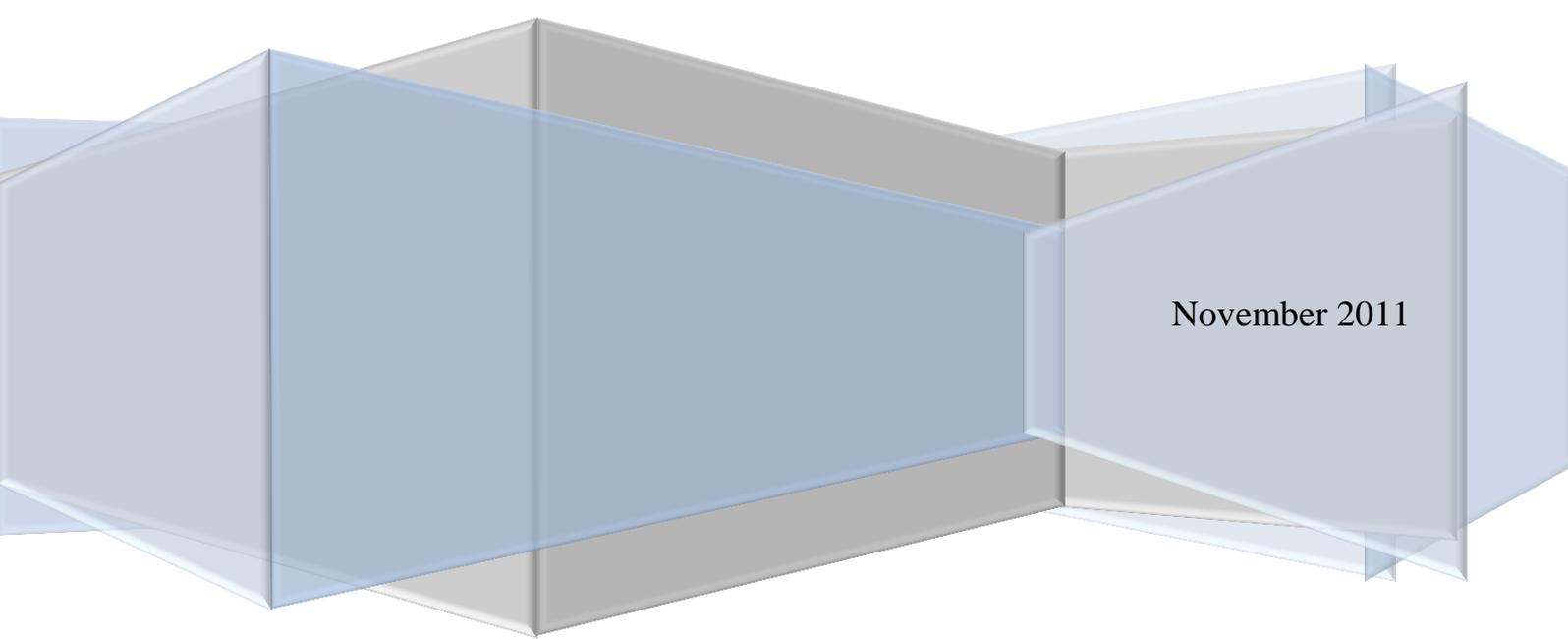


Hampsthwaite Parish Council

RESULTS OF HOUSING SURVEY



November 2011

Contents

Introduction	2
Question 1: - Are you opposed to any significant housing development in the village as proposed under the LDF (YES/NO)?.....	2
Question 2: Would you be in favour of some compromise (YES/NO)?	3
Question 3: If a compromise is necessary, what is the maximum number of homes we should accept (20-30-40-50-60)?	4
Question 4	4
What proportion of new homes should be affordable housing (0-100%)?	4
Conclusion	5
<u>Appendix 1: Summary of Comments contained in Survey Responses</u>	6

Introduction

This report describes the results obtained from a survey of Hampsthwaite Village residents carried out by the Hampsthwaite Parish Council in November 2011.

