

EDLESBOROUGH PARISH COUNCIL

AN ANALYSIS OF THE PARISH PLAN QUESTIONNAIRE Q21 DATA RELATING TO HOUSING AND COMMERCIAL DEVELOPMENT WITHIN THE VILLAGES OF EDLESBOROUGH, DAGNALL AND NORTHALL

BACKGROUND

Question 21 of the 2008 Parish Plan questionnaire asked “What development do you favour for your village?” in the following categories:

- Housing for purchase
- Housing for rent
- Housing Association (e.g shared ownership)
- Housing association (on points scheme)
- Retirement bungalows – purchase
- Retirement bungalows for rent
- Commercial – workshops
- Commercial – offices
- Commercial – shop(s)
- Commercial – restaurant(s)

The questionnaires identified whether the respondents were from:

- Edlesborough Ward
- Dagnall Ward
- Northall Ward

Against each category, respondents were asked to identify how much more development they favoured against the following headings:

- Much more
- Some more
- Little more
- No more
- No opinion

The overall response rate to questionnaires was 67.5% and the approximate response rates for each of the three separate wards were as follows:

Edlesborough Ward	65% (481 completed questionnaires)
Dagnall Ward	74% (150 completed questionnaires)
Northall Ward	62% (99 completed questionnaires)

SUMMARY

An overall summary of the responses to Question 21 of the 2008 Parish Plan questionnaire for the entire Parish for each of the different categories of development are tabulated below. The results for each ward within the Parish and a more detailed breakdown of the responses can be found in the DATA section of this report.

	Much or some more development favoured	Little or no more development favoured
Housing for purchase	16%	84%
Housing for rent	16%	84%
Housing Association (e.g shared ownership)	15%	85%
Housing association (on points scheme)	12%	88%
Retirement bungalows – purchase	29%	71%
Retirement bungalows for rent	25%	75%
Commercial – workshops	8%	92%
Commercial – offices	8%	92%
Commercial – shop(s)	22%	78%
Commercial – restaurant(s)	19%	81%

Recommendations

1. Due to the lack of support for significant new housing or commercial development within any of the three wards that make up the Parish of Edlesborough, only limited growth in accordance with that allowed by the current Aylesbury Vale District Local Plan (AVDLP) policies should be permitted in any new local plan that might supersede the AVDLP.
2. In recognition of the lack of local support for any additional social housing in any of the wards, any such development to meet a requirement demonstrated by a local housing needs study must be limited to the specific needs of the Parish and not be expanded to meet the needs of the wider District in general.
3. Any development that is allowed within the Parish should put an emphasis on providing retirement bungalows and where possible, they should be for the benefit of local people.

ANALYSIS

The data for each of the different categories is shown in the attached tables in the DATA section of this report. There are three tables for each category, the first listing the actual number of responses against each of the headings for each ward.

The second table shows the same data as percentage distributions, but with the 'much more' and 'some more' responses combined into one column and the 'little more' and 'no more' ones combined into a second column. The reason for this is because the 'much more/some more' combination reflects the level of growth that would occur in Edlesborough Village if the 2010 draft Core Strategy was implemented and the 'little more/no more' combination reflects the sort of growth that has been permitted during the last decade under the existing AVDLP policies.

The third table shows the distribution of those responses where the response expressed an opinion i.e. with the 'no opinion' responses disregarded. Clearly if the survey had related to specific proposals at identified sites, more people would probably have expressed an opinion, but the percentage of 'no opinion' responses is a useful indicator of the level of interest (or lack of it) in the issue at that point in time, in the absence of any specific development proposals.

Housing Development

In all of the housing development categories, the vast majority of responses in all three wards favoured little or no more development (i.e. a continuation of the status quo).

Market Housing

There was very little difference in the distribution of responses between the three wards with 85% favouring little or no more development of additional houses for purchase and 84% favouring little or no more for rent.

There was marginally more support for rented accommodation in Dagnall and Northall than there was in Edlesborough.

Affordable Housing

The proportion of responses favouring little or no more development of housing association properties for shared ownership at 85% was the same as that for market housing with very little variation between the wards.

There was however less support for significantly more housing association properties for rent on a points based system with 88% favouring little or no more development. There was less support for any significant increase in this type of additional housing in Dagnall and Northall, than there was in Edlesborough.

Retirement Bungalows

Whilst the majority of responses still favoured little or no additional development of retirement bungalows, there was noticeably more support for this type of development than for either market or affordable homes. Overall 71% of respondents wanted little or no development of retirement bungalows for purchase and 75% wanted little or no development of units for rent. The level of support for retirement bungalows for purchase was highest in Edlesborough and least in Northall. The support for units for rent was greatest in Edlesborough and least in Dagnall.

Commercial Development

In all of the commercial development categories, the majority of respondents in all three wards favoured little or no more development.

