



# Sedlescombe Neighbourhood Plan Residents' Survey

Presented on 13<sup>th</sup> August 2013  
JER/1896

# 1. Background

- Sedlescombe developing plan to determine:
  - where developments best sited
  - housing and facilities needed
  - best practice implementation guidelines
- Research conducted to confirm criteria for assessing sites
- Approx 1200 questionnaires hand delivered to c650 households for completion by adults 18+
- 605 responses – encouraged by street champions (50% response)
- 3 Blackbrooks vouchers as incentives
- Questionnaire in Appendices



# 2. Today's presentation



**The  
Sample**



**Sedlescombe  
facilities**



**Housing/  
housing needs**



**Development**



# 3. The sample



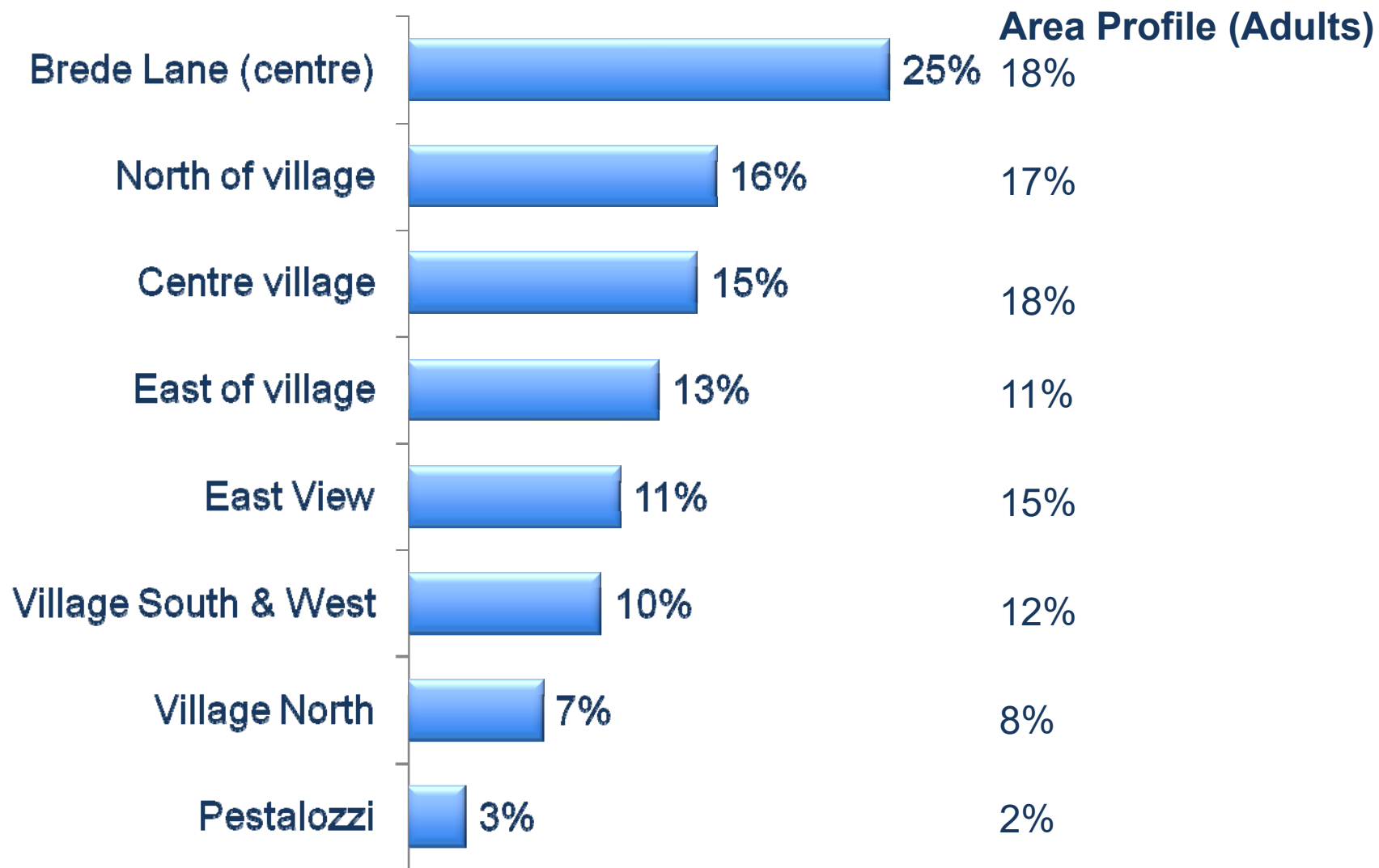
- Area
- Length of time in Sedlescombe
- Demographics
- Working status and location
- Household size

# 4a. Area Definitions

Area	Response rate	Streets included
North of village	46%	Poppinghole Lane, Swailes Green, Hawkhurst Road/Compasses lane, Sandrocks, Church Hill, Stream Lane
East View	39%	
East of village	61%	Reservoir Lane, Hurst Lane and Gt Sanders, Churchland Lane, Brede Lane
Centre	43%	Pt Street Lower W, Pt Street Upper East, Pt Street Lower W & Gregory Walk, The Street upper west, The Green
Brede Lane centre	69%	Park Shaw/Orchard Way, Gorselands, Brede Lane and Blacklands, Gammon Way and Streetlands
Village north	44%	Balcombe Green, Meadow Lane, Roselands, Eaton Walk
Village south and west	42%	Crazy Lane and New England Lane, Tollgate, Chapel Hill, Cott Lane, Whydown, New road
Pestalozzi	85%	

## 4b. Area lived

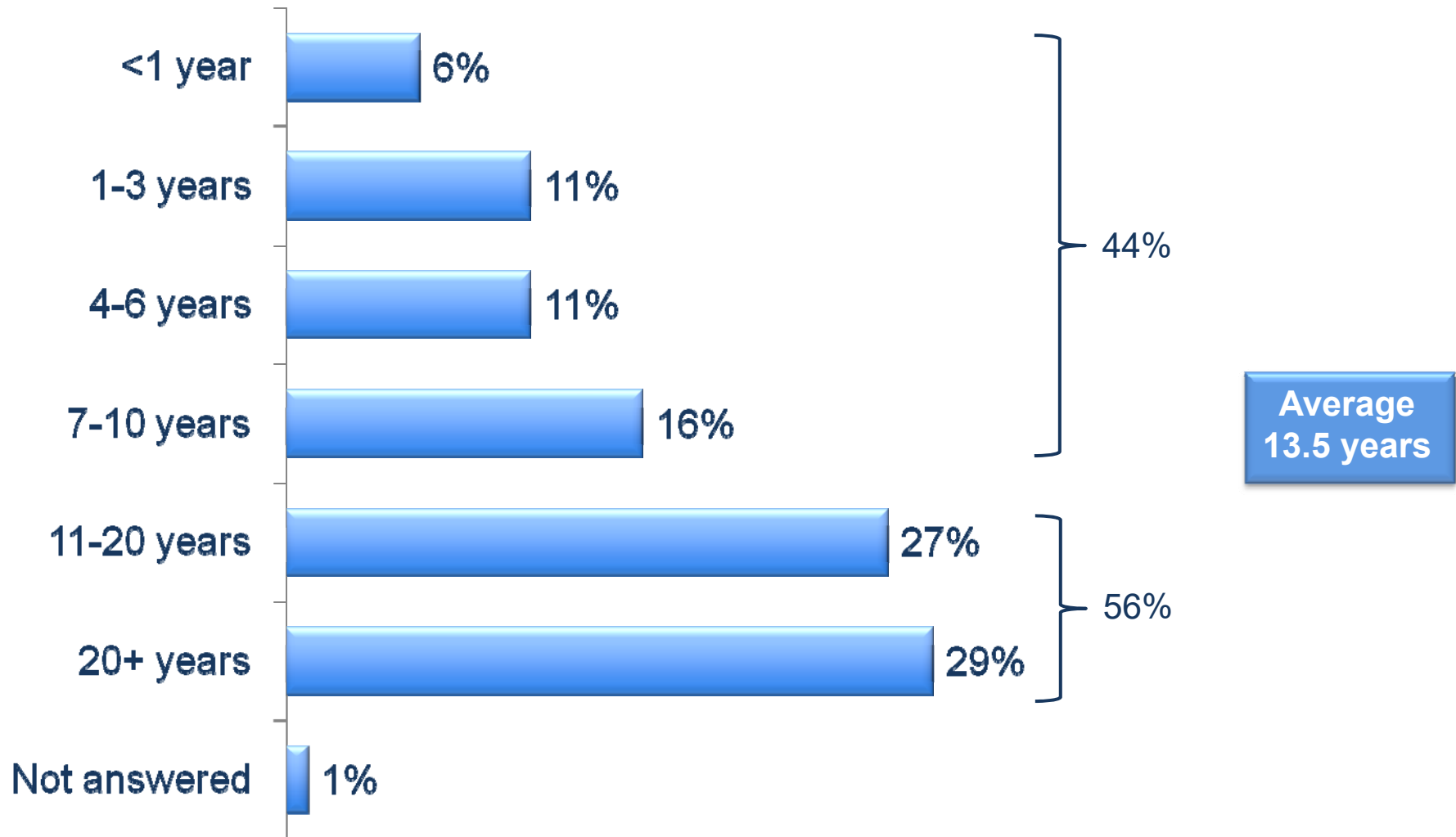
Base: All (605)



# 5. Longevity in Sedlescombe

Q7. How long have you lived in Sedlescombe?

Base: All (605)

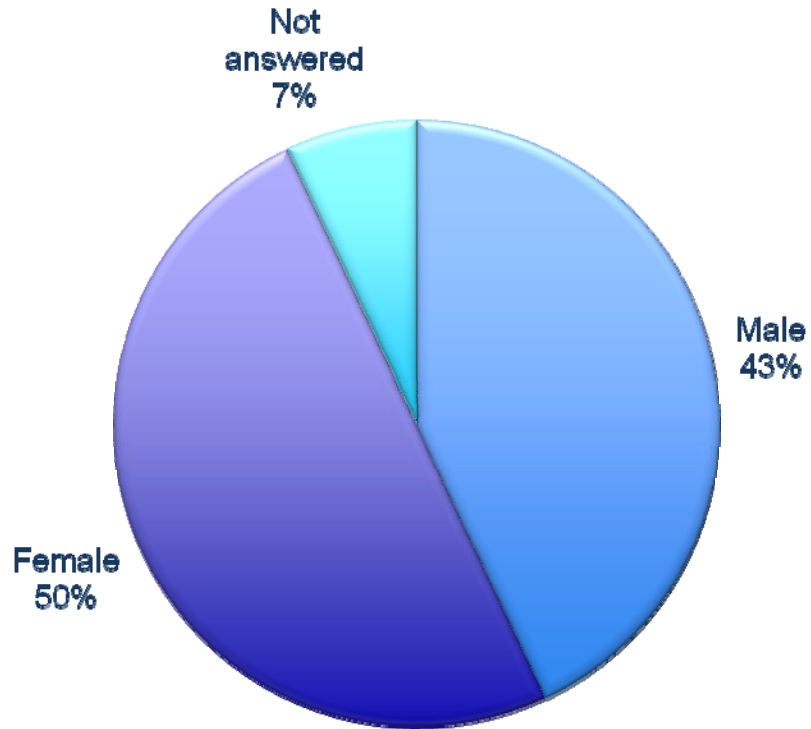


# 6. Sex/Age

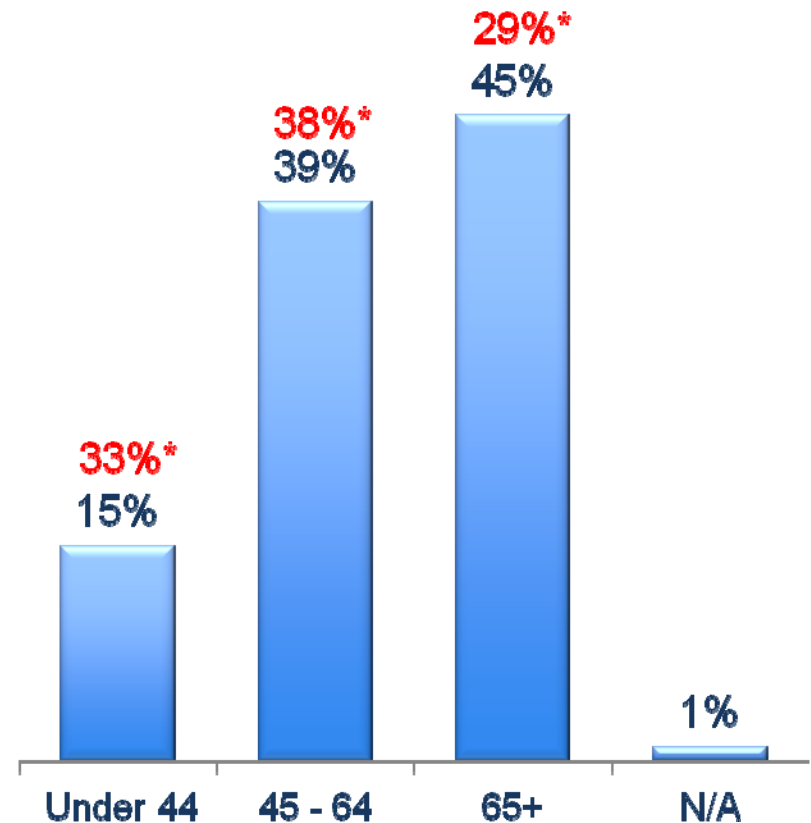
Q40/41

Base: All (605)

## Sex



## Age



Median Age: 58

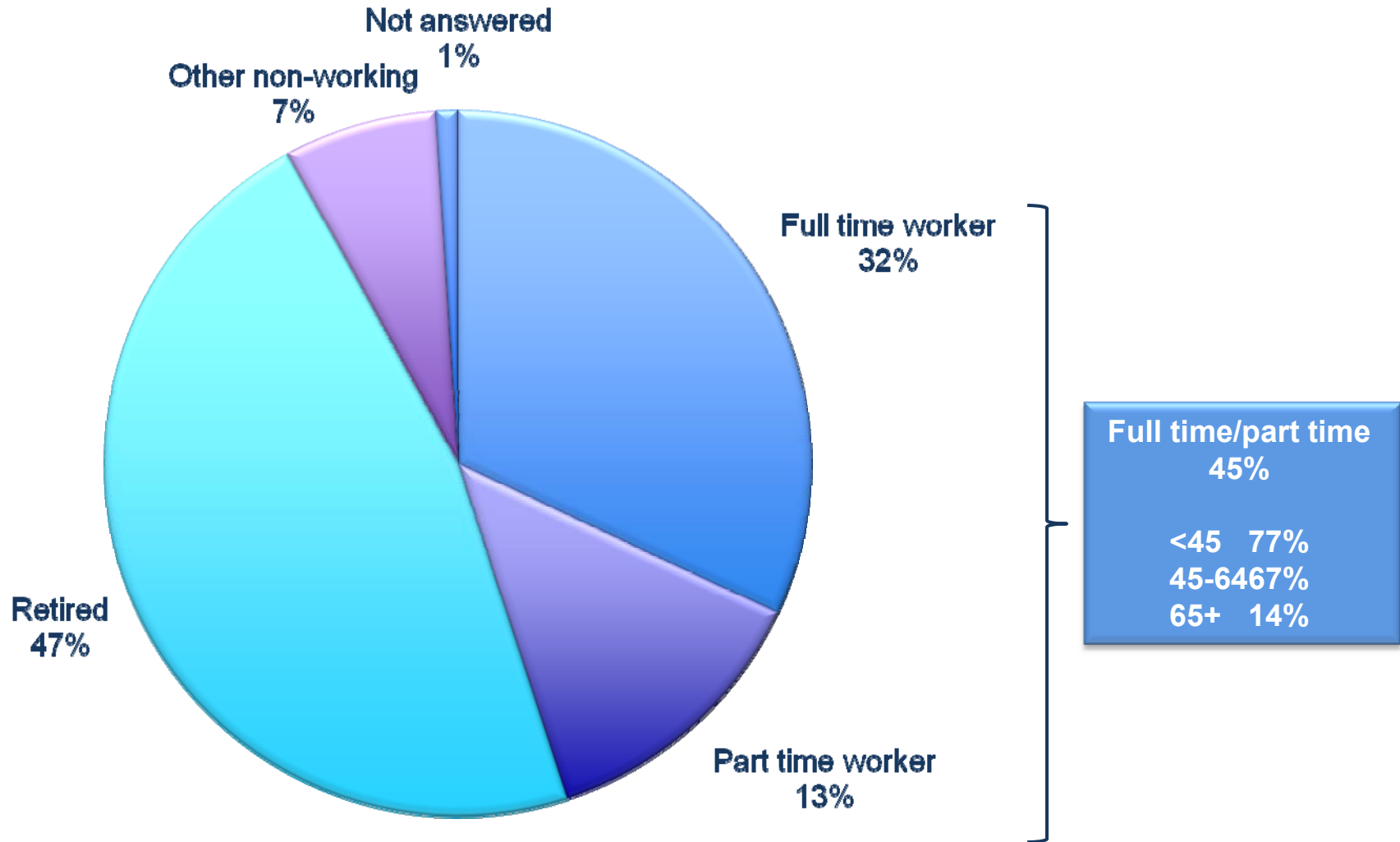
\* = census data 15+



# 7. Working status

Q27. What is your current working status?