The survey was instigated by the Hampsthwaite Parish Council to provide an evidence-base of residents opinions following a meeting held in the village Memorial Hall during October 2011 to discuss Harrogate Borough Councils (HBC) proposal to construct 100 new homes in the village as part of their rural housing Local Development Framework plans. Presiding at the meeting was the Harrogate Borough Council representative, Cllr Michael Harrison and Chairman of the Parish Council, David Collett. The meeting was attended by over 100 residents who overwhelmingly voted to object to HBC's plans. Councillor Harrison agreed to support whatever stance the village took, however, he strongly advised that the village should be prepared to accept a compromise position.

The survey questionnaires were distributed to all homes within the village of Hampsthwaite and were contained within the Parish Council's November Newsletter. Four questions were posed as follows:-

1. Are you opposed to any significant housing development in the village as proposed under the LDF (YES/NO)?
2. Would you be in favour of some compromise (YES/NO)?
3. If a compromise is necessary, what is the maximum number of homes we should accept (20-30-40-50-60)?
4. What proportion of new homes should be affordable housing (0-100%)?

Whilst only one response form to these questions was received per home, and not individual occupants, the results obtained are considered sufficient to provide a statistically significant representation of the views expressed by the wide spectrum of resident village community affected by the HBC's proposals.

The following describes the outcome of responses to the specific questions.

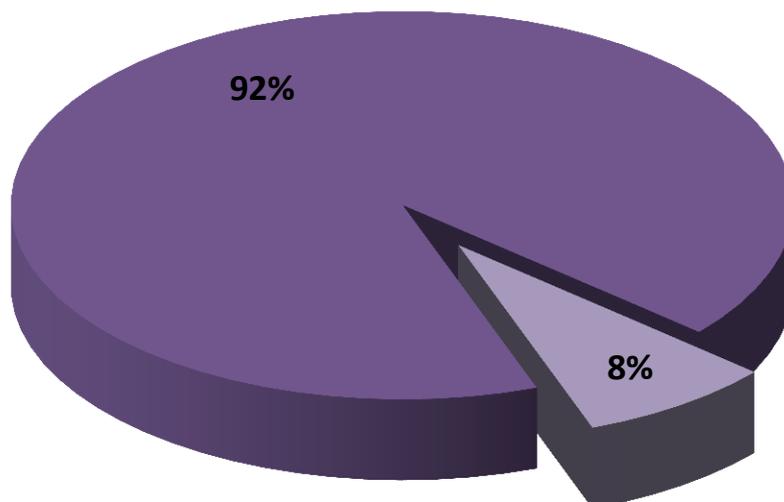
Question 1

Are you opposed to any significant housing development in the village as proposed under the LDF (YES/NO)?

A total of 74 responses were received, representing 17% of the total number of 439 homes throughout the village to which the survey questionnaires were delivered.

The results shown in the chart below indicate that 92% of the respondents are opposed to any significant new housing development in the village. This reaffirms the views expressed at the October meeting with village residents who overwhelmingly objected to any further housing development within the village.

Hampsthwaite Parish Survey on HBC-LDF Rural Housing Survey
Percentage Opposed to the New Housing Proposals



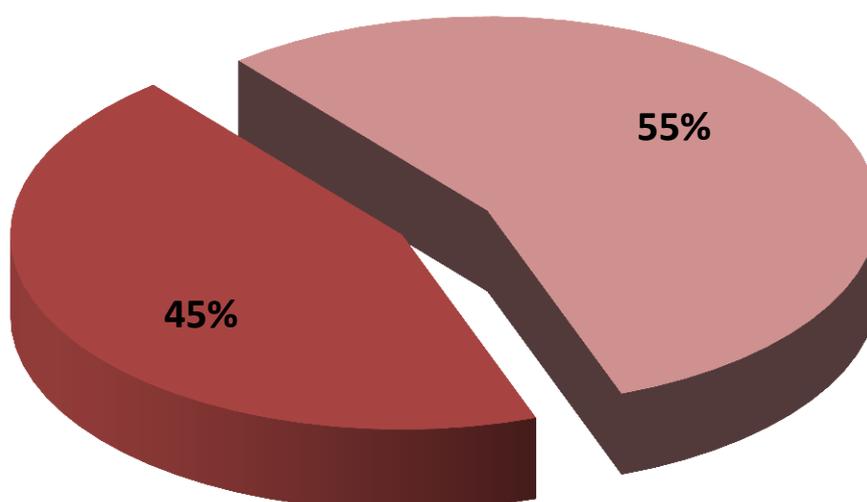
■ Opposed to HBC Proposals ■ Not Opposed to HBC Proposals

