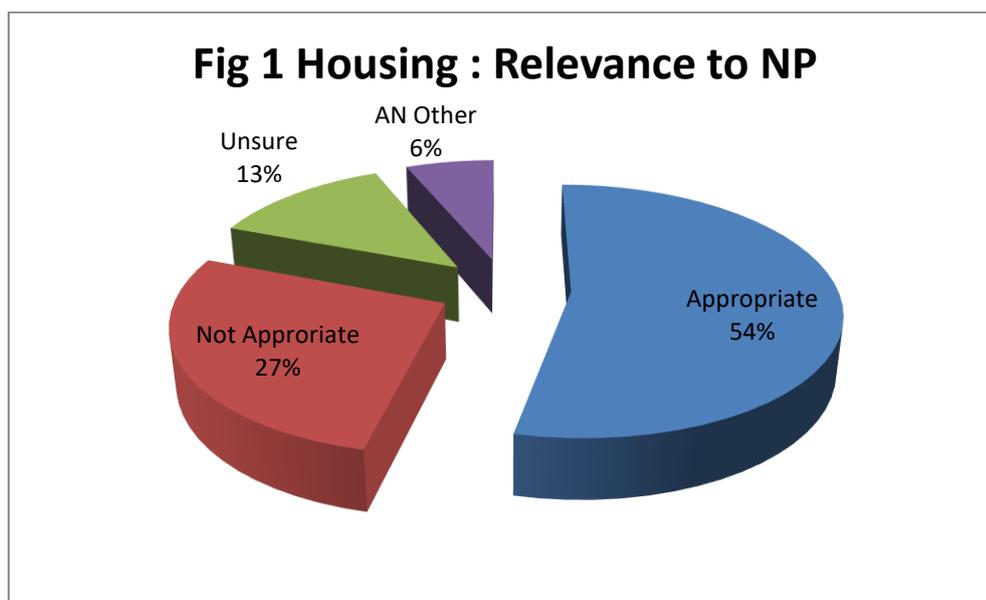# Housing : Analyses of Respondents Comments

A total of 396 comments were assigned to the 'housing category'. These were each reviewed and assigned to one of four categories:

Appropriate for a Neighbourhood Plan (NP), Inappropriate, allocated to an AN Other or assigned as UnSure


Fig 1 Housing : Relevance to NP

In the 'Inappropriate' category most of the respondents comments related to house building in the green belt, excessive numbers and house prices. House building in the green belt and allocation of green belt for development was deemed a Local Plan issue and out of scope for the WNP as was the price (value) *per se* of houses.

In the 'Unsure' category, most comments related to planning, house building and related infrastructure, typically comments mentioned "too many buildings", "excessive development", " no more houses – enough already". We deemed the scale of future house building is already (or will be) determined by the CEC Local Plan and outwith the scope of the WNP. Infrastructure we deemed was either a topic for another category or under the control of other agencies.
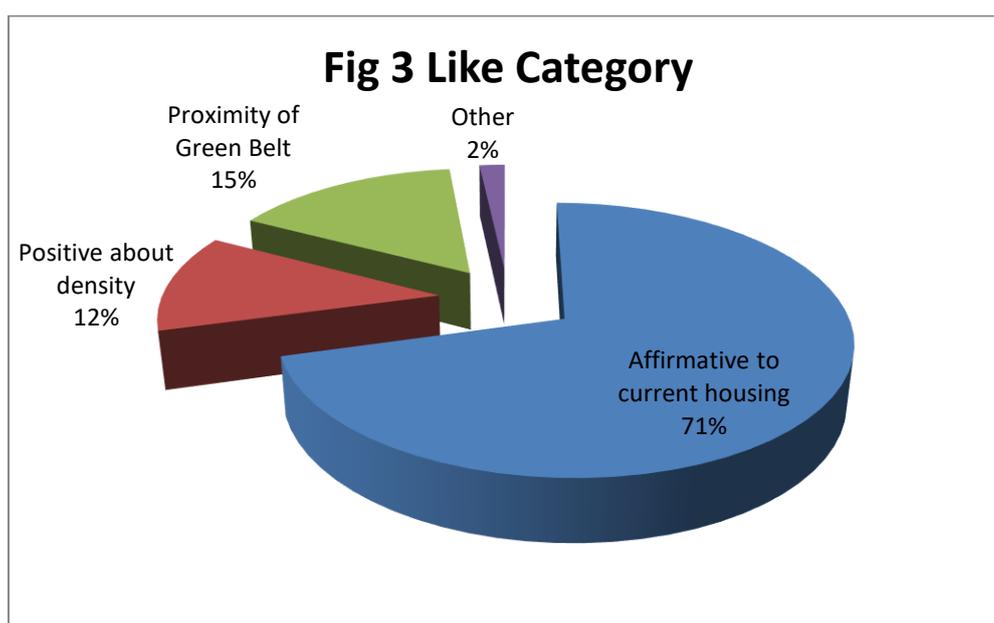
In the AN Other Category, comments related mostly to the Green Belt (37%), parking, waste recycling and infrastructure.