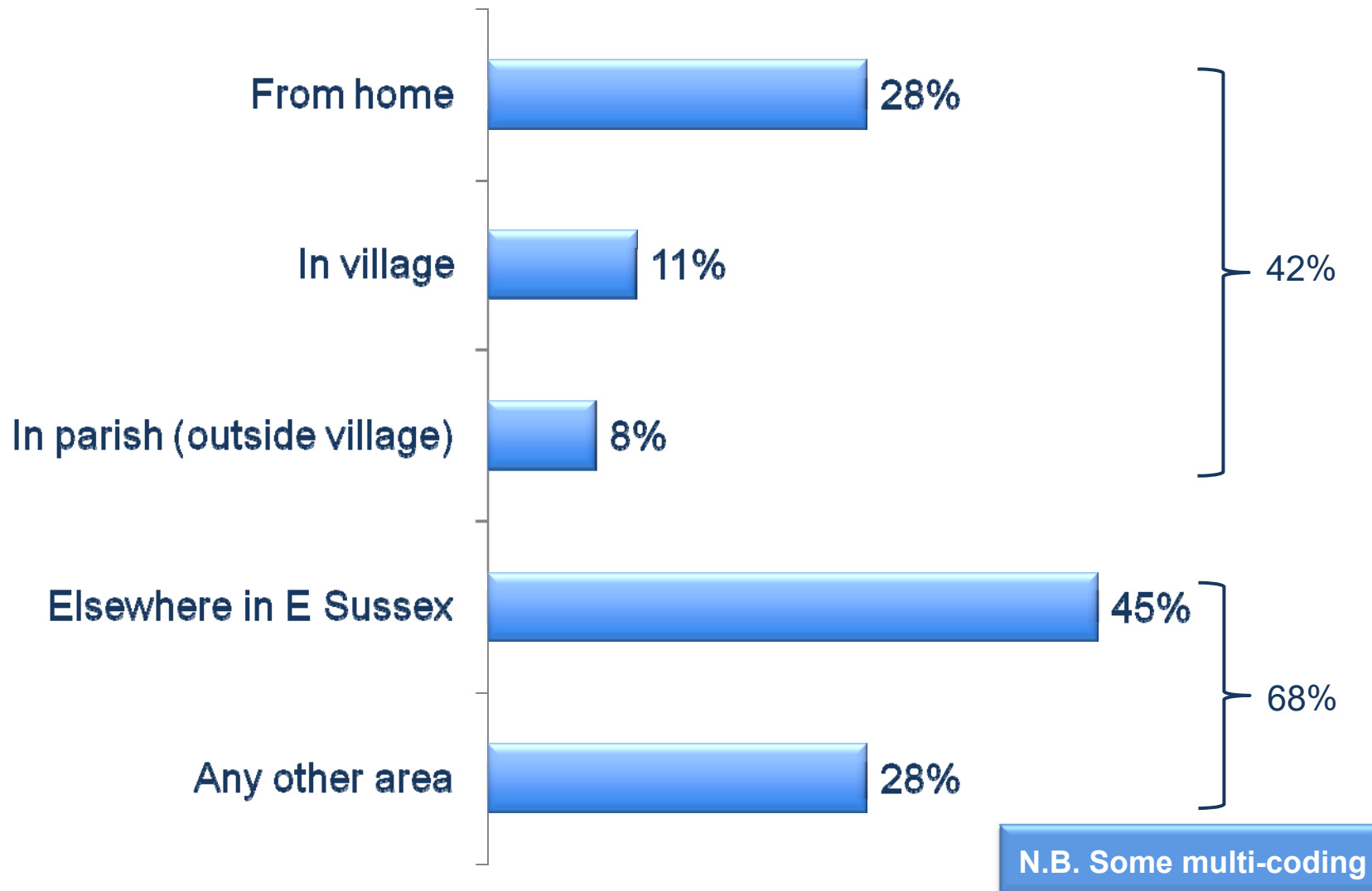
Base: All (605)



# 8. Place of work

Q28. If you work either full or part time please tell us where you work

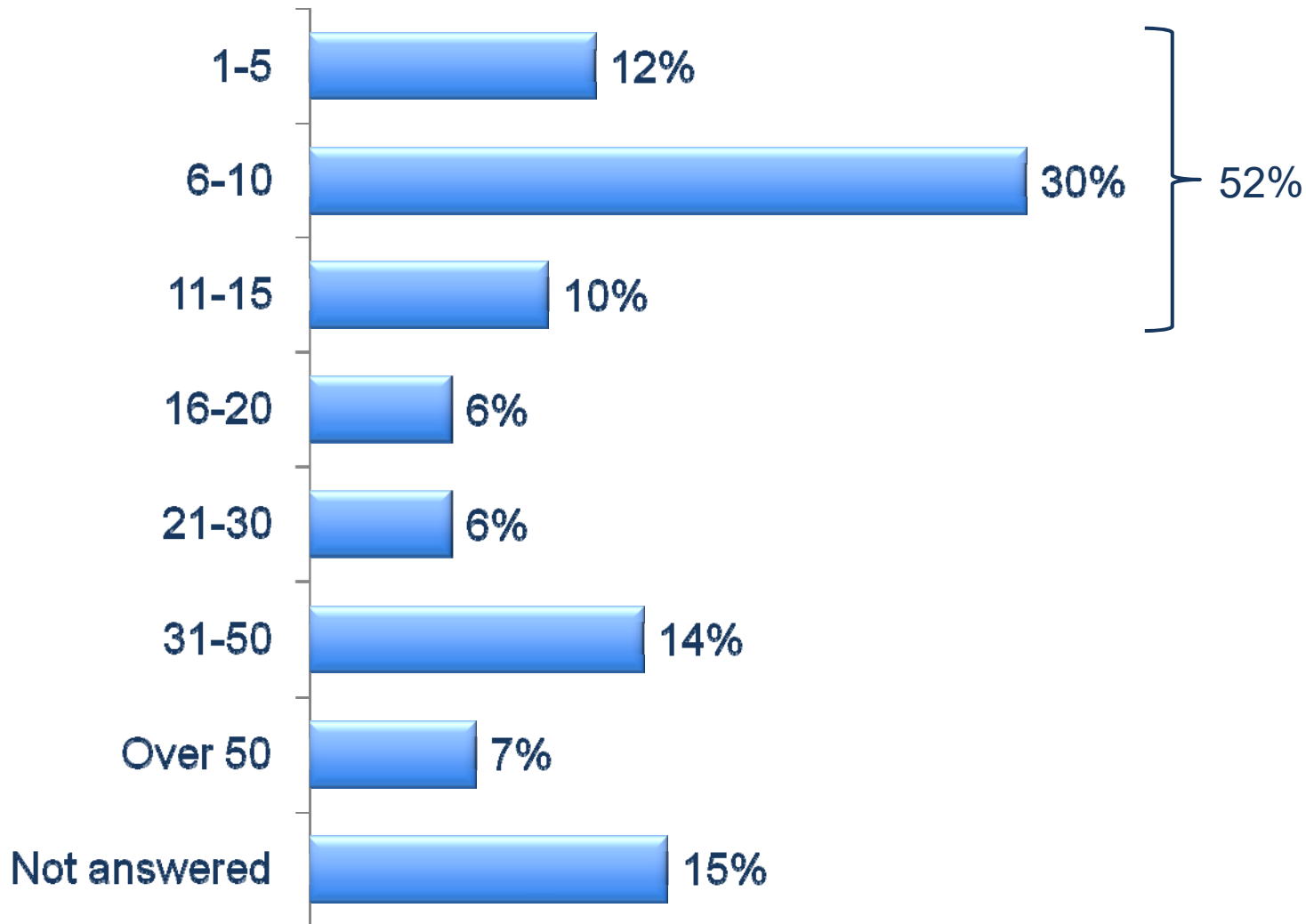
Base: All full time/part time workers (271 – 45% of sample)



# 9. Distance travelled to work

Q29. If you work outside the parish please tell us how far you travel to work

Base: All working outside parish 194 – 32% of sample



# 10. Household size

Q42. How many adults 18+ live in your household

Q43. How many children <18 live in your household

Base: All (605)

	Adults %	Children %	Total household %
1	18	5	17
2	49	10	40
3	12	2	12
4	5	1	12
5 or more	1	*	5
None/Not answered	15	82	13
Average	2.1	2.0	2.5



# 11. Sedlescombe facilities

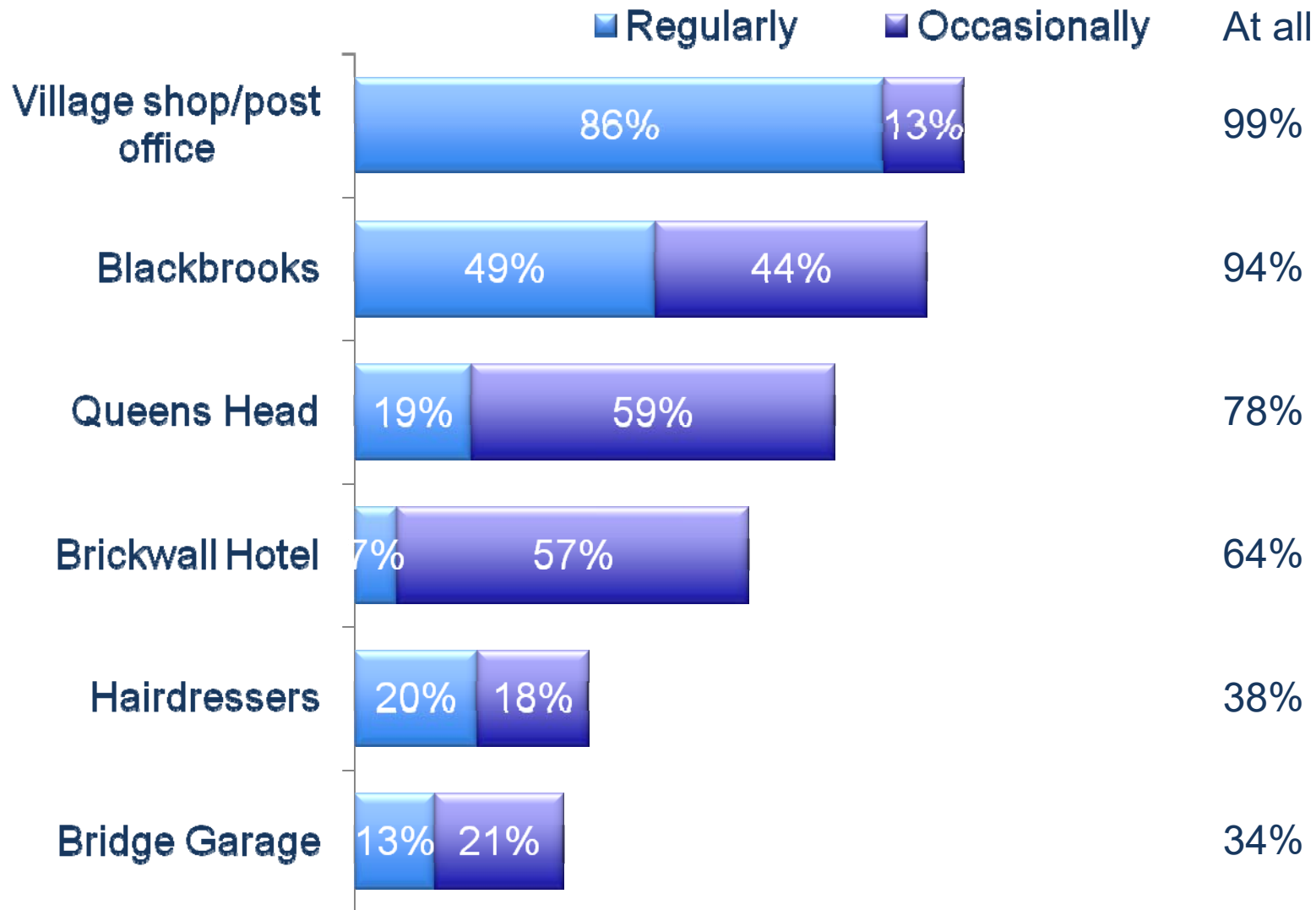


- Use of commercial facilities
- Use of village facilities
- Club membership
- Transport

# 12. Use of commercial facilities

Q1. How often do you use...?

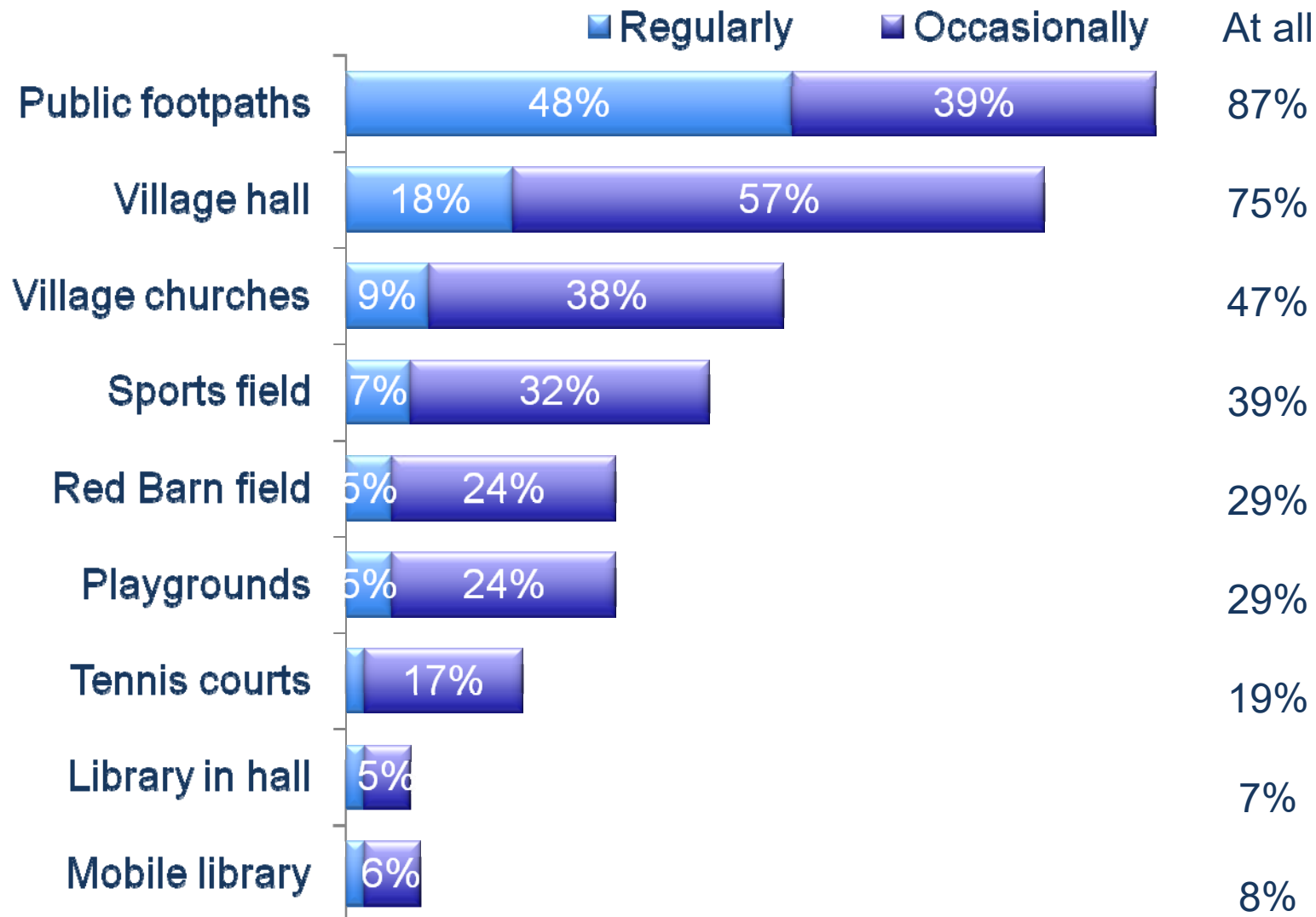
Base: All (605)



# 13. Use of village facilities

Q6. How often do you use...?

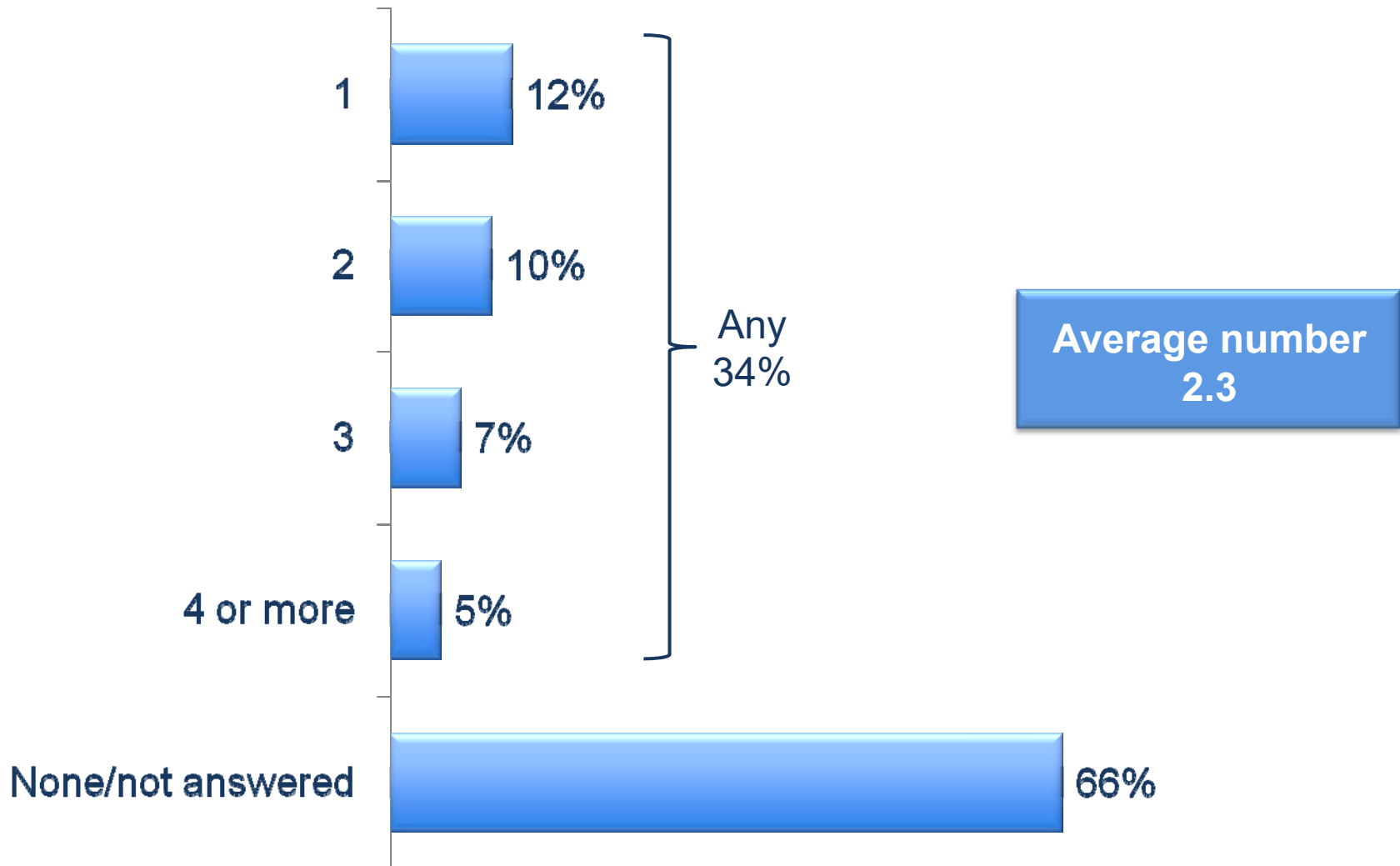
Base: All (605)



# 14. Number of clubs/groups belong to

Q5. How many groups or clubs in the parish do you belong to?