Question 2

Would you be in favour of some compromise (YES/NO)?

A majority of 55% of respondents indicated that they are not in favour of some compromise position, preferring instead to not have any further housing development.

Hampsthwaite Parish Survey on HBC-LDF Rural Housing Survey
Percentage Prepared to Accept Compromise



■ Prepared to Compromise ■ Not Prepared to Compromise

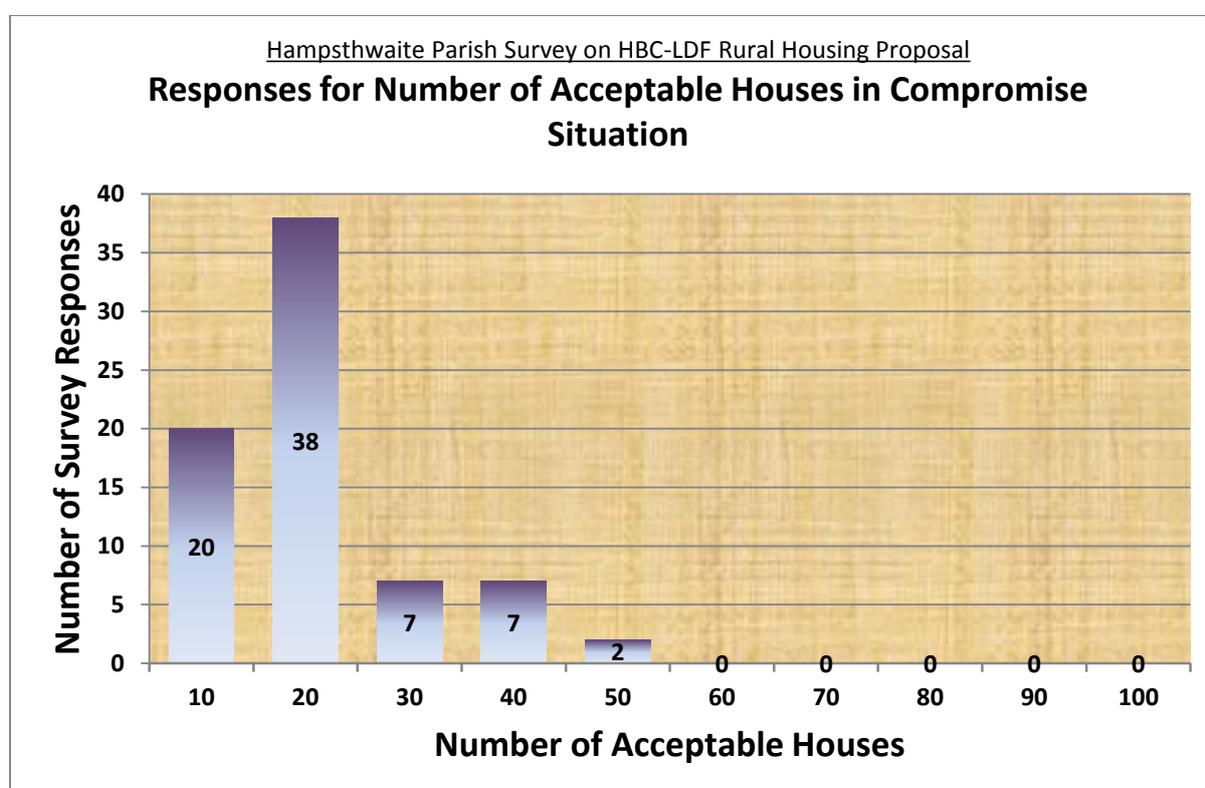
Question 3

If a compromise is necessary, what is the maximum number of homes we should accept (20-30-40-50-60)?

