

Mylor Parish Neighbourhood Development Plan

Evidence Base Chapter 12 Housing Sites Survey Analysis

Survey Mylor Parish

March 2018

Public Exhibition Engagement in the morning

Neighbourhood Development Plan

Survey - The Numbers

- 1,815 'Delivered' surveys
- 816 Responses (199 online)
- 42% - 45% response rate

Parish Wide Housing Needs Survey September 2018

Mylor Parish HOUSING NEED SURVEY

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Affordable Housing - where should we build and which sites should be preserved?

We need your help! Please respond by 27 May 2018

In our spring 2018 survey 77% said they wanted housing that local people or businesses could afford to purchase or rent. There are currently about 50 people on the waiting list. There is no doubt that more affordable housing is needed both in Mylor Bridge and in Flushing. The question is, where should it go?

In our summer 2018 survey, people said some housing should be within walking distance of the centre of our Flushing or Mylor Bridge. Various locations were suggested.

We are now asking you to give us your preferences. We need to know which sites would be appropriate for affordable housing development, and what sites should be preserved. Any general development will mean giving up some land in the high-traffic area of Flushing or Mylor Bridge, but your preferences will help us understand which sites would be the most acceptable.

Please use the map to indicate your preferences:

- which sites you would favour for new affordable housing
- which sites you think should not be developed because of factors such as trees, wildlife and proximity to parking, for example
- the key to sites on the map from which you can make your choices

The choice of priority sites will be agreed for each location. There are spaces for you to make comments about each location.

If you would like more information there is an explanation of the layout of our web site at <https://www.mylorparish.gov.uk>. Please give feedback to the NDP team.

POSSIBLE DEVELOPMENT SITES – ANALYSIS OF THE E-SURVEY OF MAY 2019

I. SUMMARY

1.1. Purpose:

The purpose of the survey was to gauge opinions locally on which sites around the two main villages should be preserved and which might be used for the development of affordable housing.

1.2. Reach:

- 674 copies of the survey were sent out
- 350 fully completed surveys were returned representing a return rate of 52%

1.3. The survey suggested that there was a significant degree of agreement on sites bordering the settlements of Flushing and Mylor Bridge which could be offered for affordable housing:

- Flushing site C
- Mylor Bridge (North) site F
- Mylor Bridge (North) site E
- Flushing site D

1.4. The results of this survey will need to be put alongside other studies such as the Landscape Character Assessment, Historic Built Environment Report and Wildlife Habitats and Biodiversity Assessment in order to identify a range of suitable development sites.

2. PURPOSE AND METHODOLOGY

2.1. The Housing Needs Survey of September 2018 demonstrated that there was a need for affordable housing within the parish. Open-ended questions at the end of this survey provided some useful data on where developments might take place, but these were generalised.

2.2. Of equal importance is the question of where development should not take place, mainly for environmental and climate change mitigation reasons.

2.3. This survey sought to bring together these two questions, to provide answers.

- 2.4. 674 respondents were sent an email inviting them to identify suitable sites from a list of 35 abutting the two settlements of Flushing and Mylor Bridge, marked on maps, asking them to name:
- The part of the parish in which they lived
 - Out of 14 sites in Flushing:
 - Two where development of affordable housing could take place
 - Two where development should not take place
 - Comments amplifying their answers
 - Out of 11 sites in Mylor Bridge north of the stream
 - Two sites for development
 - Two sites for preservation
 - Comments amplifying the answers
 - Out of 7 sites in Mylor Bridge south of the stream
 - One site for development
 - One site for preservation
 - Comments amplifying the answers
- 2.5. The choices for Mylor Bridge South were more limited because there were fewer sites on offer.
- 2.6. Respondents were required to make choices for each of the three maps in order to avoid 'trivial' answers such as 'Preserve all', 'No development should be allowed' and to encourage a representative number of answers for each village, irrespective of how well they knew it. There were some 58 partial ('Incomplete') responses which were rejected in the final analysis.
- 2.7. The questionnaire was e-mailed to a list of addresses of people who had agreed to be contacted following previous campaigns. In addition, people could fill in the surveys on paper if they attended the 2019 Mylor May Fair or Flushing Craft and Produce Market. A blog post on the NDP website also drew attention to the survey, inviting people to participate.
- 2.8. The structure and methodology were designed to provide information on the sites most suitable for development and those most suitable for preservation. The data on the sites in the 'middle ground' is not statistically reliable and does not support any conclusions: whether apparently supported for development or for preservation. These sites did not stand out as significant either for development or preservation.

