

WEST DEAN & WEST TYTHERLEY  
NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

Planning and Development Working Group

ANALYSIS OF SURVEY RESULTS (version 1 dated 21 March 2017)

Reference A: WD & WT NDP Survey dated Sept 2016

B. Spreadsheet Summary of Survey Results (Anonymised)

C: WD & WT NDP Survey Analysis 2016 Numbers (AB issue)

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## INTRODUCTION

- 1.1. This report by the Planning and Development WG is an analysis of the WD&WT NDP survey (Reference A) distributed in Sept 2016 and collected in Nov/Dec 2016. An anonymised spreadsheet of the results (Reference B) was produced and made available to the WG for this analysis. A Table of survey numbers collected from Households per Post Code and based on the Electoral Roll was produced in Dec 2016 (Reference C). The 2011 Census was used as a basis for identifying household occupancy across the two parishes. This report addresses mainly Part 5 of the survey covering Planning and Development. All documents referred to herein are all to be found on the Drop Box Folder available to SG members.
- 1.2. It is assumed that the final Neighbourhood Development Plan will have to cover many aspects and that extracts from this analysis will form only a part of the whole. There are almost certainly too many numbers and some of the spreadsheets would benefit from being presented in more pictorial terms. There will need to be correlation with the analysis conducted by the other WGs. Depending on the outcome of the overall survey assessment, appropriate histograms or the like can be prepared in due course.
- 1.3. We are all conscious of the need to be aware of the pitfalls of interpreting statistics. Attention is drawn to some of the more pertinent ones in this analysis, namely;
  - (a) Sample sizes;
  - (b) The accuracy of the opinions given when perceiving what others may need;
  - (c) Uncertainty about the position/number of individual voters within households;
  - (d) Appreciation of the differences in some of the housing categories and the consequences e.g. between social, low cost and community housing.
- 1.4. The tables refer to the two villages, although there are WT parish respondents living in WD at one extremity and Stony Batter at the other extremity of the NDP area. There are a significant number of responses from inside the NDP area but outside both the conservation area and settlement boundaries (e.g. Frenchmoor). There are a few responses from households that are close to but outside the NDP boundary all together.

## ANALYSIS AND COMMENTS

### *Age Analysis*

#### Results

- 3.1. Full details are included at Appendix 2. In both villages the highest number of respondents are in the 41-64 category, being 79/169 (50%) for WT and 56/99 (56%) for WD. The number of over 65s in both villages is substantial; 70 (41%) and 20 (20%) for WT and WD respectively.

### Comment

3.2. WG was unable to obtain accurate data regarding the age profiles of the populations of the two villages; only the total numbers at the date of the 2011 Census (see Appendices 1a and 1b). They were 588 for WT and 252 for WD. The total number of survey respondents was 169 for WT and 99 for WD. There will obviously be a reasonable number of under 18s but they are unlikely to be anywhere near the differences of 419 (588-169) and 153 (252-99). Even if children represent 50% of the unknowns that would still leave 210 and 77 presumed adults who have not responded. We don't know the age categories those adults fall into, so there could be a serious distortion of needs etc. if emphasis is given proportionately to those who have replied.

Having made those points, we have what we have! Consequently, the analysis comments are made on the assumption that we have representative samples across the age groups.

*Future housing needs of children currently in the villages*

### Results

3.3. There were 25 out of 169 respondents in WT (15%) and 30 out of 99 in WD (30%) who indicated that they had children who they expected would need a home in their village within the next 15 years. See Appendix 3a for full details.

### Comment

3.4. No conclusions can be drawn with confidence but it could well be the case that large numbers of the younger generation, if they have a choice, would find village life does not offer enough opportunities or an active enough social life. On the other hand demographic trends coupled with fast broadband, more working from home and starter businesses might change this observation.

*Size of property respondents would like to move to, if they stay in the village*

### Results

3.5. Full details are at Appendix 3a.

### Comment

3.6. By and large, the results are what one would expect; a higher demand for smaller properties for the over 65s and an increase in demand for the number of beds in the 41-64 category. Demand for 5+ beds is very small (5% WT, 8% WD). What would be helpful to know is how many of the 2-3 beds would in fact be happy with a 2 bed. One could assume all the 2 beds

were in the 1-2 category and therefore all the 2-3 beds were for 3 beds but we cannot assume that is the case! If one assumes an even split between the 2-3 beds, there is a substantial need for 1-2 beds in both villages ( $47+50/2 = 72$ ) for WT and ( $12+24/2=24$ ) for WD, 43% and 24% respectively.

*Type of property respondents would like to move to, if they stay in the village*

### Results

3.7. Full details are at Appendix 3b. There is a clear majority preferring smaller retirement homes (25% in both villages). Low cost is, perhaps understandably, popular (11, 11% for WT and 6, 13% for WD). There is also a noticeable demand in WT for Warden assisted properties (8, 8%). 1-2 bed bungalows are favoured in both locations (see note above regarding 2-3 beds including 2 beds.)

3.8. It is not sure what to make of the Self Build statistics in any of the sections. There is clearly a desire to self-build (17% in WT and 28% in WD) but in what way (new plot, old house replacement, or part of a small development) or in which location is not clear.

*Size of property perceived to be needed by others*

### Results

3.9. Full details are at Appendix 3a. There is a substantial perceived demand for 2-3 beds (116, 68% for WT); (60, 60% for WD). See above comments about the number of 2 beds in the 2-3 bed category.

### Comment

3.10 WG members are concerned about placing a high level of confidence in what respondents think other people may need.

3.11. The pattern is similar to the known wants of those who would move and stay in the villages. Perhaps a little surprising is the number of 65+ who want 3-4 or 5+ beds (11 and 9, for WT and WD respectively.)

*Type of property perceived to be needed by others*

### Results

3.12. Full details are at Appendix 3c. There is a substantial perceived need for small retirement and warden assisted accommodation (45 and 19 respectively for WT); 40 and 12 for WD. When combined, these categories are 28% and 33% respectively.

3.13. Low cost (69, WT and 37, WD) and community housing (67, WT and 37,WD) are by far the largest perceived types of accommodation. Self-build also features (20 and 14 respectively). See comments in 3.8. above on self-build.

#### *Possible sites for Development*

##### Results

3.14. A list of all the potential sites from the surveys is at Appendix 4. They have not had any input from the owners.

##### Comment

3.15. The list SIMPLY summarized the sites detailed. HOW WE HANDLE THIS LIST IS STILL TO BE DECIDED. A list of sites identified in the SURVEYS that should NOT be used for development can also be produced but all this depends on the wider approach to be taken over sites. We also need very soon to have discussions with all the key stakeholders before taking this forward.

## **CONCLUSIONS**

##### Results

4.1. THIS SECTION IS BLANK SUBJECT TO COMMENT AND INPUT FROM OTHER SG/WG MEMBERS.