Responses illustrated in the chart below show that should a compromise position become necessary; the maximum acceptable number of new homes would be very much less than the 100 homes proposed in HBC's plans.

The peak number of respondents occurs at 20 homes and the calculated average of all respondents was 17 homes.

A total of 58 respondents were prepared to accept up to 20 new homes and 16 were prepared to accept above this value. No respondent was prepared to accept more than 50 new homes.

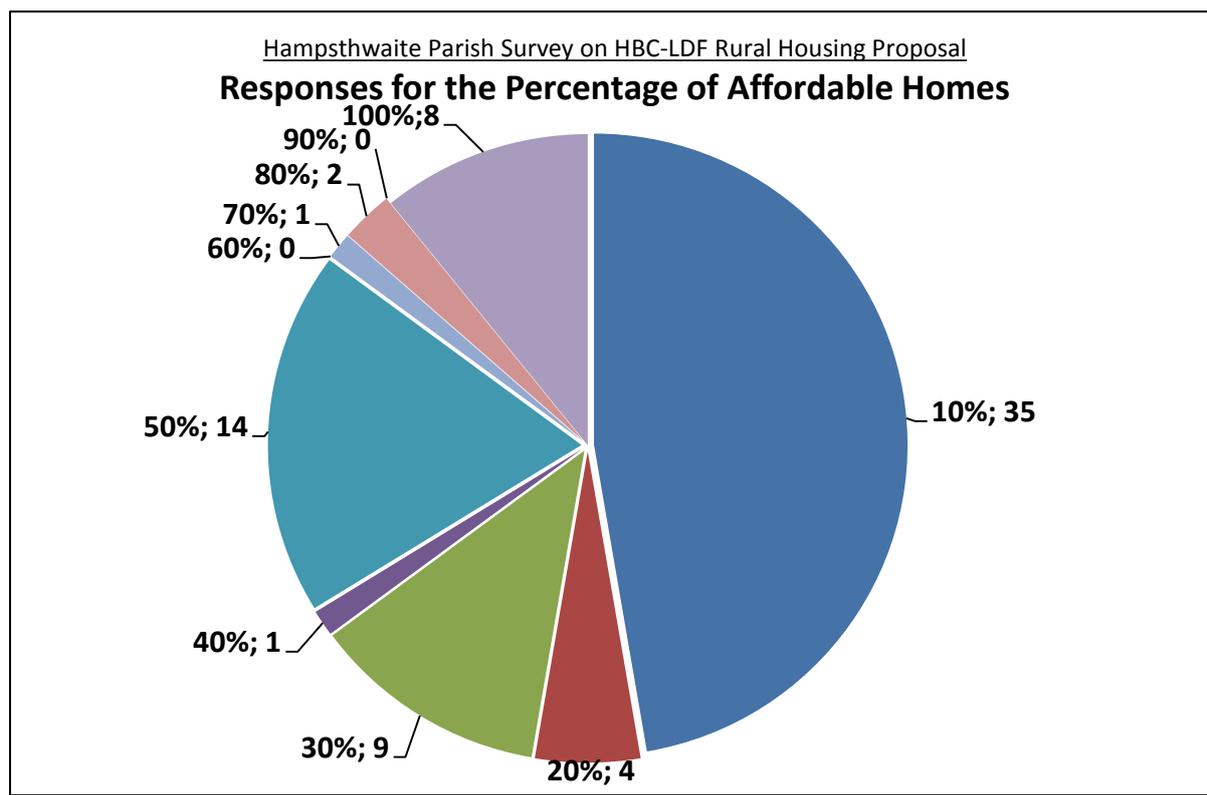


Question 4

What proportion of new homes should be affordable housing (0-100%)?