Base: All (605)

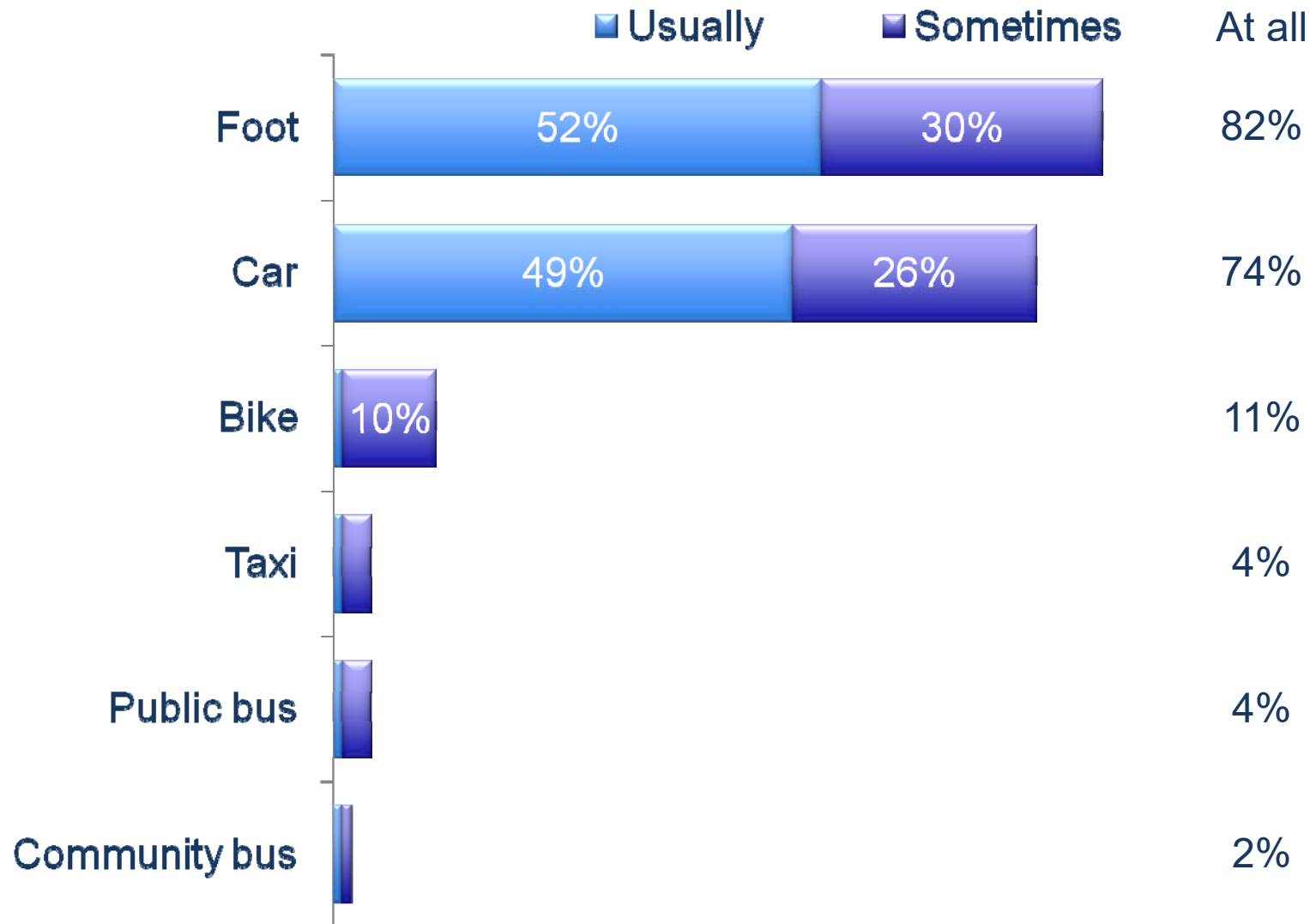




# 15a. Frequency of transport use – village

Q2. How often do you use the following means of transport to go to the village centre?

Base: All (605)



# 15b. Car/walking by area

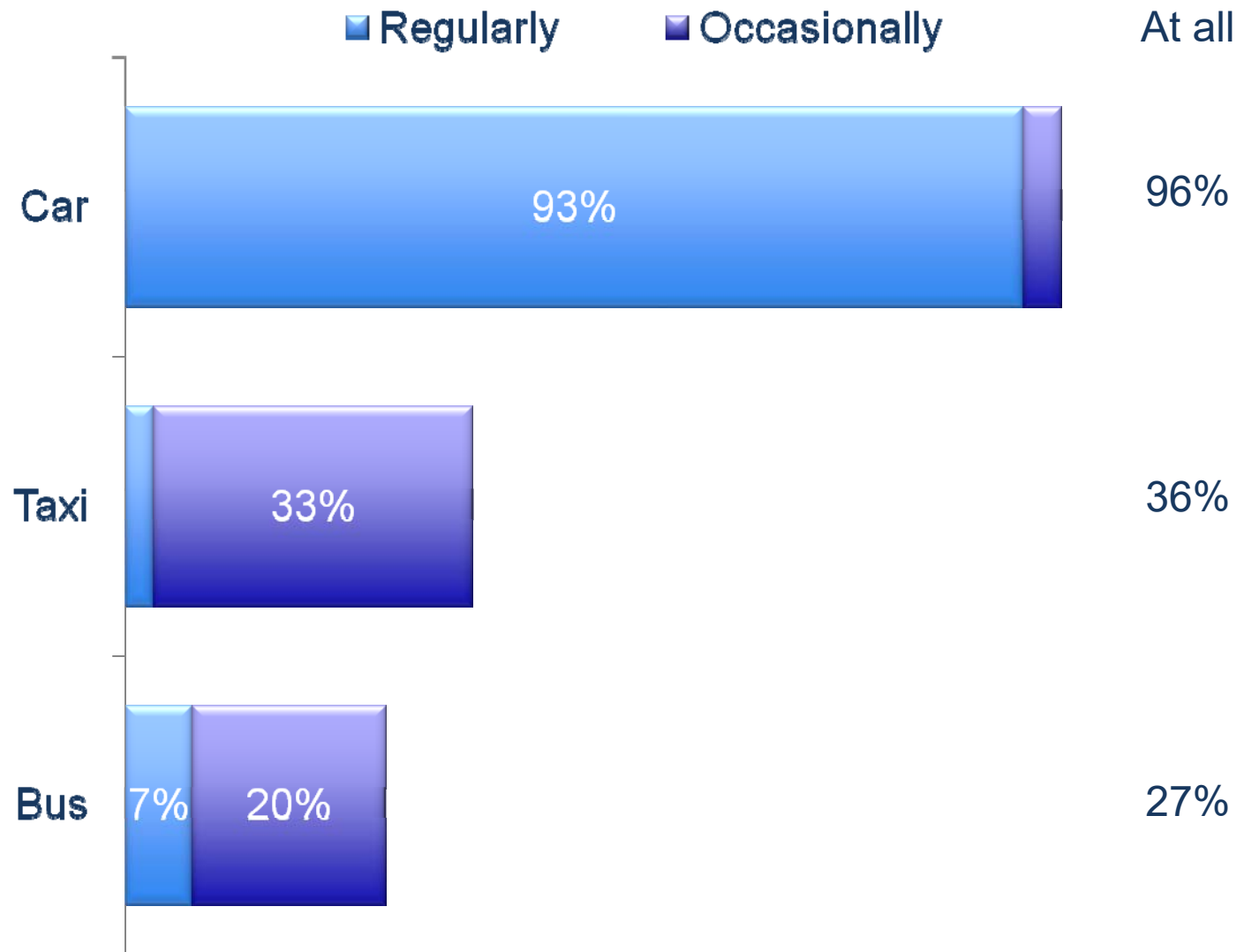
Q2. How often do you use the following means of transport to go to the village centre?

Area	Foot			Car		
%	Usually	Sometimes	At all	Usually	Sometimes	At all
Centre	89	7	96	12	22	34
Brede Lane	77	15	92	22	33	55
Village North	75	15	90	25	63	88
East View	41	48	88	59	32	91
Village South and West	25	36	61	75	16	92
North of village	19	40	59	81	11	92
East of village	16	65	81	82	14	96

# 16. Frequency of transport use – outside village

Q3. When travelling outside the village how often do you use these forms of transport?

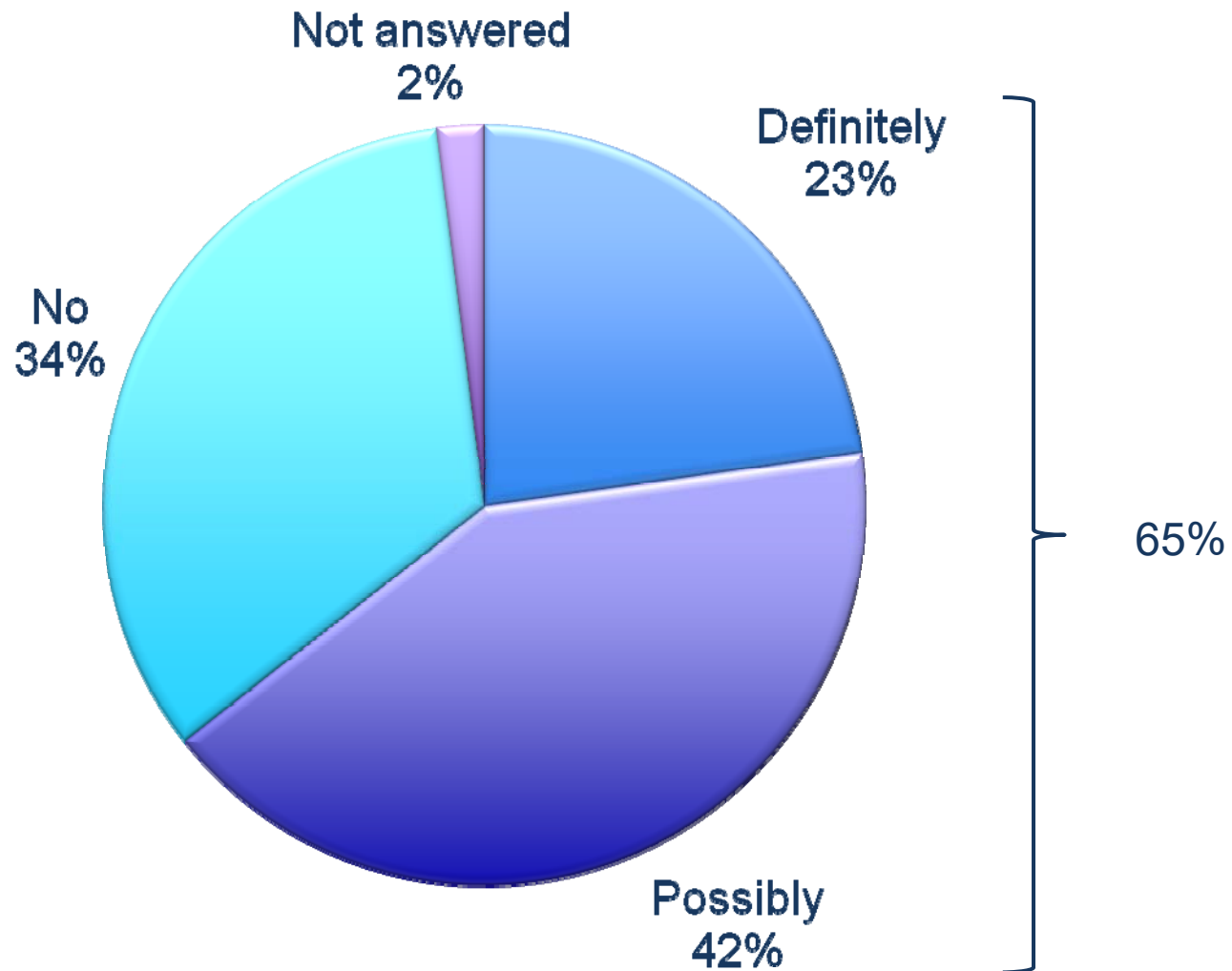
Base: All (605)



# 17a. Future bus use if more frequent

Q4. If the bus service was more frequent would you use it more often?

Base: All (605)





# 17b. Future bus usage by current usage

Q4. If the bus service was more frequent would you use it more often?

	<b>Use Regularly (41) %</b>	<b>Use occasionally (119) %</b>	<b>Don't use (348) %</b>	
Definitely use (more)	80	39 <small>8% of sample</small>	12	] 31% of sample
Possibly use (more)	20	49	42	
Won't use (more)	-	10	46	

# 18. Housing/housing needs

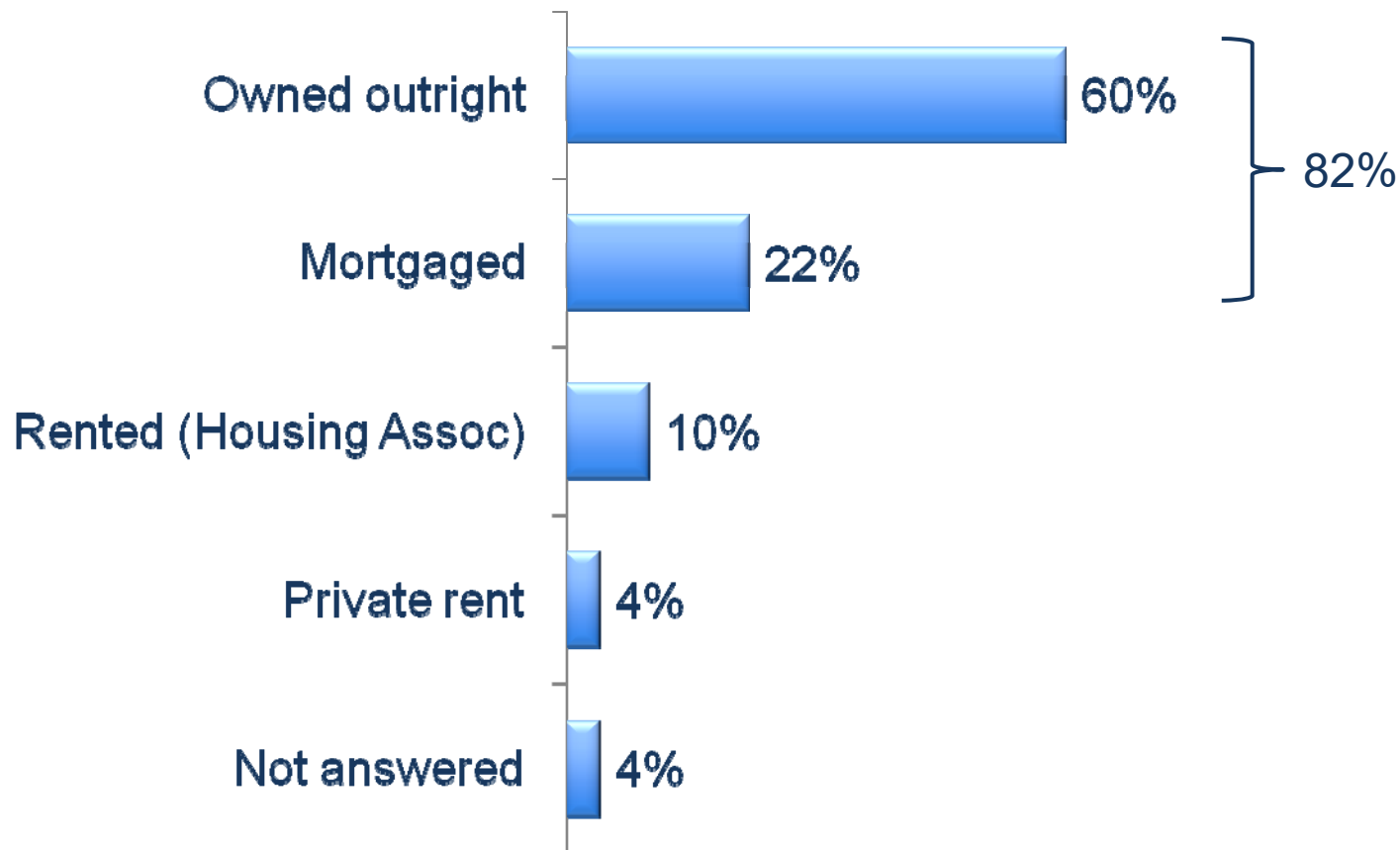


- Property status
- Type, size and style
- Moving plans
- Needs of children

# 19. Property status

Q9. Is your property...?