Next we analysed the comments assigned to the ' Appropriate Category', under the headings of 'Like', 'Dislike' and 'Improve'

Fig 2 Breakdown of Comments Relevant to NP
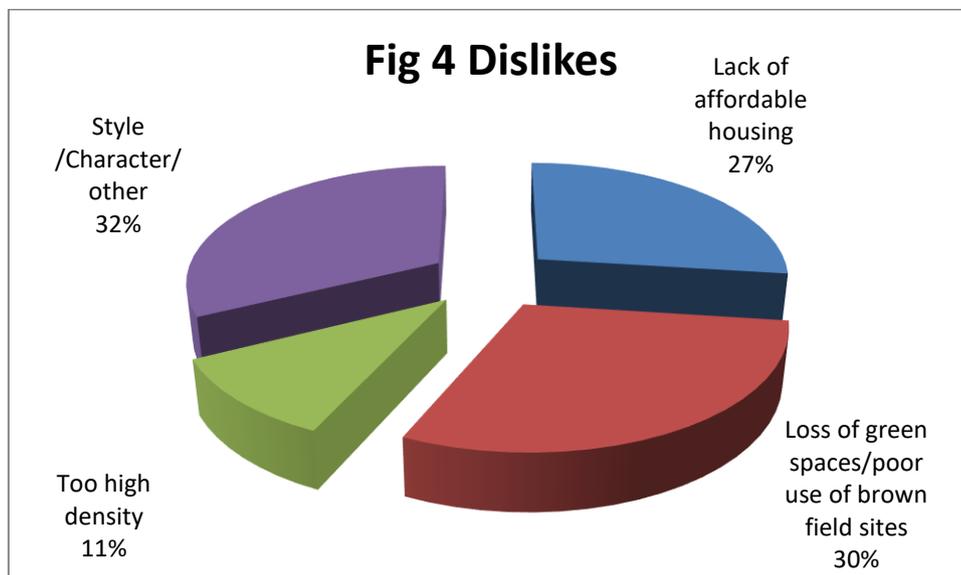
- Dislike 35%
- Improve 38%
- Like 27%
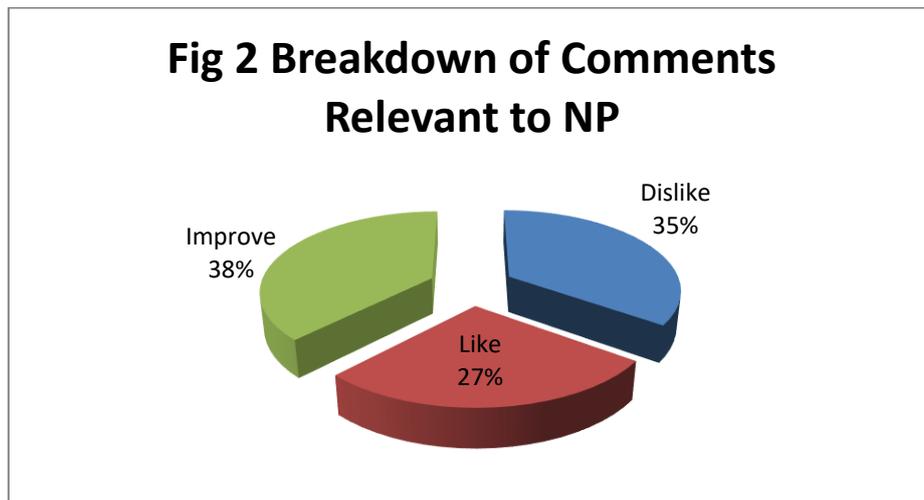
Subsequent analyses (Fig 3) of 'Like', 'Dislike' and 'Improve' comments was undertaken.

