly among the Mt Pleasant-Mow Cop respondents followed by those from Rode Heath.

The second largest category is a desire for 'specialist housing for the elderly' expressed most strongly by the respondents from Scholar Green.

The categories 'Affordable rented' and 'Shared ownership' are preferences within the Mt Pleasant-Mow Cop area.

Whatever their preference for the tenure of future developments it is also clear that a large majority (78.57% ~ 649 out of 826 respondents) have answered 'Yes' to the second question on whether they believe priority should be given to people with a connection to Odd Rode when allocating 'Affordable rented' dwellings. This belief is held by a larger proportion of respondents in Scholar Green (83.72% ~ 216 out of 258) than in the other sub-areas of the parish.

A very large number of respondents seem to have expressed a wish to see a mixture of tenures. This they have done so in the space "Other please specify" by inserting letters such as "abc" presumably referring to the prefixes in question 3.6.

Table 28 below summarises the response obtained in this way and it is seen that it does not really alter the split between the preferences as described above except that it highlights a dislike for monotonous developments. A larger development dominated by 'Open Market' could be interspersed with dwellings in 'shared ownership' or other tenures.

Table 28: Tenures with added 'Other'

	Odd Rode	Rode Heath	Mt Pleasant/ Mow Cop	Scholar Green
Open Mkt sale or rent	420	195	106	119
Affordable rented	148	55	47	46
Shared ownership	102	50	29	23
Specialist hsg for OAPs	183	96	16	71

Q 3.7 What size housing do you think is most appropriate for Odd Rode?

- a) Smaller dwellings (1/2 bedrooms)
- b) Family size dwellings (3 bedrooms)
- c) Large dwellings (4 bedrooms and over)
often called executive homes
- d) Other (please specify)

Please tick only one box

Table 29: Size of dwellings

	Odd Rode		Rode Heath		Mt Pleasant - Mw Cp		Scholar Green	
	No	%	No	%	No	%	No	%
1-2 beds	216	26.15	79	23.03	67	29.78	70	27.13
3 beds	434	52.54	187	54.52	116	51.56	131	50.78
4 beds +	52	6.30	27	7.87	8	3.56	17	6.59
Other	60	7.26	30	8.75	13	5.78	17	6.59
Not stated	64	7.75	20	5.83	21	9.33	23	8.91
Total	826	100	343	100	225	100	258	100

A clear majority of over 50% of respondents have a preference of three bedroom dwellings across the parish. However, a higher proportion of respondents in Mt Pleasant-Mow Cop than in other parts of the parish have a preference for 1-2 bed room dwellings, 29.78% compared to 26.15% for the parish as a whole. In Rode Heath by contrast a higher than average proportion of residents, 7.87%, prefer large dwellings of 4 bedrooms or more compared to 6.3% for the parish as a whole.

As before a large number of respondents seem to have expressed a wish to see a mixture, now in terms of sizes. This they have done so in the space “Other please specify” by inserting letters such as “abc” presumably referring to the prefixes in question 3.7.

Table 30 below summarises the response obtained in this way and it is seen that it does not really alter the split between the preferences as described above except that it highlight a dislike for monotonous developments. A larger development dominated by 3 bedroom dwellings could be interspersed with smaller and larger dwellings.

Table 30: Size of dwellings with added ‘Other’

	Odd Rode	Rode Heath	Mt Pleasant - Mw Cop	Scholar Green
1-2 beds	232	92	68	72
3 beds	441	189	118	134
4 beds +	57	30	9	18

3.4 Development as Infill

We have above considered the type of development in terms of tenures, size of dwellings and scale of developments preferred by the respondents. We also considered their preference in location viz a viz possible intrusion into the designated Green Belt and it was clear that this would be very unpopular with the respondents.

This desire to keep the parish ‘green’ also emerges, albeit less clear cut, in the response to the next two questions on the possibility of use large gardens or parts of large gardens as

building plots and the possibility of use other open spaces within the villages as development land.

Q 3.9 Within the villages, what do you think about development of new housing in gardens of existing houses?

- a) Strongly agree Please tick only one box
- b) Agree
- c) Neither agree nor disagree
- d) Disagree
- e) Strongly disagree

Additional comments _____

Table 31: Development as garden infill

	Odd Rode		Rode Heath		Mt Pleasant – Mw Cp		Scholar Green	
	No	%	No	%	No	%	No	%
Strongly agree	38	4.60	13	3.79	13	5.78	12	4.65
Agree	88	10.65	29	8.45	29	12.89	30	11.63
Neither	251	30.39	105	30.61	66	29.33	80	31.01
Disagree	181	21.91	74	21.57	48	21.33	59	22.87
Strongly disagree	238	28.81	114	33.24	52	23.11	72	27.91
Not stated	30	3.63	8	2.33	17	7.56	5	1.94
Total	826	100	343	100	225	100	258	100

Table 31 shows just over 50% (50.72%) of respondents within the Parish as a whole either 'Disagree' or 'Strongly disagree' with using gardens as infill development; more so of the respondents from Rode Heath (54.81%), but fewer of the respondents from Mt Pleasant-Mow Cop (44.44%).

It follows that fewer of the respondents from Rode Heath (12.24%) 'Agree' or 'Strongly agree' with this proposition, while more of the respondents (18.67%) from Mt Pleasant-Mow Cop show support.

However, it is noted that almost a third of respondents from across the parish indicate no opinion either way.

Q 3.10 Within the villages, what do you think about development of new housing in existing open spaces?

- a) Strongly agree
- b) Agree
- c) Neither agree nor disagree
- d) Disagree
- e) Strongly disagree

By 'Open Spaces' we mean recreation fields, village greens, sports facilities or any other area not currently built on

Please tick only one box

Additional comments _____

Table 32: Development as open space infill

	Odd Rode		Rode Heath		Mt Pleasant - Mw Cp		Scholar Green	
	No	%	No	%	No	%	No	%
Strongly agree	28	3.39	9	2.62	12	5.33	7	2.71
Agree	65	7.87	24	7.00	24	10.67	17	6.59
Neither	80	9.69	32	9.33	20	8.89	28	10.85
Disagree	234	28.33	102	29.74	57	25.33	75	29.07
Strongly disagree	390	47.22	168	48.98	96	42.67	126	48.84
Not stated	29	3.51	8	2.33	16	7.11	5	1.94
Total	826	100	343	100	225	100	258	100

Table 32 shows 75.55% of the respondents to oppose development of the open spaces within the villages across the parish. The opposition is particularly strong within Rode Heath (78.72%) and less strong within Mt Pleasant-Mow Cop (68%).

However, comparison with table 24 show that in all areas of the parish the opposition to this proposition is even stronger than opposition to development in the Green Belt.

Summary:

The response to this section indicate that a majority of respondents are opposed to development within the Green Belt, but some may accept such development if part of it is reserved for affordable houses.

If development in the Green Belt is necessary, respondents will prefer development to be in the form of extension to existing settlements.

Respondents prefer small scale developments of less than 20 houses and consisting

mainly of medium sized 3B family homes.

They would like to see such developments to be scheduled mainly for sale or rent on the open market, but interspersed with homes of other tenures.

The respondents are opposed to any development of existing open spaces whether it is the designated Green Belt, gardens or other open spaces within the villages.