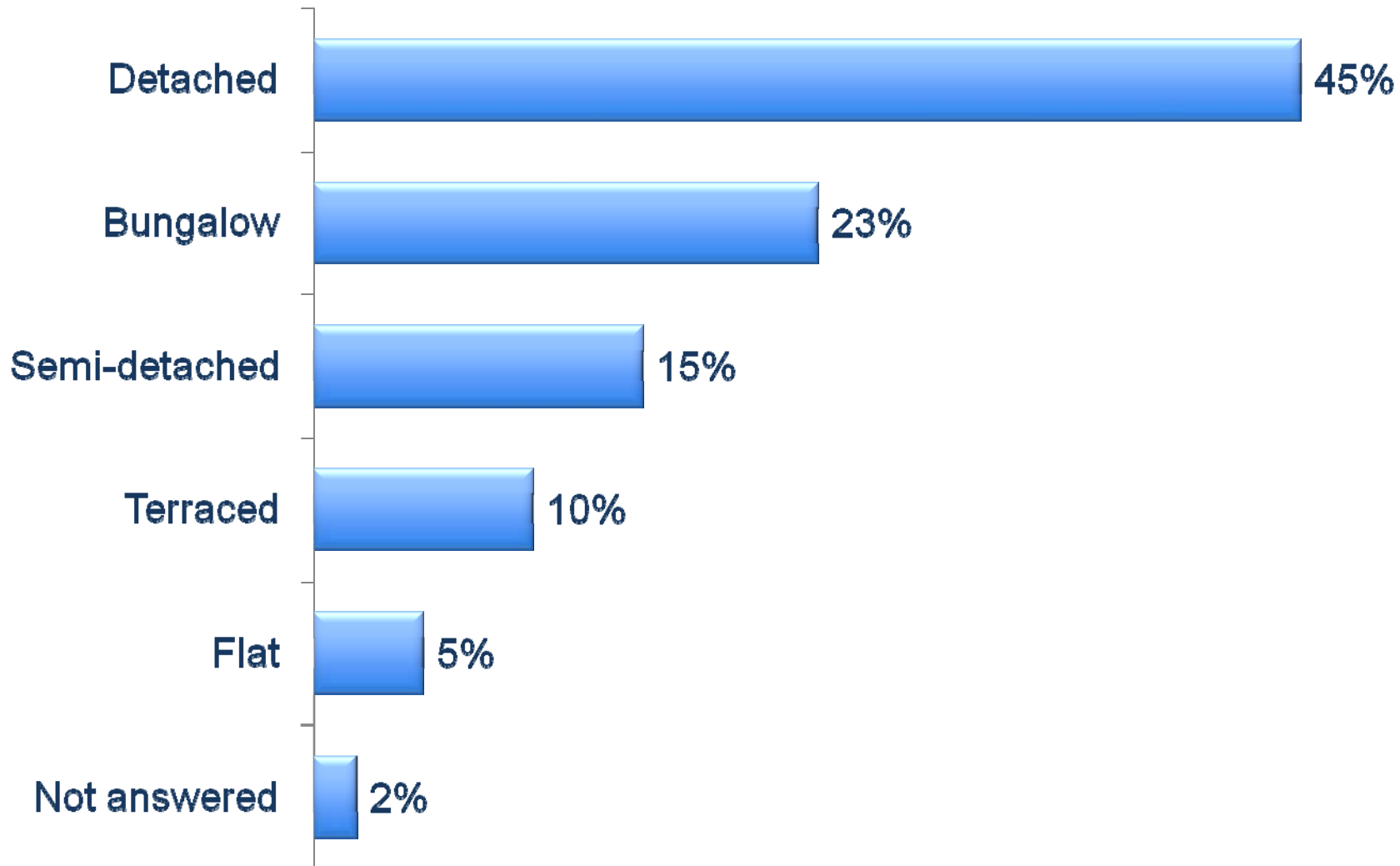
Base: All (605)



# 20. Property type

Q8. What type of property do you currently live in?

Base: All (605)



# 21. Property size and style

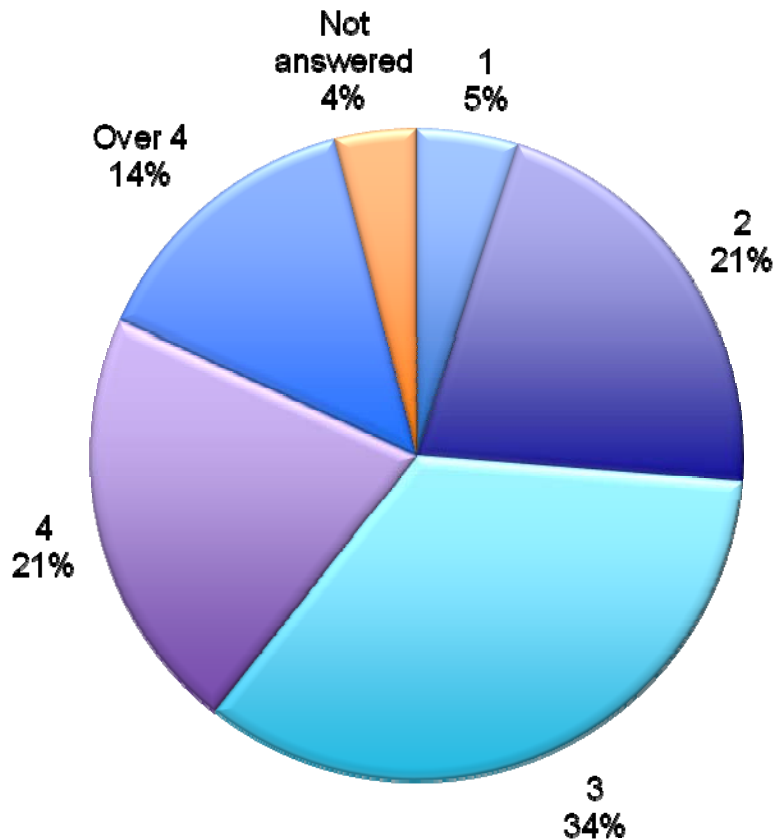
Q10. How many bedrooms do you have?

Q11. Is the style of your property modern or traditional?

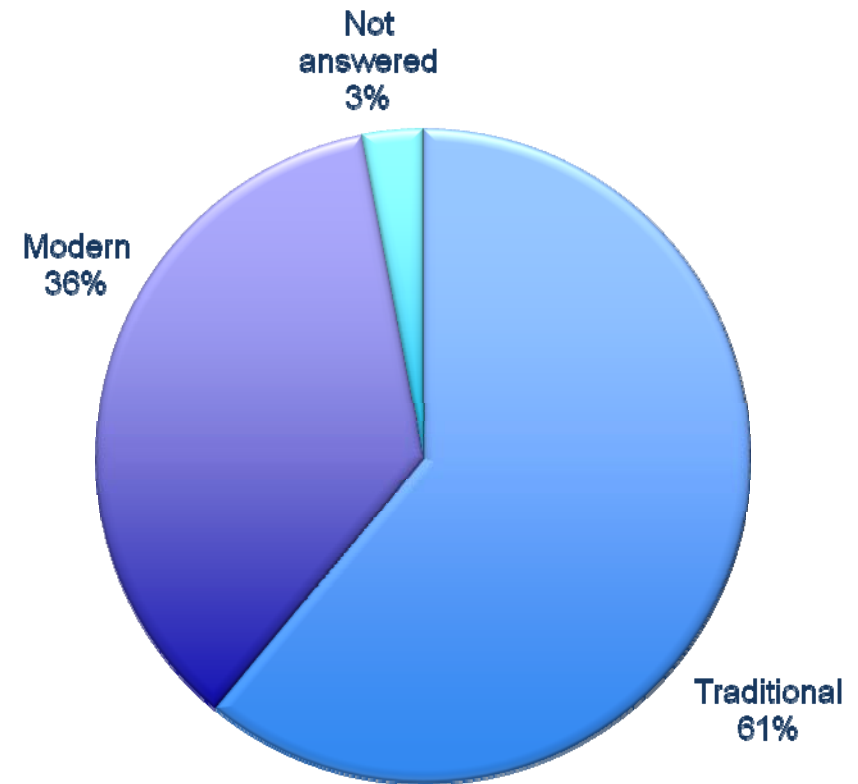
Base: All (605)

## Size

Average = 3.3 bedrooms



## Style



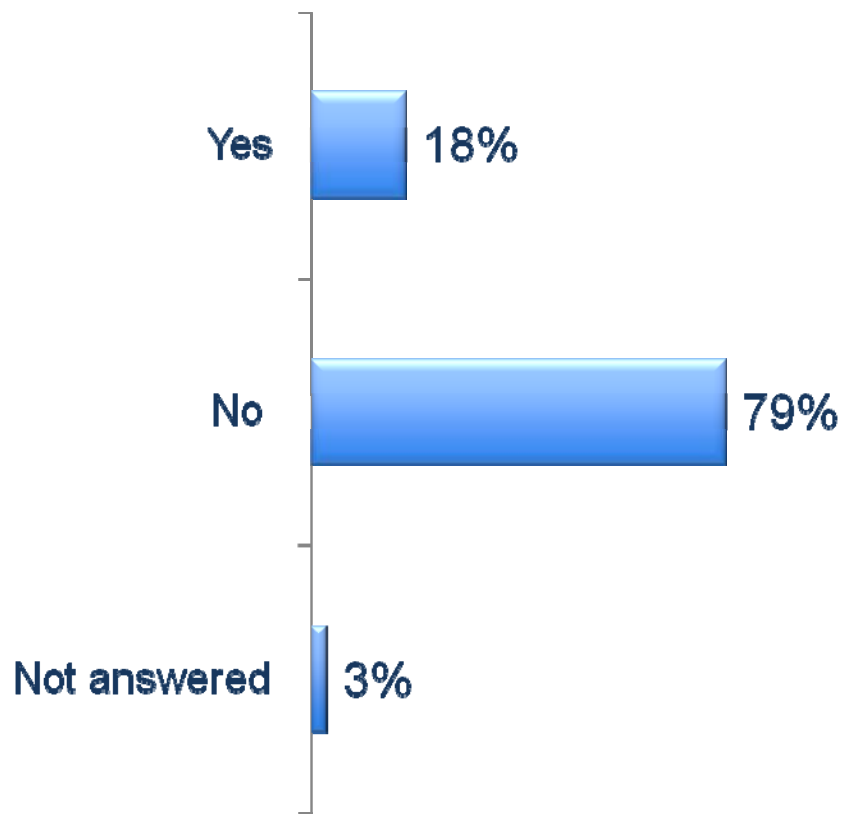
# 22. Moving plans

Q12. Do you have plans to move from your current home in the short or long term?

Q14. If you do move would it be within Sedlescombe or further afield?

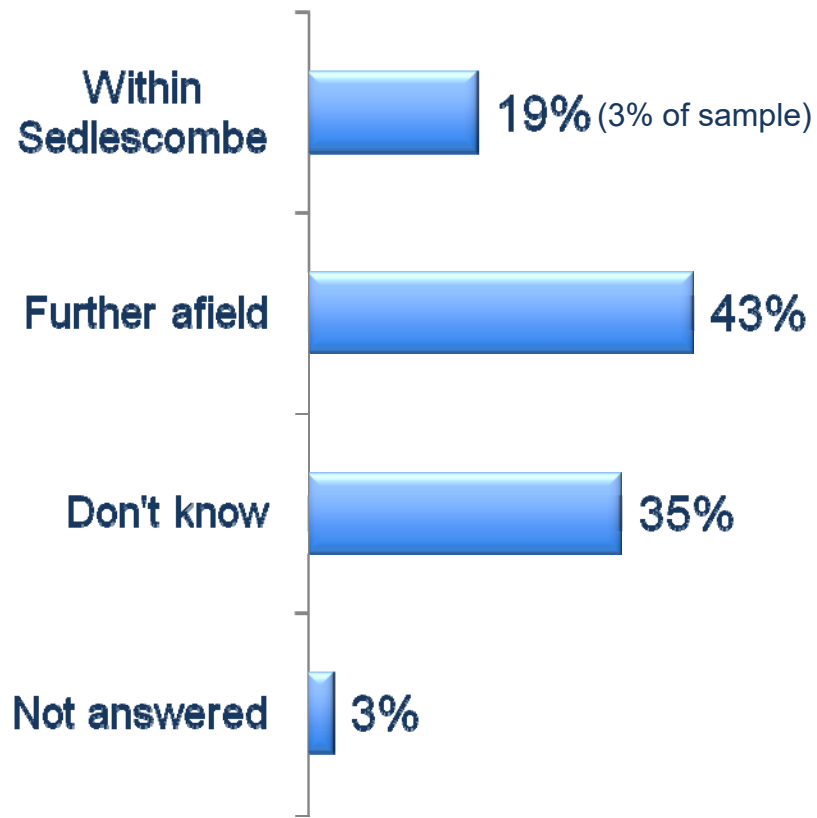
## Plan to move

Base: All (605)



## Where to

Base: All considering moving (109 – 18% of sample)





# 23. Reasons for move

Q13. (open question) When do you plan to move/what circumstances would prompt you to move?

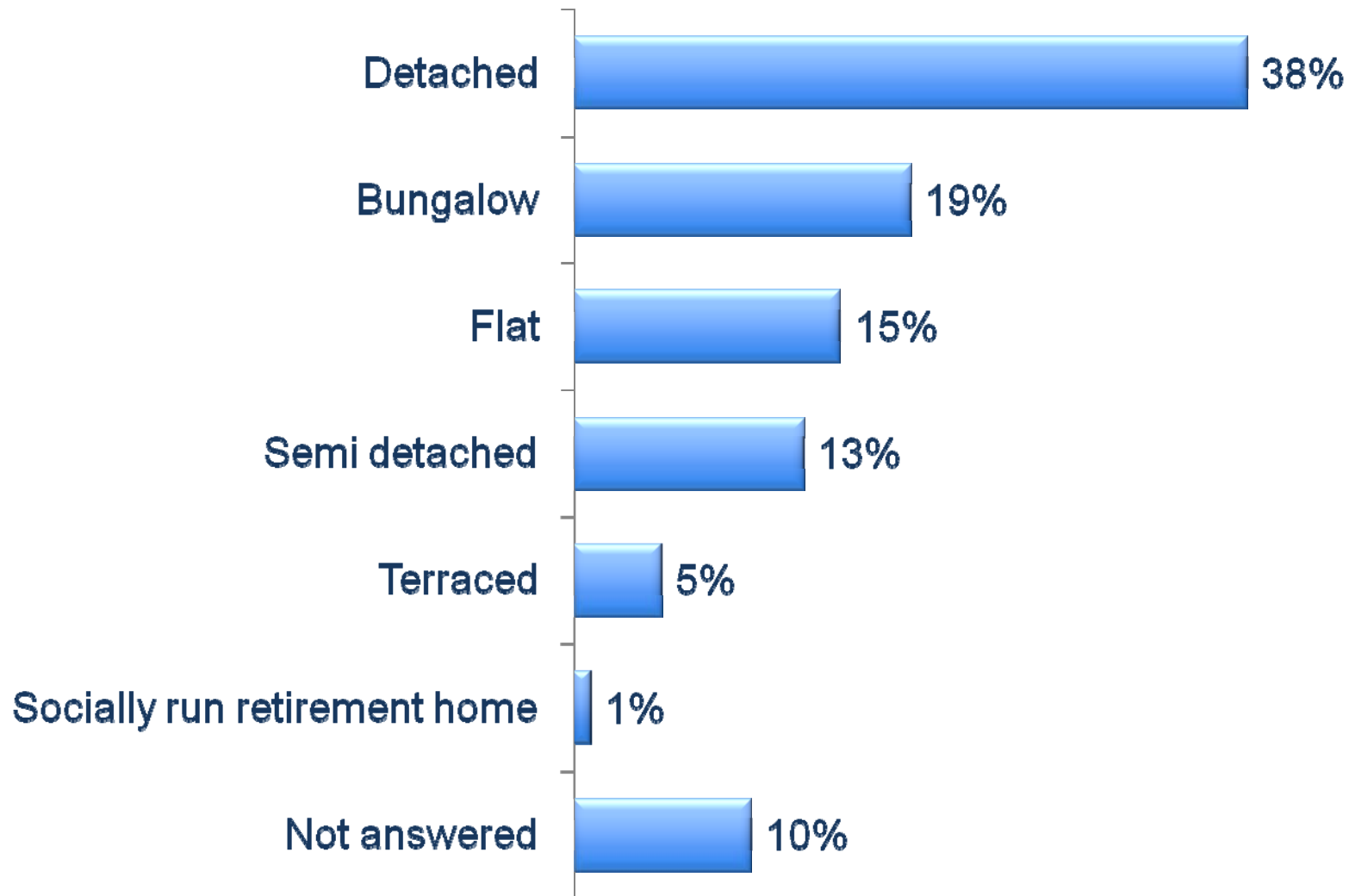
Base: All planning to move (109 – 18% of sample)

	%		%
Downsizing	15	If development proceeds	5
Retirement	13	Closer family/friends	4
As soon as possible	11	Better transport	4
5-10 years	8	When can afford it	3
Moving from parental home	7	Less traffic noise	3
1-2 years	6	All others 1%	
Age/mobility	6	Not answered	13
Bad neighbours	6		
Closer to facilities	6		

# 24a. Next property type

Q15. What type of property do you think you will move to next?