3. RESULTS

- 3.1. There were 350 complete responses. These broke down into four groups:
- 130 (37%) identified themselves as coming from Mylor Bridge North
 - 59 (17%) respondents identified themselves as coming from Mylor Bridge South
 - 125 (36%) respondents identified themselves as coming from Flushing
 - 36 (10%) identified themselves as coming from other areas of the parish
- 3.2. There were also 59 incomplete responses. These were responses where people had only answered some of the compulsory questions. In practice, this made little difference to the overall result. The same sites came out on top for both development and preservation even when the incomplete responses were included in the analysis.

3.3. The simplest way of looking at the results is a first-past-the-post approach. Because of the survey method, it is necessary to look at each sub-settlement separately. The total votes for a particular site then provide a measure of the most popular site within each sub-settlement.

3.4. The top three sites in each settlement accounted for 894 (51%) of the total 1750 votes:¹

Location	Site	Develop	Preserve	% of all choices
Flushing	C	192	13	11%
Flushing	D	108	13	6%
Flushing	H	49	11	3%

Mylor Bridge N	E	159	28	9%
Mylor Bridge N	F	149	16	9%
Mylor Bridge N	H	83	36	5%

Mylor Bridge S	F	59	31	3%
Mylor Bridge S	B	50	8	3%
Mylor Bridge S	D	45	19	3%

3.5. Looking at these nine sites in more detail, it is possible to assess the strength of opinion in support of development in each site by balancing the strength of support for development against the strength of support for preservation. This shows that there is generally strong approval for the leading contenders:

Location	Site	Develop	Preserve	Strength
Flushing	C	192	13	94%
Flushing	D	108	13	89%
Flushing	H	49	11	82%

Mylor Bridge N	E	159	28	85%
Mylor Bridge N	F	149	16	90%
Mylor Bridge N	H	83	36	70%

Mylor Bridge S	F	59	31	66%
Mylor Bridge S	B	50	8	86%
Mylor Bridge S	D	45	19	70%

3.6. This can be interpreted as 'Of those who mentioned Flushing site C, 94% were in favour of development.' This provides a degree of confidence to the leading figure.

¹ See maps at the end of the document

- 3.7. Five sites accounted for a further 18% of 'Development' votes but divided opinion with significant votes in favour of preservation. These were:

Location	Site	Develop	Preserve	Preserve Strength
Mylor Bridge S	A	83	108	43%
Mylor Bridge N	A	64	40	62%
Mylor Bridge S	E	61	37	62%
Flushing	K	51	71	42%
Flushing	B	50	45	53%

- 3.8. The last two may have garnered support for development but also achieved a less than 50% acceptance. The narrative comments supporting these sites suggested that there were particular reasons for the choices:

- There were concerns about flooding on three of these sites: A in Mylor Bridge N, A in Mylor Bridge S and E in Mylor Bridge S. They were therefore deemed unsuitable to development
- Flushing site K was deemed too inaccessible by some

- 3.9. At the other end of the scale, five sites stood out strongly as suitable for preservation. Together, they garnered 49% of the total votes for preservation. These were:

Location	Site	Develop	Preserve	Preserve Strength
Mylor Bridge N	K	11	209	95%
Flushing	N	7	205	97%
Flushing	A	20	159	89%
Mylor Bridge N	J	7	144	95%
Mylor Bridge S	G	28	134	83%

- 3.10. There were no marked differences in the completed responses from those living in the individual villages. For instance, the Flushing C site achieved a combined score of:

- 27% of the votes from the 350 completed responses
- 26% of the votes from the 130 respondents living in Mylor Bridge North
- 27% of the votes from the 59 respondents living in Mylor Bridge South
- 30% of the votes from the 125 respondents living in Flushing
- 28% of the votes from the 36 respondents living elsewhere in the parish

- 3.11. The individual free text comments were revealing. Some of the more notable themes were:

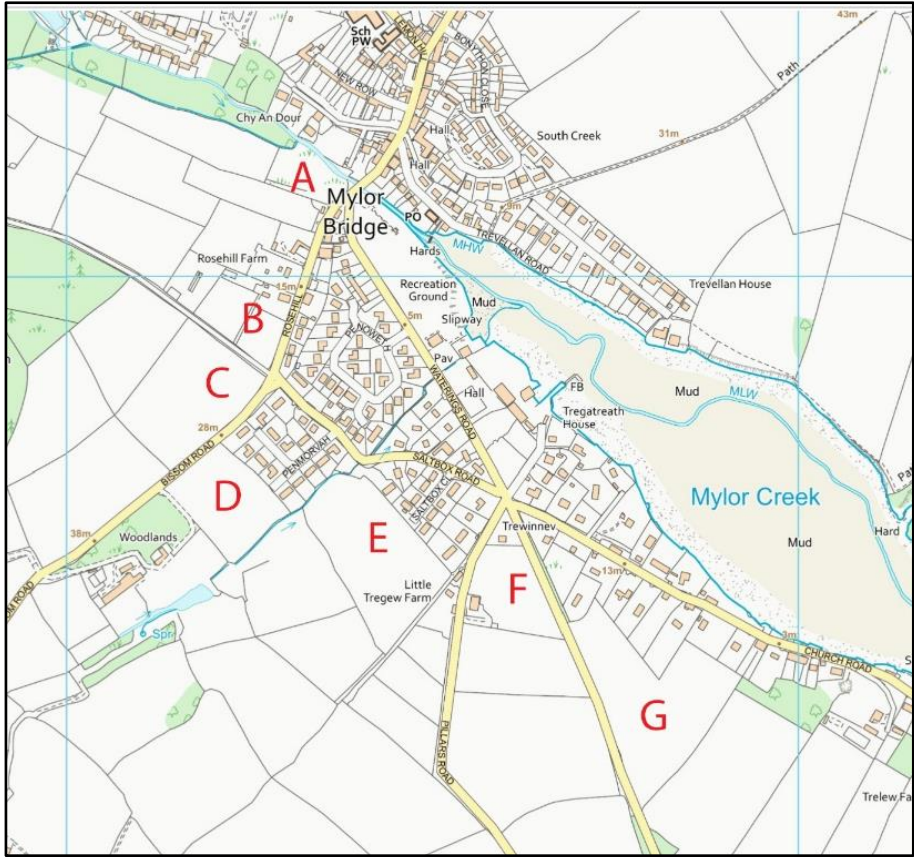
- The need for proper infrastructure before any development takes place
- The need to limit the amount of traffic in the villages, especially in relation to Flushing site N
- The preference for infill rather than expansion of the villages beyond their present boundaries
- The value of views, wildlife and the green environment

4. CONCLUSION

- 4.1. This survey provides a useful indicator as to which sites will be most supported as development sites. It also indicates which areas people most wish to preserve.
- 4.2. The choice of actual sites shown as the preferred option in the Neighbourhood Development Plan will depend on other factors, but the four leading contenders for development are:
- Flushing site C
 - Flushing site D
 - Mylor Bridge North site E
 - Mylor Bridge North site F

All of these achieved a high score for development and offer over 85% confidence that they will be supported.

- 4.3. The data is not sufficiently robust to recommend any particular site in Mylor Bridge South.
- 4.4. At the other end of the scale, it is clear that there are five strong contenders as sites that should be preserved:
- Mylor Bridge North site K
 - Mylor Bridge North site J
 - Flushing site N
 - Flushing site A
 - Mylor Bridge South site G



Mylor Bridge South

All sites