Harrogate Borough Councils strategic intention is for 40% to 50% of the new homes to be classified as affordable. These would be managed by Housing Associations with rented property forming the bulk of the affordable homes, the remainder being in shared ownership.

The results of the Hampsthwaite Parish Survey show that the population of the village feel this is too high a percentage with the majority declaring that there should be 20% or less affordable homes. Nonetheless, a significant number of respondents were in favour of 30%, 50% and 100%.



Conclusion

Despite a relatively low response rate of 17% the sample received totalling 74 returns is considered to be statistically significant providing a good representation of the views of a wide cross section of the Hampsthwaite resident population to Harrogate Borough Councils rural housing LDF proposals.

The results demonstrate a strong consistency with the views expressed by village residents at the meeting held in October 2011 at which over 100 residents attended.

It is clear from the responses that the vast majority of residents are opposed to any further housing development in the village. Their comments, scheduled in Appendix 1, make plain the feeling that recent major housing developments, including Cruet Fold, which has 100% affordable homes, is sufficient for the foreseeable future. Worries in connection with the lack of amenities and infrastructure (e.g. schools, transport, utility services etc.) are also a concern.

Of those willing to accept a compromise position as advocated by HBC Cllr. Michael Harrison, a maximum of 20 new homes was indicated by most respondents. No respondent was prepared to accept more than half (50) of the 100 new homes proposed by HBC.

With regard to the percentage of new homes being classified as affordable, the majority of respondents were not prepared to accept more than 20%, significantly below HBC's requirement of 40%-50%. There were, however, 47% of respondents prepared to accept 30%, 50%, and 100% with most of these centred around 50%.

Appendix 1

Summary of Comments contained in Survey Responses

Ref	Comments
1	Infill Hollins Lane Only.
2	Apposed unless certain conditions are met such as increasing local amenities. Can our school cope with the potential extra influx of children? Will our current amenities such as water pressure and broadband speed suffer?
3	Better design than the last lot of rubbish put up in Hampsthwaite.
4	The land in question has had two applications turned down on appeal. The inspectors reasons for refusal are just as valid now as they were at the time of hearing.
5	Suggest 16 dwellings on land at Brookfield Garth (RL2061) plus 3 additional bungalows at Finden Gardens and 1 new dwelling at 60 Hollins Lane (20 new dwellings in total).
6	More new homes would ruin the atmosphere of the village and make it feel like an extension of Jennyfields.
7	Easy access to roads, drainage, power etc. must be considered.
8	The village is big enough with a large number for sale if people wish to live here.
9	Our village is large enough already and we do not really want any more building.
10	I would like the village to stay exactly as it is but I do realise we have to change to give others the chance of a home.
11	Affordable housing should be made available only to those with a true and provable village connection.
12	How many more children can the school accommodate without being overcrowded? This is very relevant, also the increase in traffic which further housing would produce.
13	Affordable housing should be for local people. Do we know with any degree of certainty what the demand is from local people?
14	Compared with the size of the village I feel there has already been significant development at St. Thomas A Beckett Way and Cruet Fold in the last few years. The proposal to build 100 new homes seems totally out of proportion. The village would lose its identity as a village and the infrastructure would need to change drastically to cope with the traffic increase and extra school places etc.
15	I am very cynical about affordable housing's necessity. The new homes off Hollins Lane all have 2 cars each - an not cheap cars - therefore do they need subsidised housing?
16	Please see attached the letter we sent to the Council last year. All points still stand!
17	Compromise only if absolutely necessary. We would prefer no extra homes. Hampsthwaite has seen significant new housing already. Large scale housing development would be detrimental to the village.
18	An opening should be on Rawden Lane taking the pressure off traffic away from Brookfield.
19	Propose to build a development along Chain Bar Lane instead.
20	Compromise only if one had to be made and a very minor one. High proportion of affordable homes so that local people benefit from this and so that landowners and property developers make the least profit from their plans to ruin our village. Villagers made their views very plain at the meeting held to discuss this issue. I don't really see why we are being asked to respond again.
21	Preferably bungalows, thereby releasing family accommodation for the younger generation.
22	Any large housing development will ruin the character of the village and put great strain on village facilities - school, village society etc. A large Brookfield development would raise problems of traffic danger and access to what is already a very busy road.