Base: All planning to move (109 – 18% of sample)



# 24b. Property type availability

Property type	Vacated			Needed			
Nos	Moving away 47	Moving in village 21	Total 68	Moving in village 21			Net difference
Detached	31	6	37	8			+29
Flat	5	4	9	3			+6
Bungalow	5	5	10	4			+6
Terraced	4	3	7	2			+5
Semi detached	2	3	5	4			+1

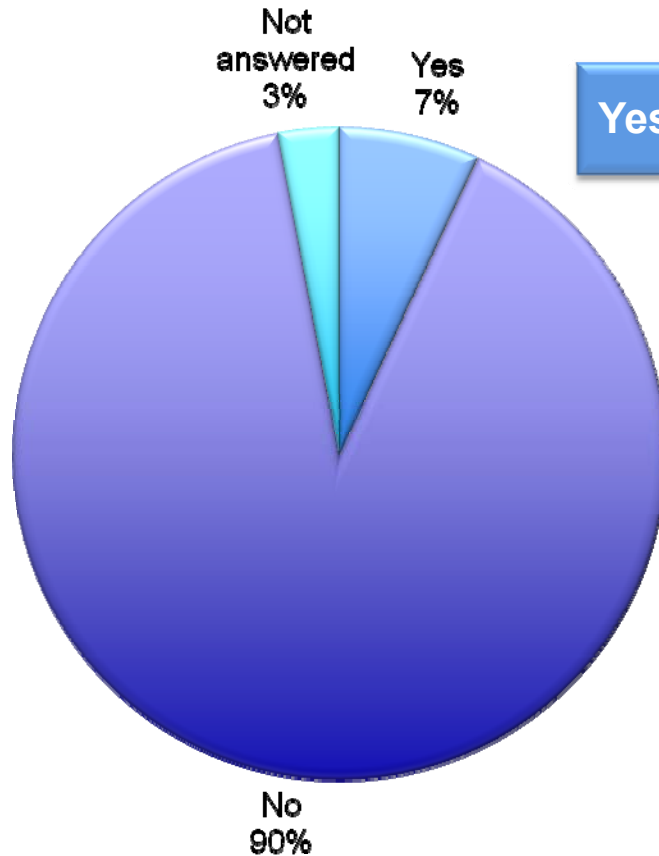
# 25. Children who would like to live in Sedlescombe

Q16. Do you have any children who currently live at home but would like to move to their own home in Sedlescombe?

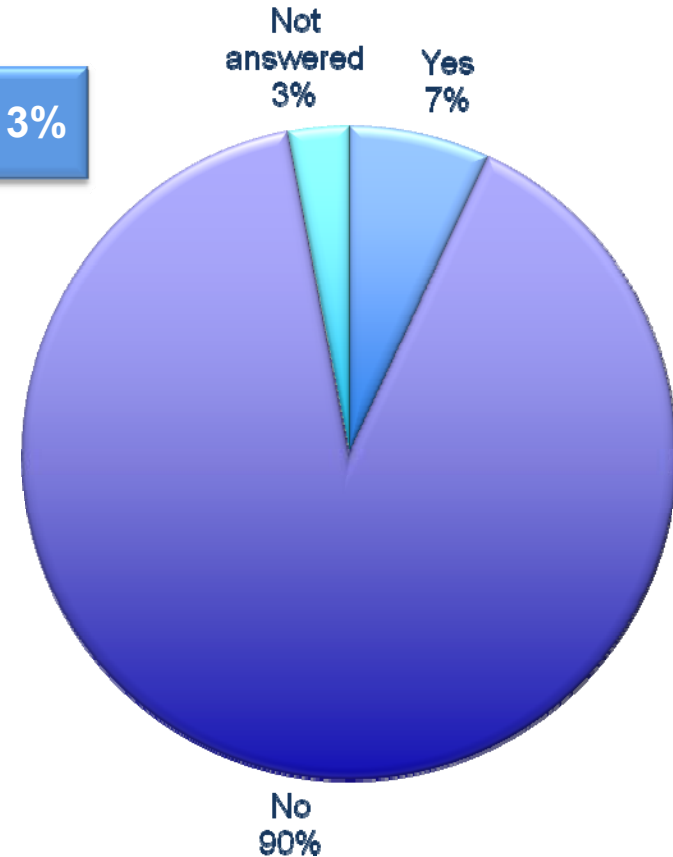
Q17. Do you have any children who have moved away from Sedlescombe and would like to move back?

Base: All (605)

## Move to own home



## Move back to Sedlescombe

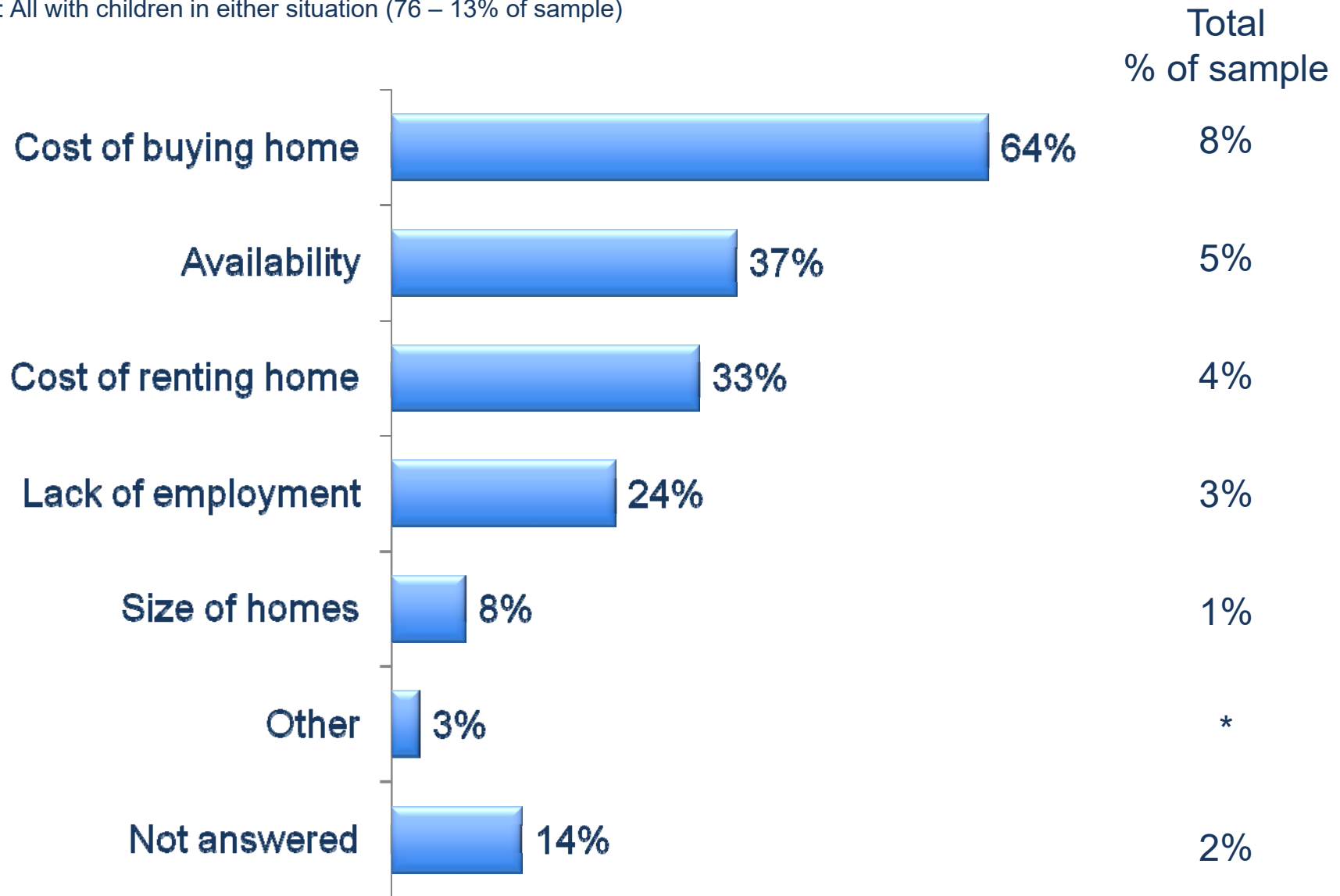


Yes to either = 13%

## 26. Reasons children not moving (back/to own home)

Q18. Which, if any, of these reasons are stopping your child(ren) from moving to their own home/back to Sedlescombe?

Base: All with children in either situation (76 – 13% of sample)



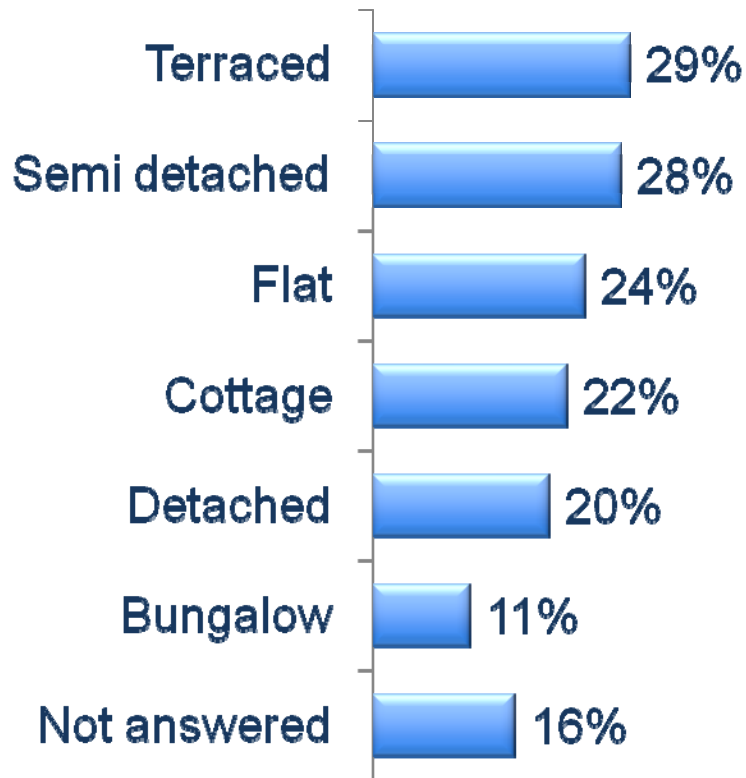
# 27a. Type of housing/no bedrooms

Q20. Please tell us what type of housing your child(ren) would be likely to need in Sedlescombe?

Q21. And how many bedrooms are they likely to need?

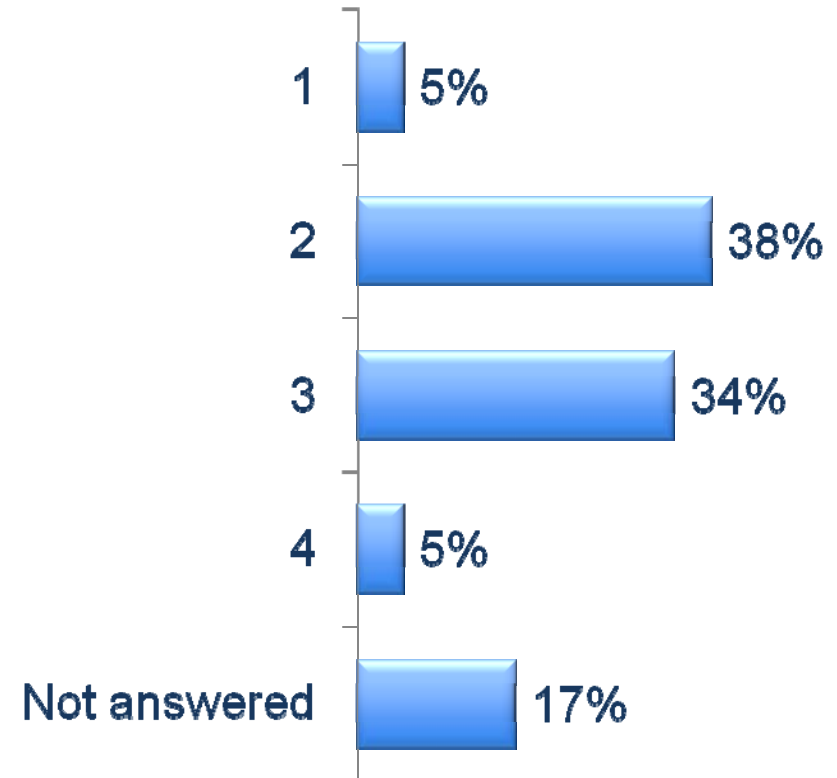
Base: All with children in either situation (76 – 13% of sample)

## Type of housing



## Number of bedrooms

Average = 2.5





# Property type availability (inc. children)

Property type	Vacated			Needed			
Nos	Moving away 47	Moving in village 21	Total 68	Moving in village 21	Children's needs 76	Total	Net difference
Detached	31	6	37	8	15	23	+14
Flat	5	4	9	3	18	21	-11
Bungalow	5	5	10	4	8	12	-2
Terraced	4	3	7	2	22	24	-17
Semi detached	2	3	5	4	21	25	-20
Cottage	N/A.	N/A	N/A.	N/A.	17	17	?

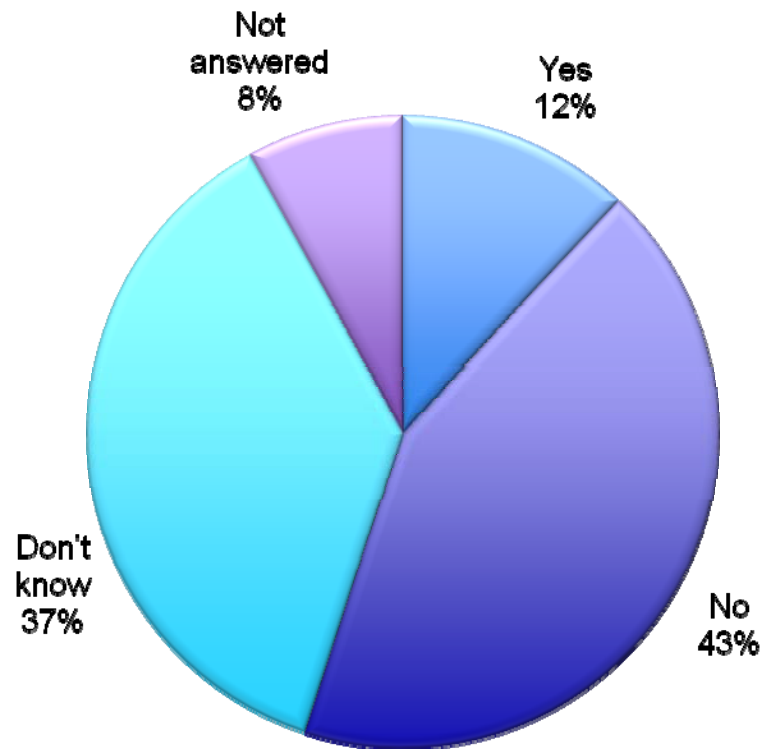
# 28. Social housing/shared ownership (children)

Q19. Would any of these children be eligible for social housing?

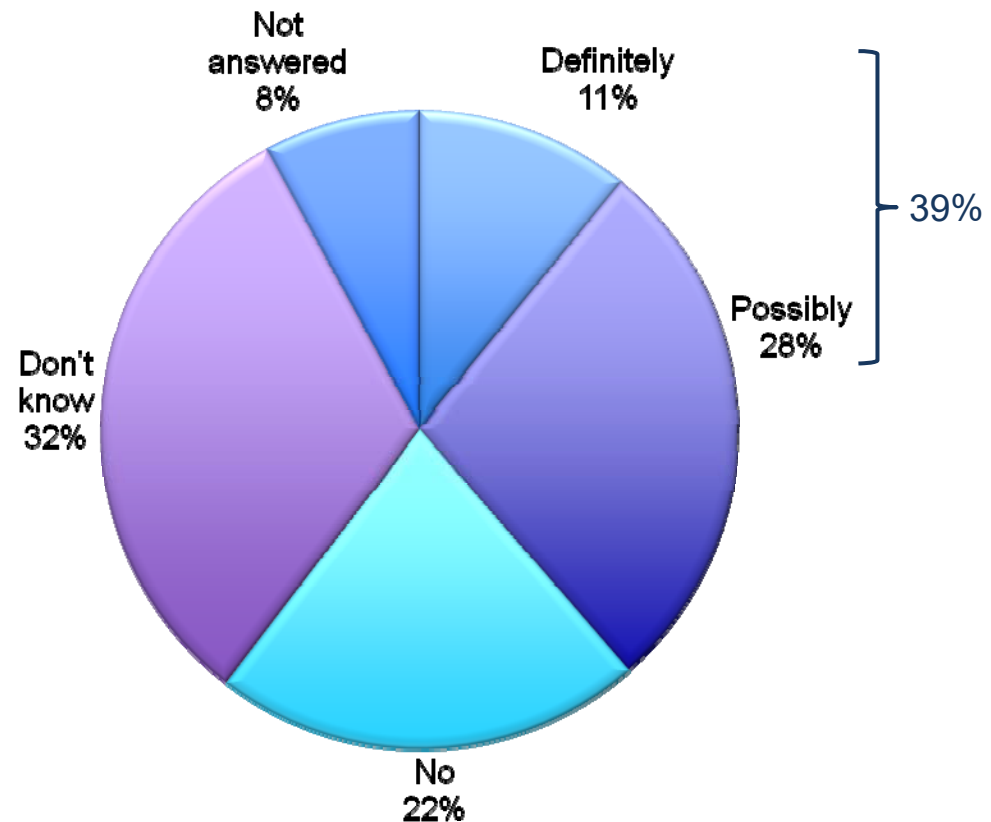
Q23. Do you think your child(ren) would be interested in a shared ownership scheme?