Thus, in the 'Like' category most (71%) of the respondents commented favourably about housing e.g. "nice house", "beautiful houses", "pleasant housing", "good houses and shops" etc. It would appear that a majority of the respondents were affirmative to the *status quo* regarding housing, with proximity to the green belt and housing density also enjoying favourable responses. The 'other' segment included comments regarding "design", "old, historic buildings"

Fig 3 Like Category

- Proximity of Green Belt 15%
- Other 2%
- Positive about density 12%
- Affirmative to current housing 71%

Under 'Dislike' comments, the stand out categories were 'loss of green space/ poor use of brown field sites' (30%) and 'lack of affordable housing' (27%). We differentiated between 'open / green spaces' and 'green belt', as allocation of development on green belt we assumed was out of scope for the WNP. Dislike of high density housing accounted for 11% of replies. The segment containing 'Style, character and other' was a rather diffuse group. For example, comments included "housing","more ugly housing", "housing" (again), "ruthless property development", "opportunistic house developments", "housing estates, Lacy Green and Colshaw" amongst others. Generally, there appears to be an anti-development sentiment amongst a significant number of the 'dislike' respondents.

Fig 4 Dislikes

Style /Character/ other 32%
Lack of affordable housing 27%
Loss of green spaces/poor use of brown field sites 30%
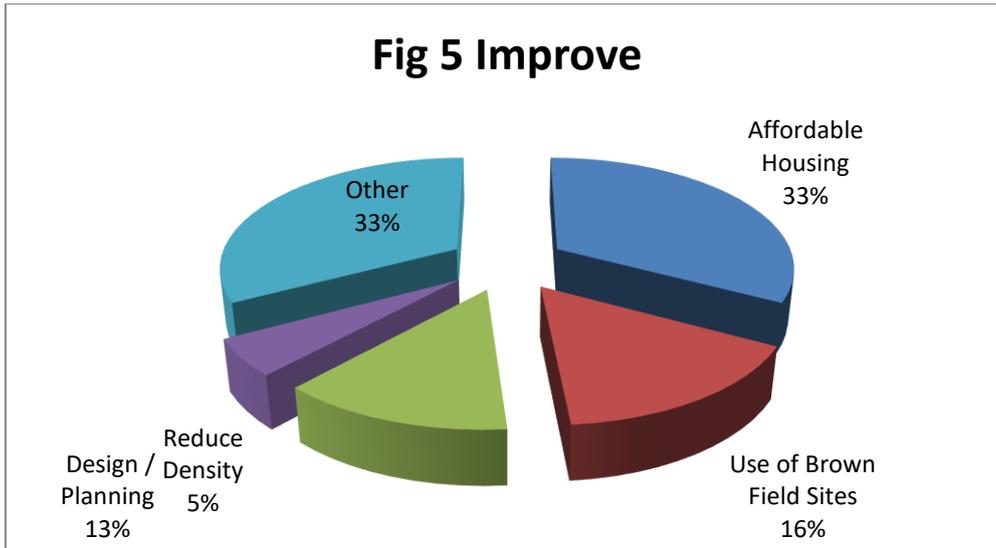Too high density 11%

Regarding the 'Improve' comments these might be expected to mirror comments made under the 'dislike' segment and indeed this was found to be the case. Thus:

DISLIKE	IMPROVE
lack of affordable housing	improve affordable housing
poor use of brown field site	improve use of brown field sites
too high a density	reduce housing density

Fig 5 Improve

Affordable
Housing
33%

Other
33%

Design /
Planning
13%

Reduce
Density
5%

Use of Brown
Field Sites
16%

A more diffuse grouping under 'improve other' (~30% of respondents) includes comments to "improve housing" without any further comment and "improve property development restrictions".

Possible Policy Areas?

- Improve affordable housing
- Make better use of brown field sites
- Moderate / control building density

Set in the context of 72% respondents 'affirmative' to current housing.