23	Leave our village alone. We like it as it is.
24	People need Jobs and Transport as well as affordable homes.
25	No compromise because we already have Dawson Court, Cruet Fold and Thomas A Beckett recent developments. There is no Actual need for more houses. Cllr. Harrison suggested houses would be for people working in Leeds, so build them in Leeds (less congestion on roads etc.).
26	Affordable housing should be limited to those with strong connections to this village only. No building at all would be best. The compromise figure of 20 should be a maximum.
27	Had residents objected to developing Brookfield, we should still have the fields and hence many should not have the privilege of living in the village. They should allow others the opportunity and not be a NIMBY! I have been a resident all my life.
28	Willing to compromise but generally opposed to any more new homes, as the village has recently had enough new homes. Building behind Brookfield will result in Hampsthwaite losing its identity as a village, becoming a small town, and important Countryside will be lost.
29	Hampsthwaite must protect its rural village status. There has been ample development over the years and we do not need any more!
30	The Council is unable to maintain the roads at present. What will happen with a further possible 150-200 vehicles using Hollins Lane daily? Will the Council increase Local Buses? People living in Brookfield/Crescent paid good monies for their property, why should they be devalued? Why are you using Green Field sites instead of Brown Field sites? If the Council renovates present large buildings in and around Harrogate, new homes would not be required!!! The infrastructure of the village would not be able to cope with the influx of new homes regardless of how many!!! When you talk of affordable homes, surely building these in towns would be better where people struggling to be on the housing market would not have to have more outlay by running a car or paying very high transport charges!!!
31	When houses were recently built on Hollins Lane the distribution was awful. The area under consideration would be extremely difficult with the provision of infrastructure, road access would be dreadful onto a very busy poorly surfaced Broad. Access onto Brookfield would be far too heavy and really dangerous for the existing families and residents. I feel the whole idea is so unfair. Why can't new housing be built on infill town areas? We don't even have a good enough transport service here. I think road access to the area is totally impossible.
32	
33	We feel that the whole infrastructure of the village, including the school, would be unable to cope with any more than 10-20 houses. 100 houses would ruin the whole atmosphere of the village!!
34	16+ dwellings Brookfield Garth. Least expensive infrastructure consider:- Additional 3,000m2 of impervious surface, increased likelihood of flooding, additional 20-30 school children, additional strain on other amenities, increased local traffic load.
35	The present size of the village is ideal for the amenities available. I am keen to preserve the character of this very attractive village.
36	We are an elderly couple unlikely to be affected by this development but would be sad to see Hampsthwaite lose its character as a rural village.
37	Hampsthwaite has had more than its fair share of expansion. We need to know the percentage increase in housing numbers for each area of HBC and compare them to Hampsthwaite. Perhaps we would be better as part of Leeds - they couldn't be any more land-grabbing/village destroying than Harrogate!
38	This village is large enough. There has been 3 developments in the last few years. Would need better roads, transport, Doctors Surgery and sewage facilities.
39	I think there is enough housing in the village but if the Council what to develop it should be affordable housing.

40	This is the third form I have filled in. It is quite obvious that the Council have ignored any earlier protests and they hope that by sending out this form every six months ultimately a majority in favour will be obtained.
41	Any development must make adequate provision for car parking (minimum 2 spaces per home). We have a overriding responsibility for retain the character of the village for future generations. Once lost can never be replaced.
42	The village is large enough now with adequate village amenities to keep with the character of what village life means.
43	All housing is affordable to someone!
44	We need proof of actual housing demand for Hampsthwaite.