Base: All with children in either situation (76 – 13% of sample)

## Eligible for social housing



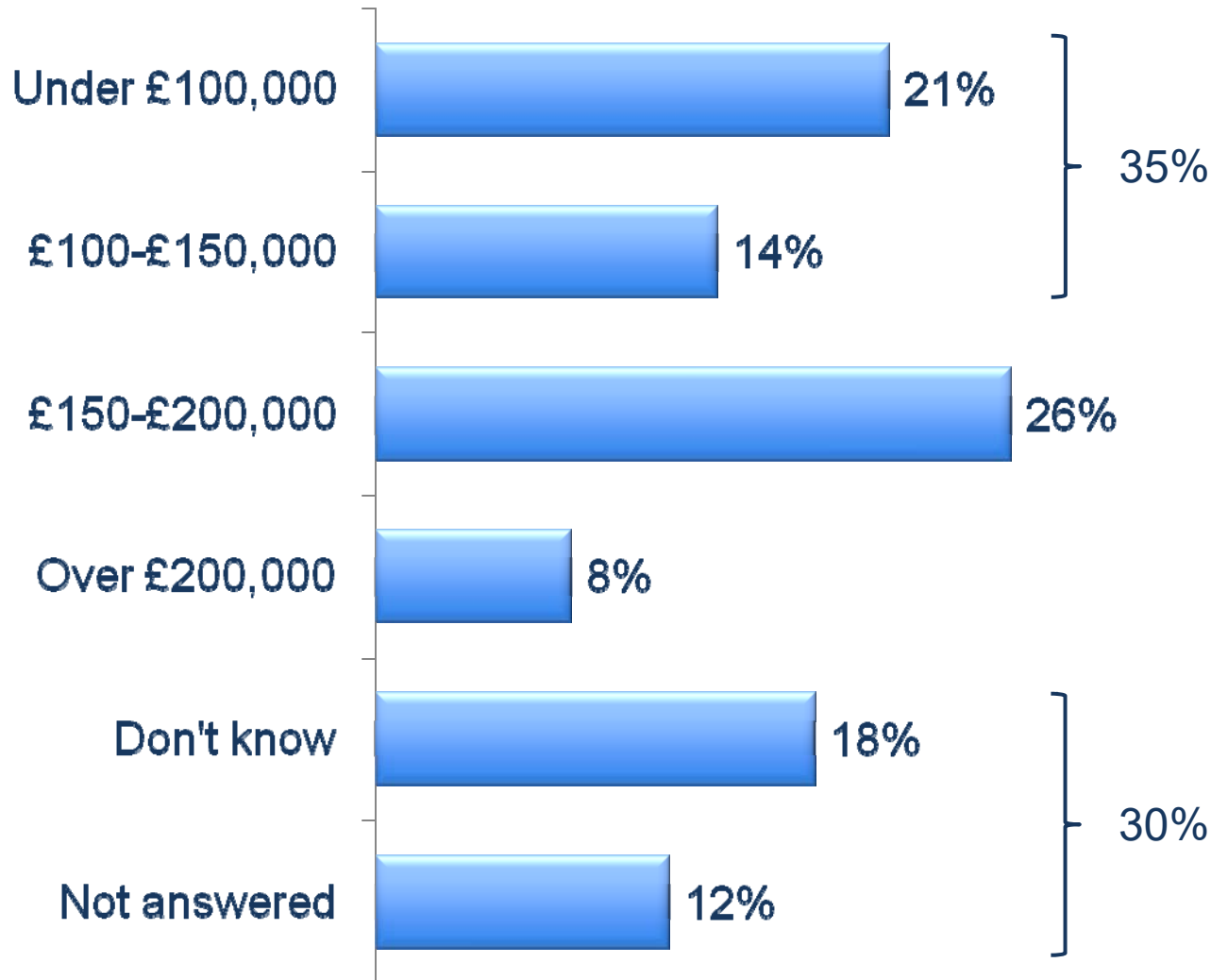
## Shared ownership



# 29. Likely price bracket for children

Q22. If they were buying a property, what type of price bracket would they be looking for?

Base: All with children in either situation (76 – 13% of sample)



# 30. Development

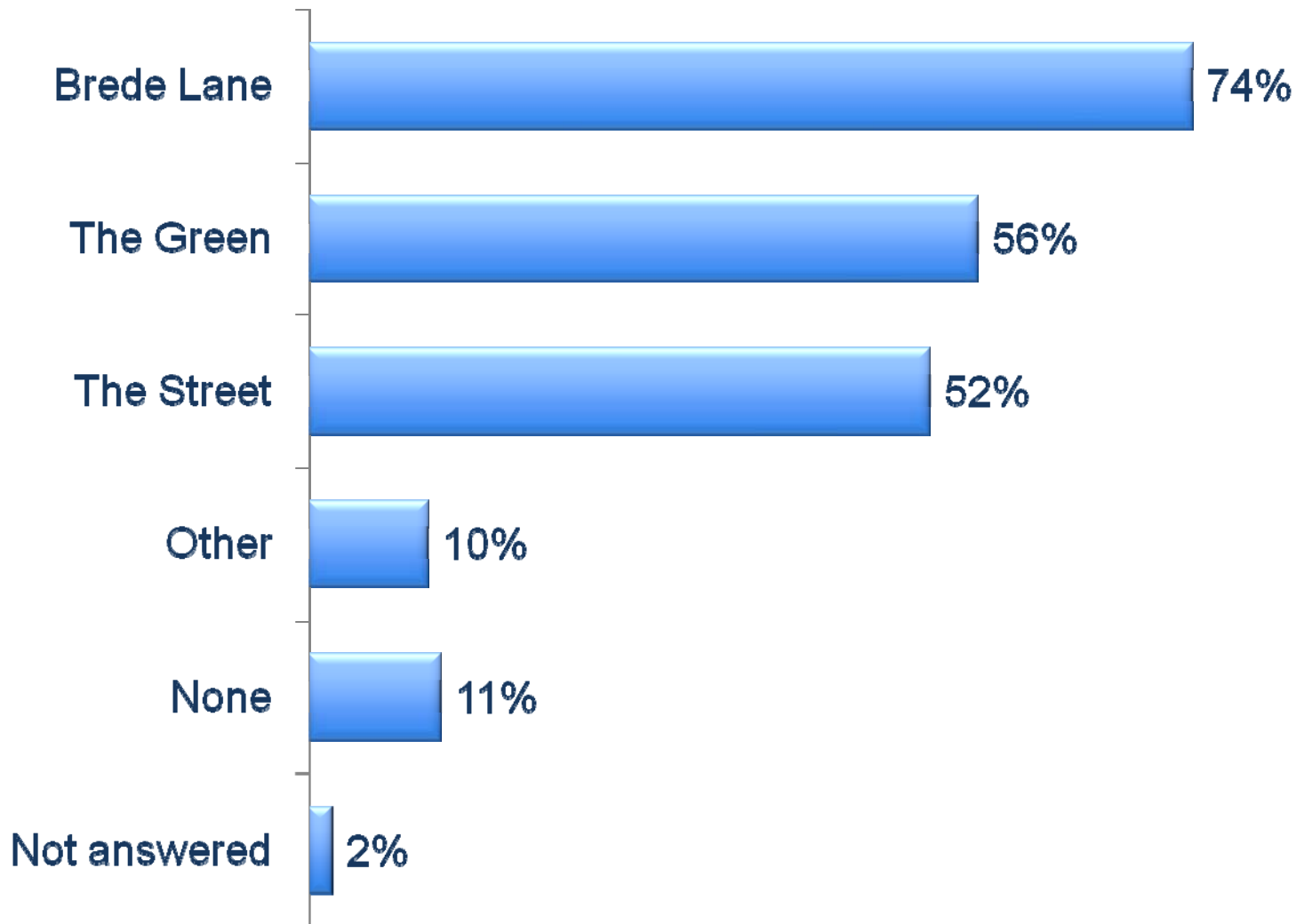


- Congestion
- Problems and improvements
- Employment opportunities
- Site selection criteria
- Development order and schedule
- Hierarchy of housing needs
- Number/type of homes
- Energy efficiency

# 31. Congestion areas

Q24. Which if any of these roads suffer from serious traffic congestion problems?

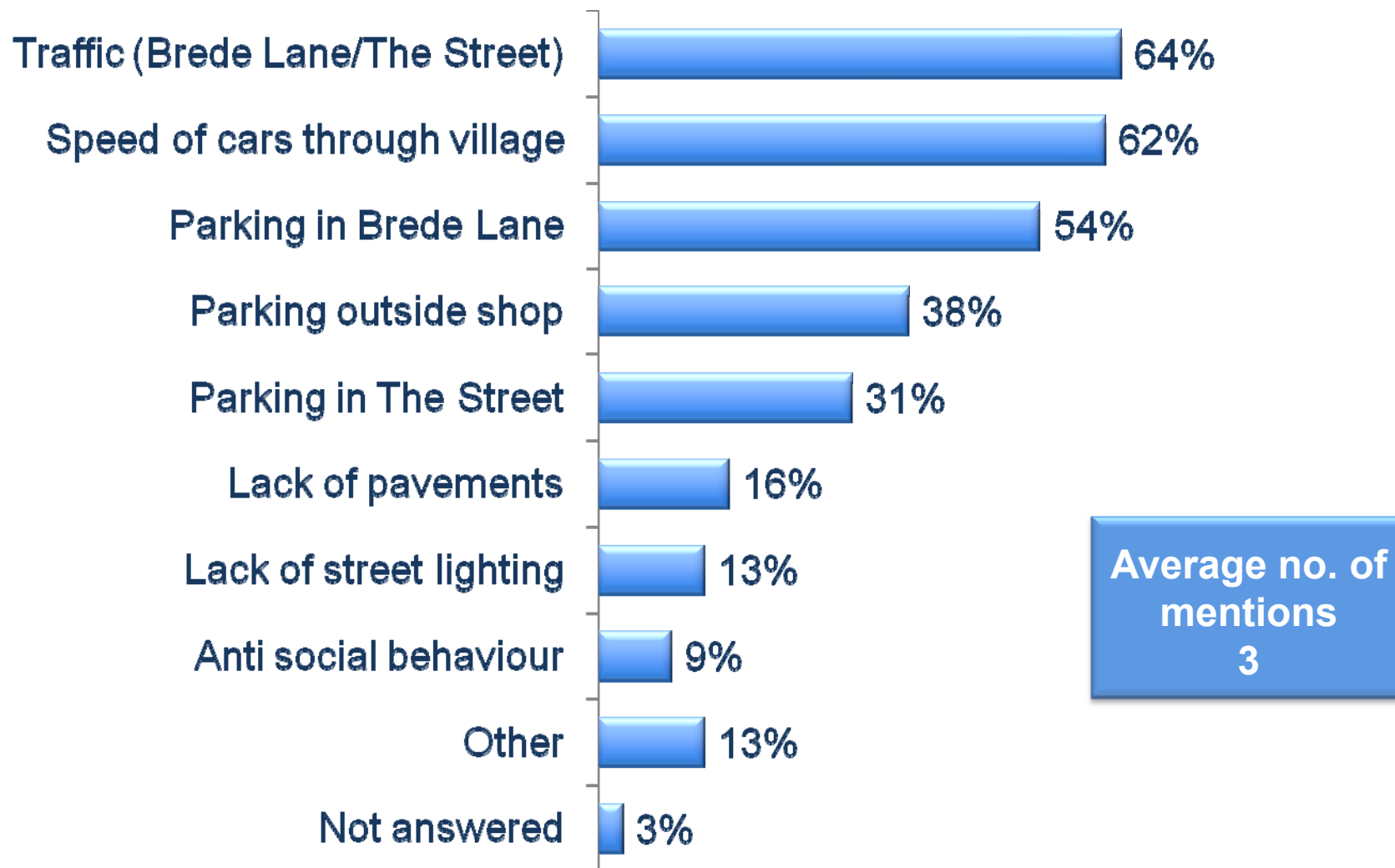
Base: All (605)



# 32. Sedlescombe's main problems

Q25. What are Sedlescombe's main problems in your view?

Base: All (605)

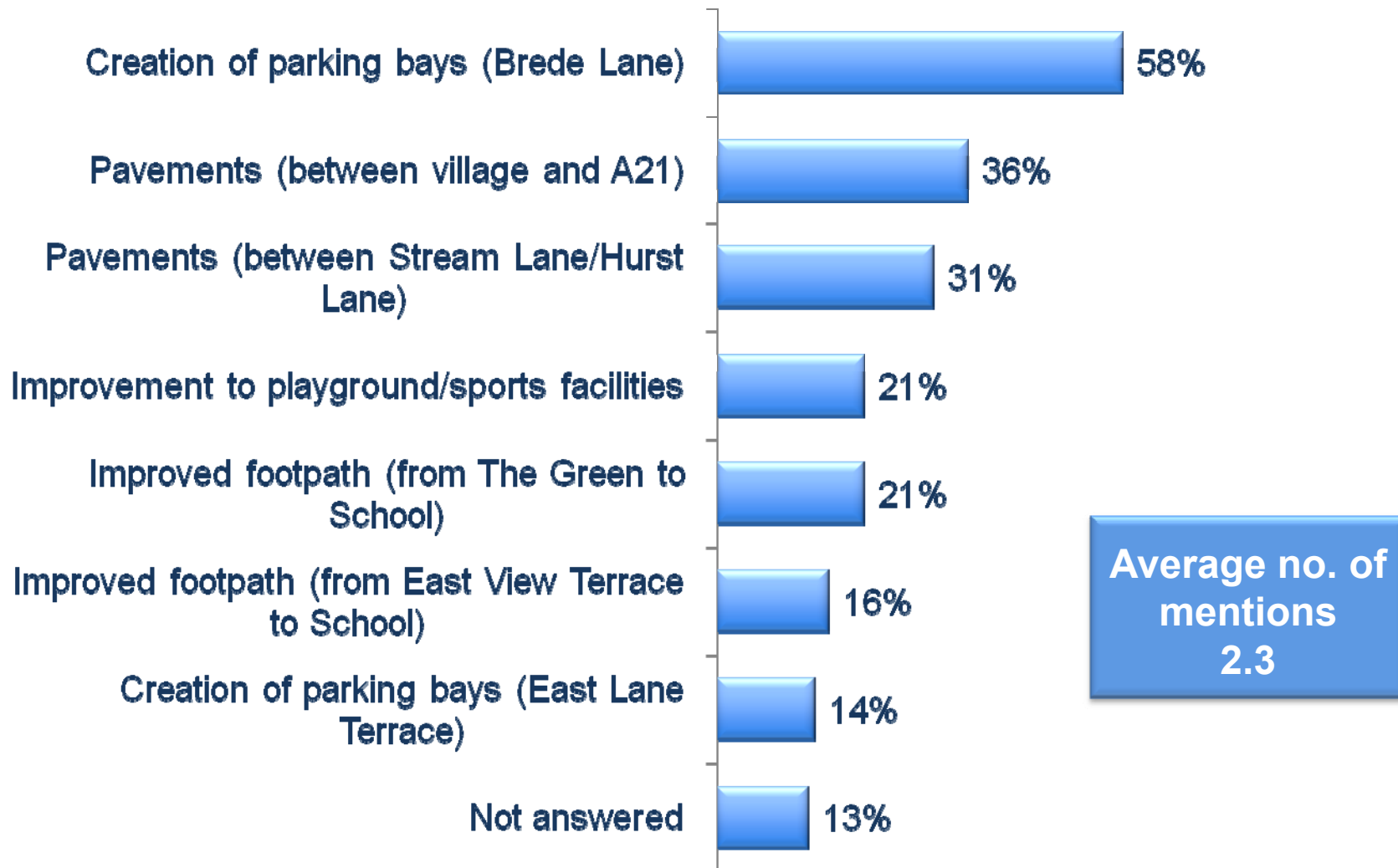




# 33. Desirable improvements

Q26a. If funds were available, which of the following improvements would you like to see?

Base: All (605)



# 34. Playground/sports facilities improvements

Q26b. (open question) What type of improvements to the playground/sport facilities would you like?

Base: All (605)

	%		%
Grass cutting/general maintenance	3	Updated equipment	1
More equipment for older children	2	More adult equipment	1
BMX/skateboard	2	All weather surface	1
Wider variety equipment	1	All others less than 5 mentions	
Improve tennis courts	1	Don't use	1
More equipment for younger children	1	None	2
Outdoor gym	1	Not answered	79
Bowling green	1		

# 35. Other improvement suggestions

Q26c. (open question) Are there any other improvements to the village you would like to see implemented?

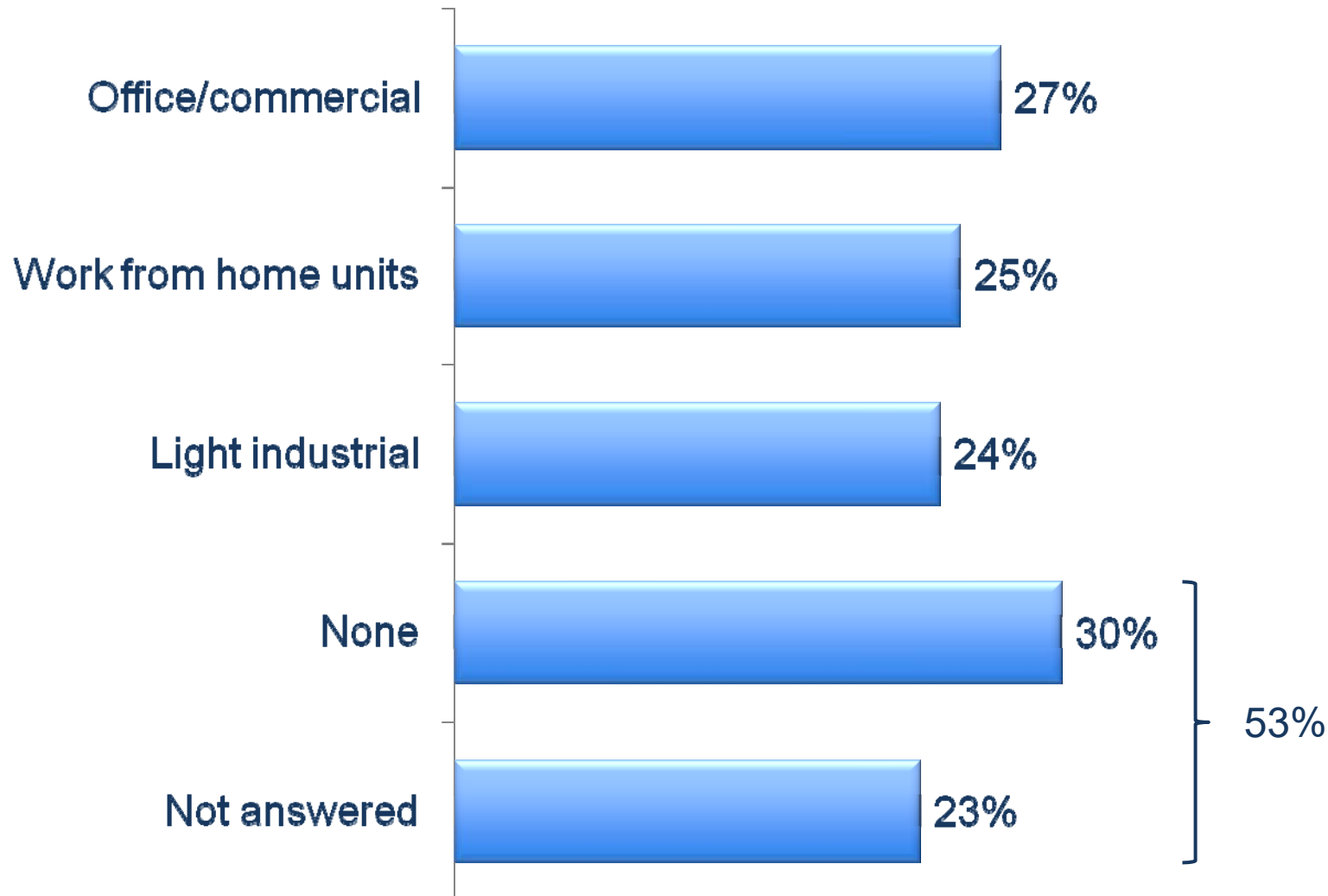
Base: All (605)

	%		%
Traffic calming	10	Youth centre	1
More parking	4	No development	1
Road surface repairs	3	Pavement (A21 and village)	1
Double yellow (school/pub/Brede Lane)	2	Dog litter bins	1
Better broadband	1	All others less than 5 mentions	
Greater variety shops	1	Not answered	66
Better bus service/more stops	1		

# 36. Desirable employment opportunities

Q30. What type of employment opportunities would you like to see in the village?