Workshops

There was very little difference in the distribution of responses between the three wards with 92% favouring little or no more development of additional workshops

Offices

Overall the proportion of responses favouring little or no development of additional offices was again 92%. There was slightly more support in Dagnall and Northall for an increase in this type of development than there was in Edlesborough

Shops

Although the overall proportion of responses in favour of little or no increase in shops was 78%, there was much more support for additional shops in Dagnall and Northall than in Edlesborough. However, even though there are currently no shops in either village, 65% of Northall residents and 59% of Dagnall residents surprisingly still favoured little or no increase in this type of development.

Restaurants

Again the responses from all three wards favoured little or no increase in this type of development. The overall proportion in favour of little or no more development was 81%, made up of 82% in Edlesborough, 81% in Dagnall and 75% in Northall.

DATA

Housing for purchase

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Ward	15	38	73	231	124
Dagnall Ward	3	11	20	55	61
Northall Ward	5	6	16	40	32

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	11%	63%	26%
Dagnall Ward	9%	50%	41%
Northall Ward	11%	57%	32%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	15%	85%
Dagnall Ward	15%	85%
Northall Ward	16%	84%
Overall	15%	85%

Housing for rent

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Ward	14	34	54	222	157
Dagnall Ward	4	11	18	54	63
Northall Ward	3	8	13	40	35

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	10%	57%	33%
Dagnall Ward	10%	48%	42%
Northall Ward	11%	54%	35%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	15%	85%
Dagnall Ward	17%	83%
Northall Ward	17%	83%
Overall	16%	84%

Housing Association (e.g.shared ownership)

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Ward	14	38	37	232	160
Dagnall Ward	2	7	18	56	67
Northall Ward	2	5	14	39	39

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	11%	56%	33%
Dagnall Ward	6%	49%	45%
Northall Ward	7%	54%	39%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	15%	85%
Dagnall Ward	15%	85%
Northall Ward	16%	84%
Overall	15%	85%

Housing Association (on points scheme)

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Village	9	29	31	219	193
Dagnall Ward	2	6	9	57	76
Northall Ward	2	4	9	40	44

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	8%	52%	40%
Dagnall Ward	5%	44%	51%
Northall Ward	6%	50%	44%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	13%	87%
Dagnall Ward	10%	90%
Northall Ward	11%	89%
Overall	12%	88%

Retirement bungalows – purchase

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Village	29	77	95	142	138
Dagnall Ward	12	10	21	47	60
Northall Ward	2	11	14	34	38

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	22%	49%	29%
Dagnall Ward	15%	45%	40%
Northall Ward	13%	49%	38%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	31%	69%
Dagnall Ward	25%	75%
Northall Ward	21%	79%
Overall	29%	71%

Retirement bungalows for rent

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Village	19	62	76	162	162
Dagnall Ward	7	12	17	50	64
Northall Ward	5	9	11	35	39

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	17%	49%	34%
Dagnall Ward	13%	45%	42%
Northall Ward	14%	47%	39%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	26%	74%
Dagnall Ward	22%	78%
Northall Ward	23%	77%
Overall	25%	75%

Commercial – workshops

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Village	7	19	47	256	152
Dagnall Ward	4	3	11	66	66
Northall Ward	1	3	10	45	40

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	5%	63%	32%
Dagnall Ward	5%	51%	44%
Northall Ward	4%	56%	40%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	7%	93%
Dagnall Ward	9%	91%
Northall Ward	7%	93%
Overall	8%	92%

Commercial – offices

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Village	8	14	54	254	151
Dagnall Ward	3	5	9	67	66
Northall Ward	1	5	7	45	41

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	5%	64%	31%
Dagnall Ward	5%	51%	44%
Northall Ward	6%	53%	41%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	7%	93%
Dagnall Ward	9%	91%
Northall Ward	10%	90%
Overall	8%	92%

Commercial – shop(s)

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Village	10	38	89	208	136
Dagnall Ward	17	24	31	27	51
Northall Ward	11	13	14	30	31

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	10%	62%	28%
Dagnall Ward	27%	39%	34%
Northall Ward	24%	45%	31%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	14%	86%
Dagnall Ward	41%	59%
Northall Ward	35%	65%
Overall	22%	78%

Commercial – restaurant(s)

Questionnaire responses

	Much more	Some More	Little More	No More	No Opinion
Edlesborough Village	10	54	87	199	131
Dagnall Ward	6	11	26	42	65
Northall Ward	5	11	10	37	36

Distribution of all responses

	Much or some more development favoured	Little or no more development favoured	No opinion expressed
Edlesborough Ward	13%	60%	27%
Dagnall Ward	11%	46%	43%
Northall Ward	16%	48%	36%

Distribution of those responses expressing an opinion

	Much or some more development favoured	Little or no more development favoured
Edlesborough Ward	18%	82%
Dagnall Ward	19%	81%
Northall Ward	25%	75%
Overall	19%	81%

Footnote:

This analysis was compiled by Councillor John Wilkinson, who distributed it electronically to all councillors. The analysis was discussed by the Full Council at the Meeting on 16th September 2010 and it was agreed to place it on file for future reference.