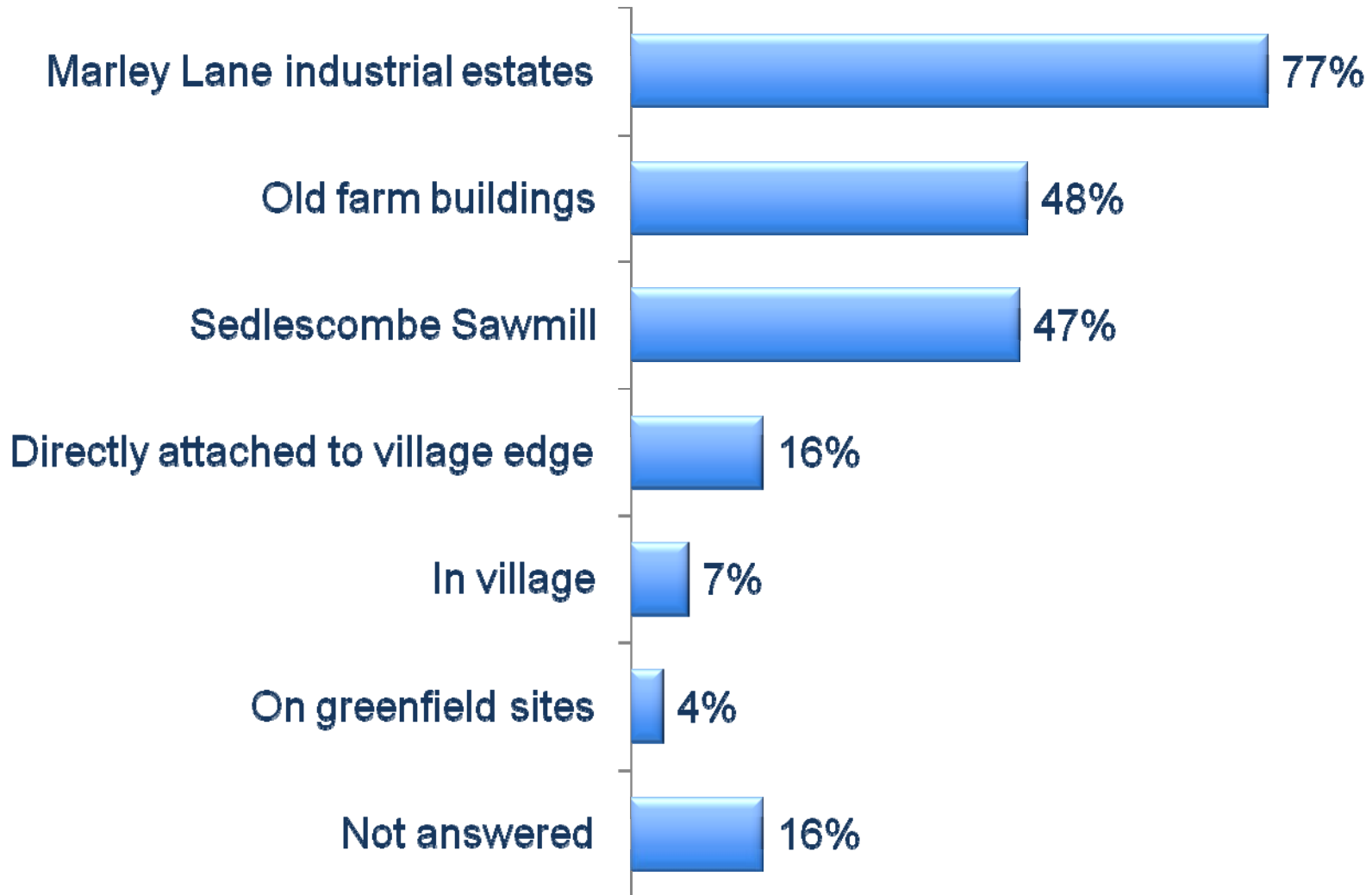
Base: All (605)



# 37. Preferred location for industrial units/offices

Q31. In which of these areas would you like to see any new industrial units/offices sited?

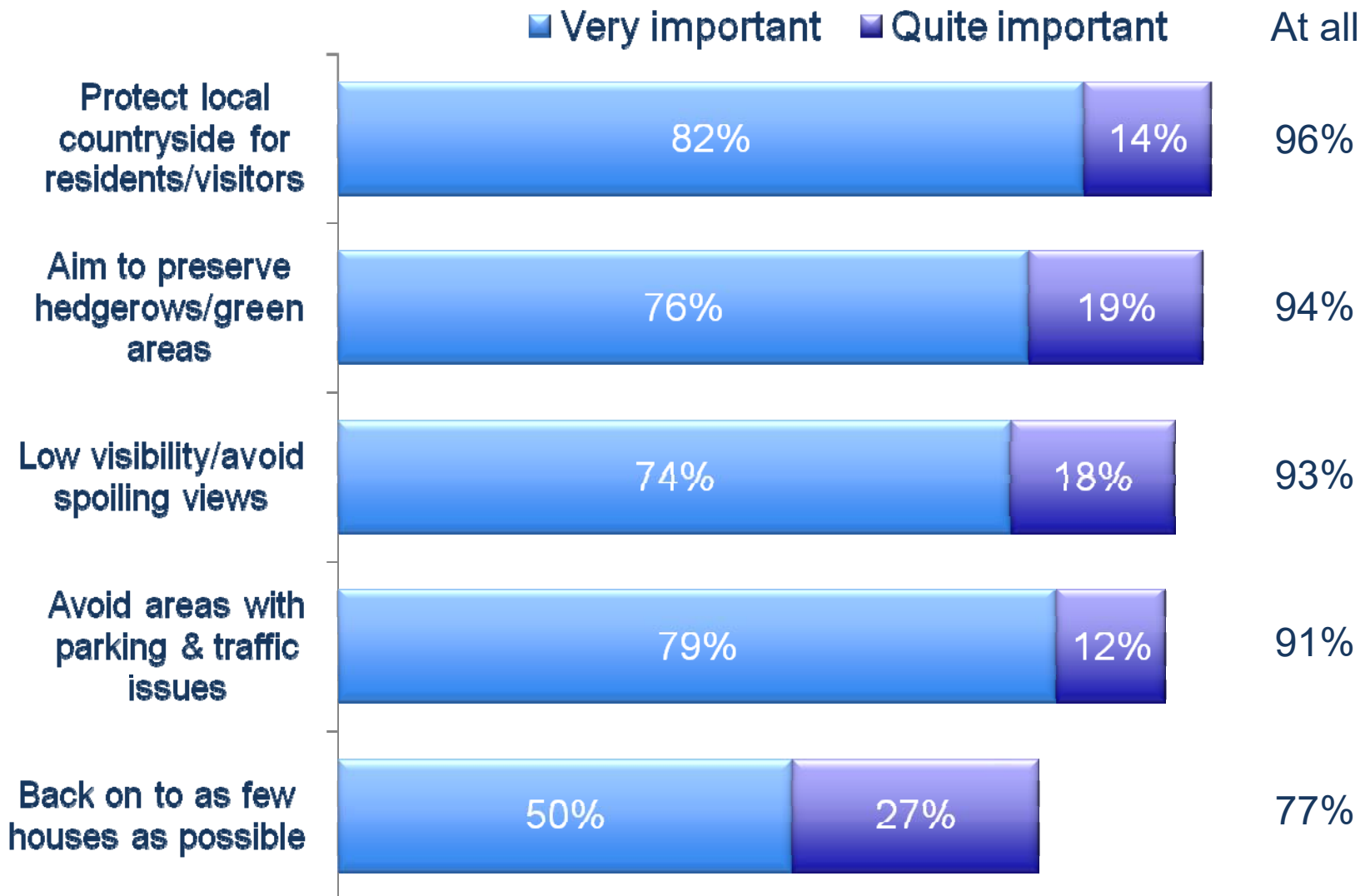
Base: All (605)



# 38. Importance of site selection criteria

Q32. How important are each of the following criteria when it comes to choosing which sites to develop?

Base: All (605)





## 39a. Preferred development order (Q33)

75% answered correctly (1/2/3)

23% answered incorrectly (most often 1/3 only + some multiples)

2% didn't answer at all



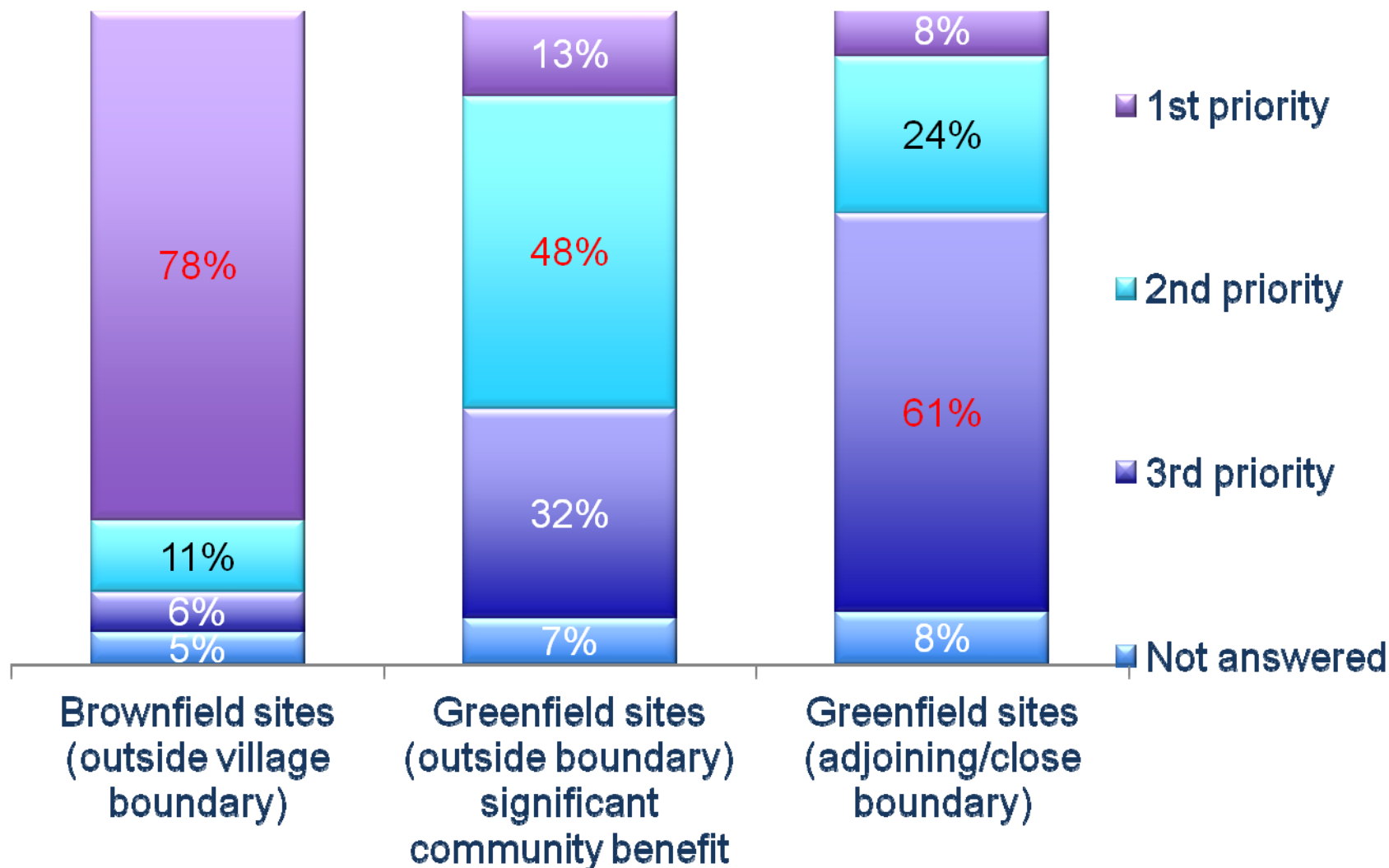
Pattern for sites in 1<sup>st</sup>/3<sup>rd</sup> position similar across both  
∴ 2<sup>nd</sup> position falls out as result

# 39b. Preferred development order

Q33. The sites that have been put up for development fall into three types.

Please rank these types of site 1-3 to show in which order you would prefer to see them developed.

Base: All (605)

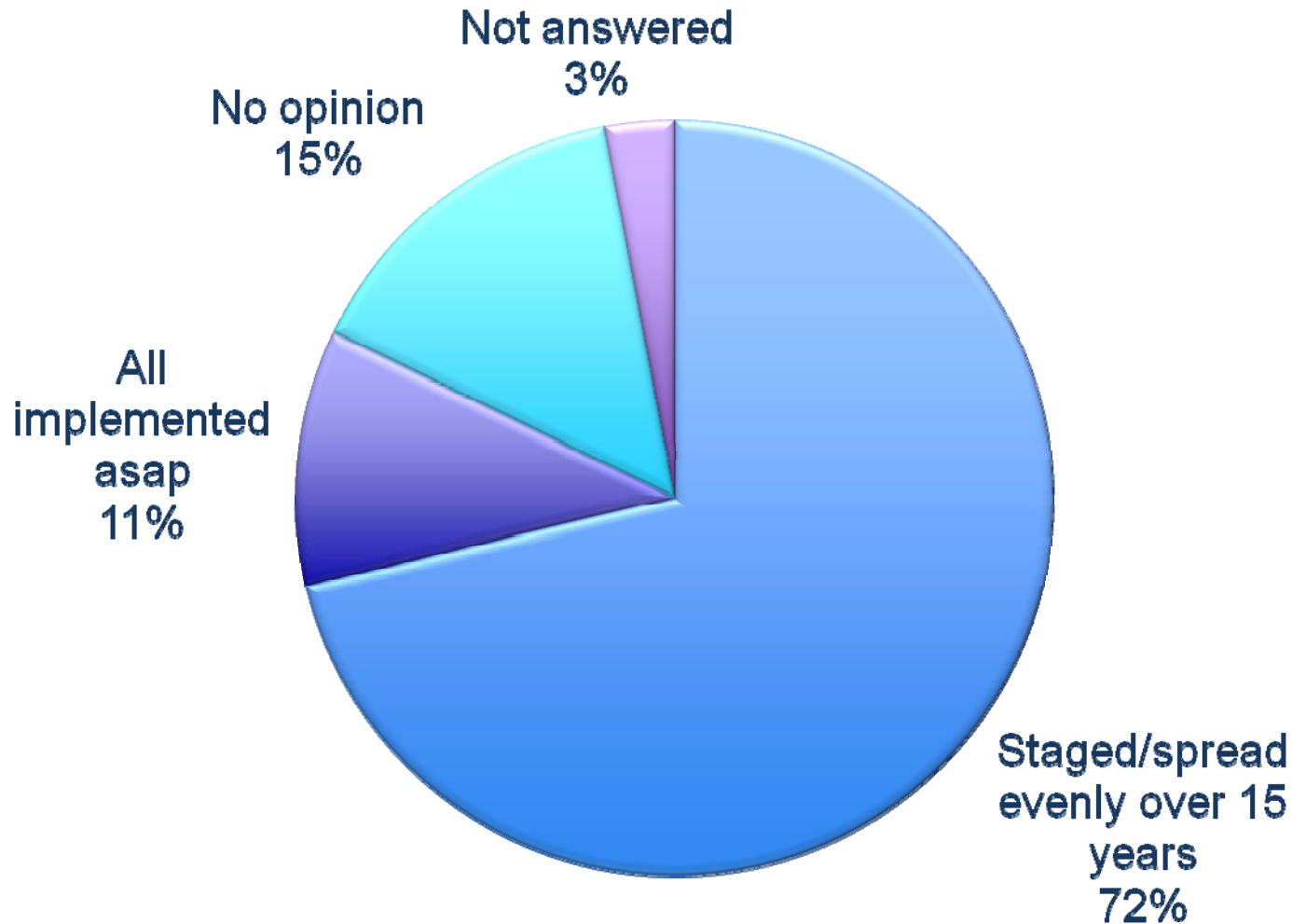


# 40. Development schedule

Q37. There is a 15 year timescale to the development plans.

Assuming more than 1 development, would you rather see these developments:

Base: All (605)

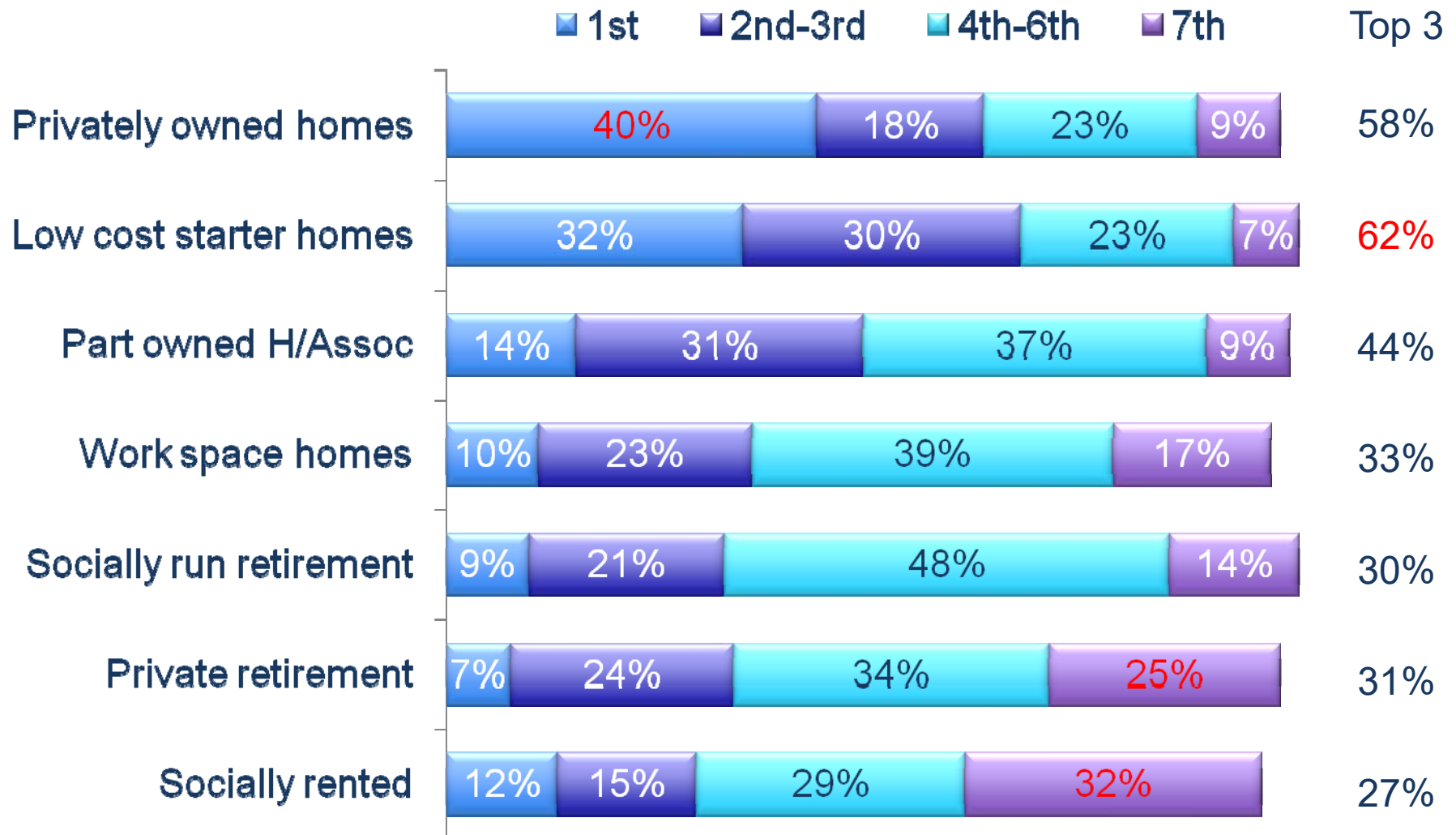


# 41a. Housing types hierarchy

Q34. Each development is likely to include a mix of housing types.

Please rank the following 7 types of housing 1-8 to show how much you feel they are needed in the village.

Base: All (605)

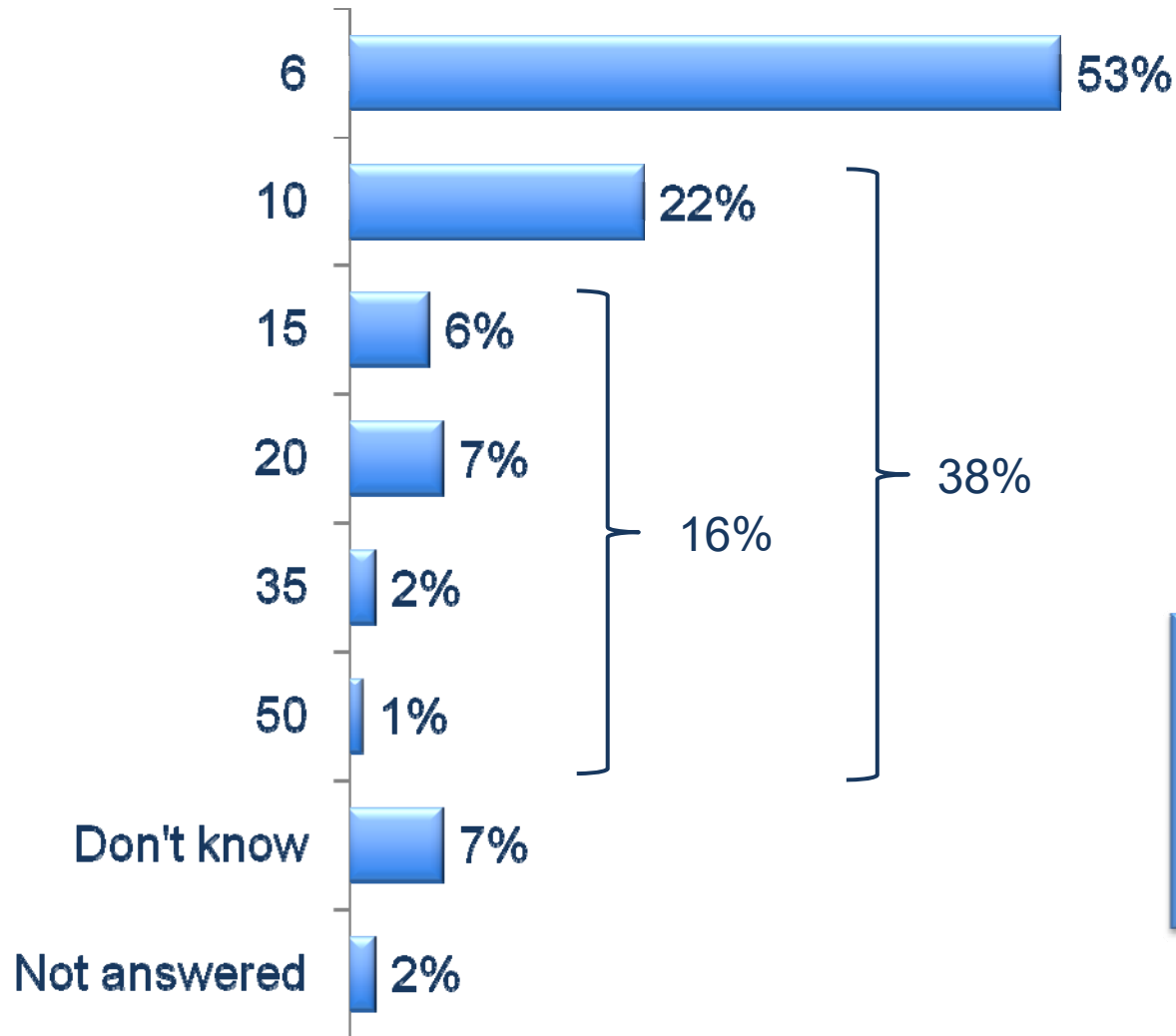


# 41b. Housing hierarchy by age group

	<44 (94)		45-64 (235)		65+ (270)	
	Top %	1 <sup>st</sup> -3 <sup>rd</sup> %	Top %	1 <sup>st</sup> -3 <sup>rd</sup> %	Top %	1 <sup>st</sup> -3 <sup>rd</sup> %
Privately owned homes	46	66	39	60	41	55
Low cost starter homes	38	69 ↑	34	67 ↑	28	55
Part owned H/Assoc	9	37	15	50	14	42
Work space homes	9	35	11	35	9	30
Socially run retirement	4	21 ↓	6	31	13	32 ↑
Private retirement	4	33	7	31	9	30
Socially rented	15	32	11	26	12	26

# 42. Maximum number of houses per development

Q35. What do you think should be the largest number of houses that any development in Sedlescombe should include on one site?  
Base: All (605)



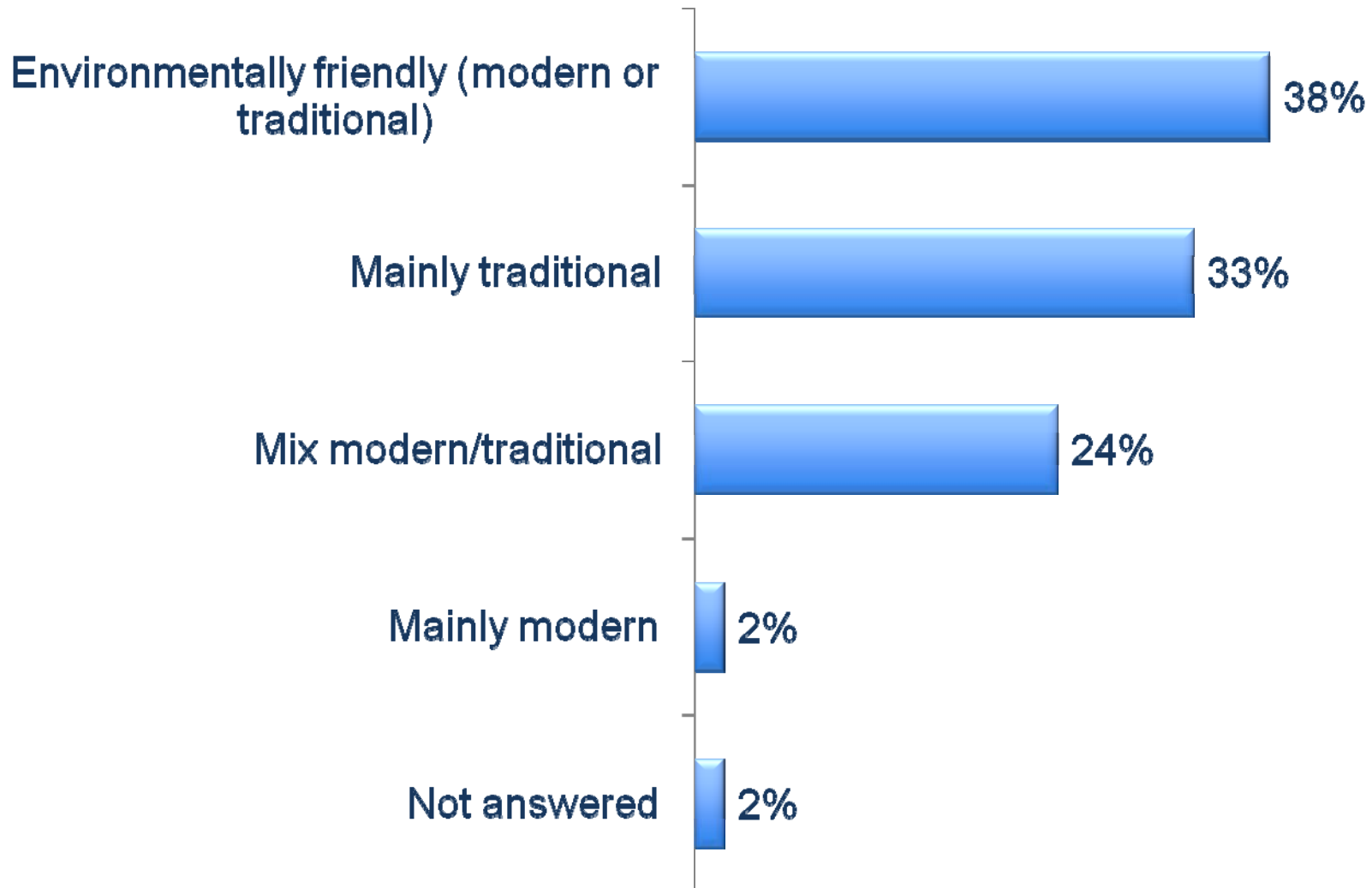
**Average = 8.6**  
**(higher those planning**  
**to move = 10.7 vs 8.1**  
**planning to stay)**



# 43. Preferred housing style

Q36. Do you feel that new housing developments in the village should be?

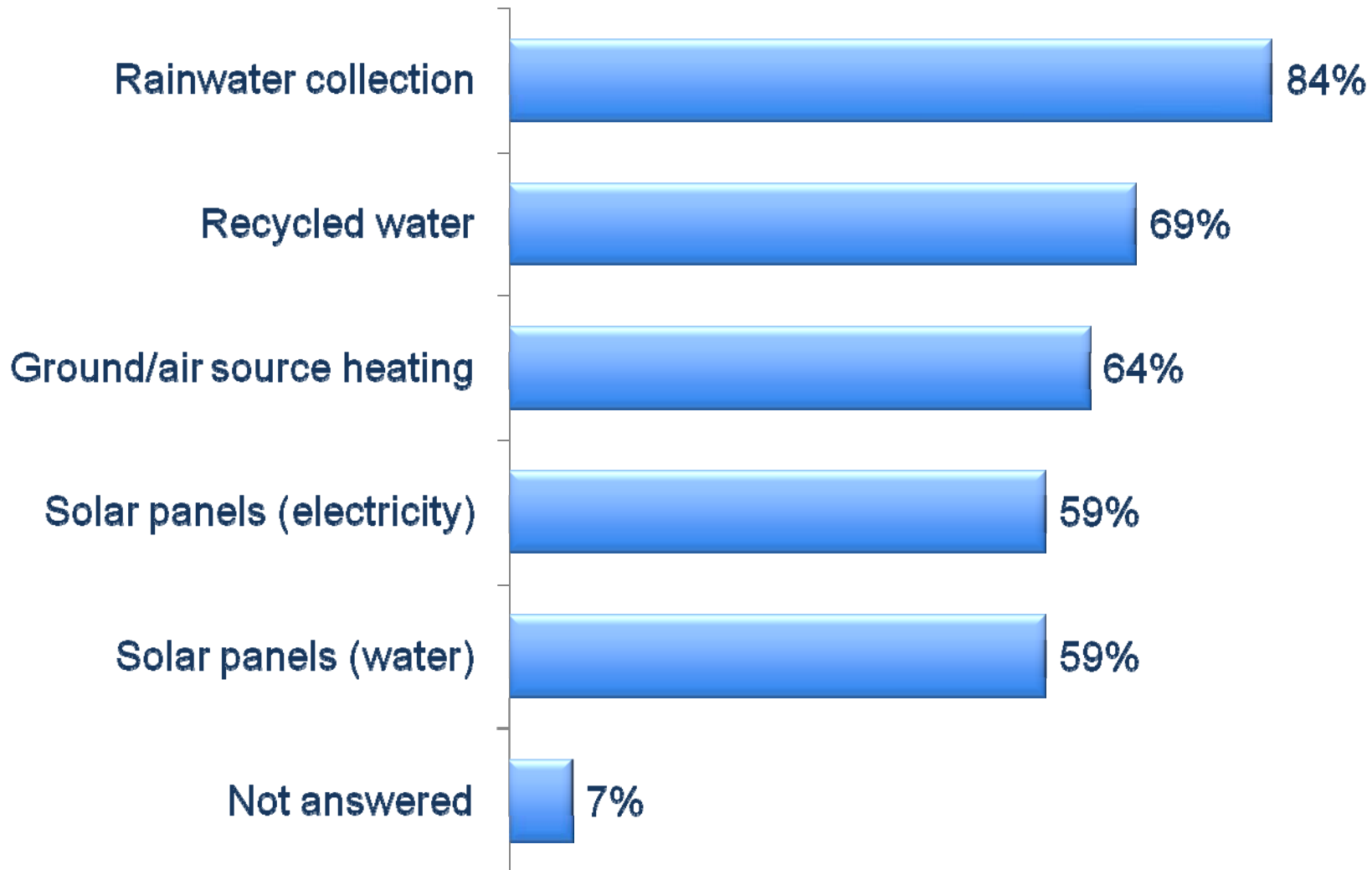
Base: All (605)



# 44. Energy efficiency reasons

Q38. In your view which of these energy efficiency measures should be built into any new houses?

Base: All (605)



N.B. Most higher <44, then 45-65

# 45. Main findings – Sample



- Good response rate and area spread, with bias to longer standing residents
- Median age 58 – with equal split of working/retired respondents
- Just over 40% live and work in parish
- Mostly without children at home, average household size = 2.5

# 46. Main findings – Facilities



- Majority not regular users of facilities other than shop, garden centre and public footpaths
- 1 in 3 belong to clubs (2+ on average)
- Car almost as regularly used as walking to access village centre
- Bus service out of village used by 1 in 4... but mostly occasional
- High ***claimed*** willingness to use improved bus service more

# 47. Main findings – Housing



- Sample biased to property owners and traditional, detached housing
- 3% of total sample have definite plans to move within parish... though not all downsizing
- 13% have children with housing needs within Sedlescombe (28% in East View area)
- Cost is key barrier to children moving (back)



# 48a. Main findings – Development



- Main congestion issues confirmed, particularly Brede Lane where parking bays would be welcome
- Parking/traffic speed main local concerns
- Just under half welcome extra local employment. All work unit formats equally appealing and Marley Lane preferred location
- Other than 'backing onto as few houses as possible' all site selection criteria deemed very important... it's not a trade off



## 48b. Main findings – Development



- Regardless of completion accuracy, clear site development order emerges – outlying Brownfield sites first, followed by outlying Greenfield, then adjoining Greenfield sites
- Ideally, development schedule should be spread over 15 year period
- Most acceptable development size is 6 homes, but almost 1 in 4 comfortable with higher concentrations. Acceptability drops off sharply over 10 dwellings

## 48c. Main findings – Development



- Regardless of completion accuracy, hierarchy of housing types emerges. Top 3 options: privately owned, low cost starter and part owned H/Assoc homes. Socially rented and private retirement least popular
- Open-minded about housing styles, providing not entirely modern
- All energy efficiency measures welcome, especially rainwater collection

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