

Woodford
Neighbourhood
Plan

Questionnaire
Report of Survey

December 2014

Kirkwells

The Planning People

Summary of Key Findings

- ❖ Most people choose to live in Woodford because of its rural location and quality of life.
- ❖ None of the suggestions for improvements in Woodford were chosen by a large majority of residents. The most frequent choices were public transport (45%), the environment (21%) and some key services.
- ❖ Improving housing was not identified as an issue
- ❖ The top 5 things the Woodford Neighbourhood Development Plan (W NDP) should seek to improve are: public footpaths, road safety, public transport, and community centre and cycle paths.
- ❖ The least popular choices for improvements to be identified in the W NDP were public toilets, access to the library, and access for the disabled, car parking and allotments.
- ❖ 70% of people felt greater provision should be made for social/community activities, particularly for pre-school children and the retired.
- ❖ There was strong support for maintaining the quality of the built environment.
- ❖ The less visually intrusive forms of renewable energy (e.g. solar) were preferred rather than commercial wind power.
- ❖ Of those looking to move in the area the preferred type of property was a bungalow or a smaller home – this probably reflects the increasing number of long-term residents who are getting older and are now looking to downsize to a smaller house.
- ❖ There was support for the W NDP to look to meet local housing needs.
- ❖ Future planning for housing in the area should be less than 50 units.
- ❖ Individual housing developments should be small, less than 10 units.
- ❖ New housing should be market homes, not social housing.
- ❖ Backland development was not popular.
- ❖ The plan should encourage employment in local shops, tourism, pubs and restaurants.
- ❖ Any employment allocations should be on existing brownfield sites or by re-using buildings.

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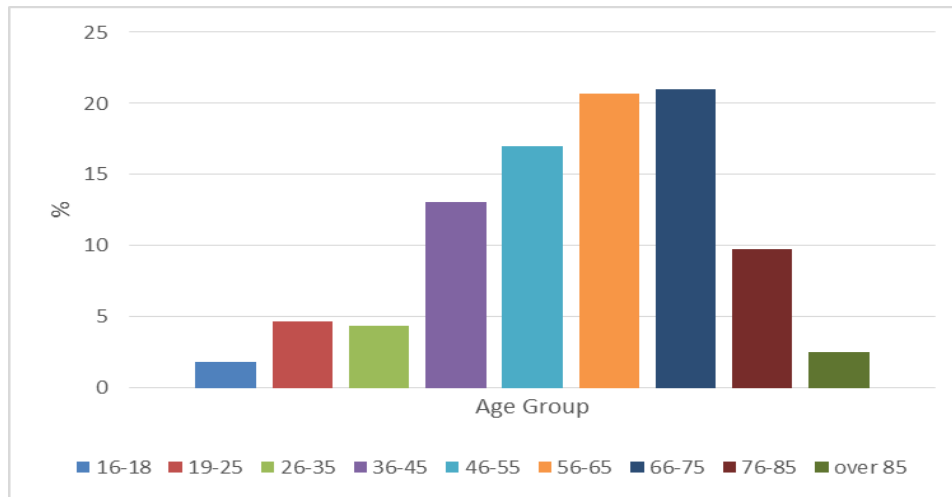
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1 Introduction

1. This short report sets out and analyses the results from the 2014 Questionnaire exercise conducted as part of the preparations in to the Woodford Neighbourhood Plan.
2. In October 2013 Woodford Community Council was designated the relevant body for the preparation of the Woodford Neighbourhood Development Plan (WNDP).
3. A questionnaire survey was undertaken in XXX 2014 [insert date and short note on methodology] to weigh the strength of local opinion on a variety of issues and engage people at the earliest opportunity on the potential issues the plan should seek to tackle.
4. Overall 276 people responded to the survey, with slightly more men (49.6%) than women (45.3%) responding¹. Figure 1 shows the age breakdown of respondents.

¹ 5.1% did not say.

Figure 1 – Age Breakdown of Questionnaire Respondents



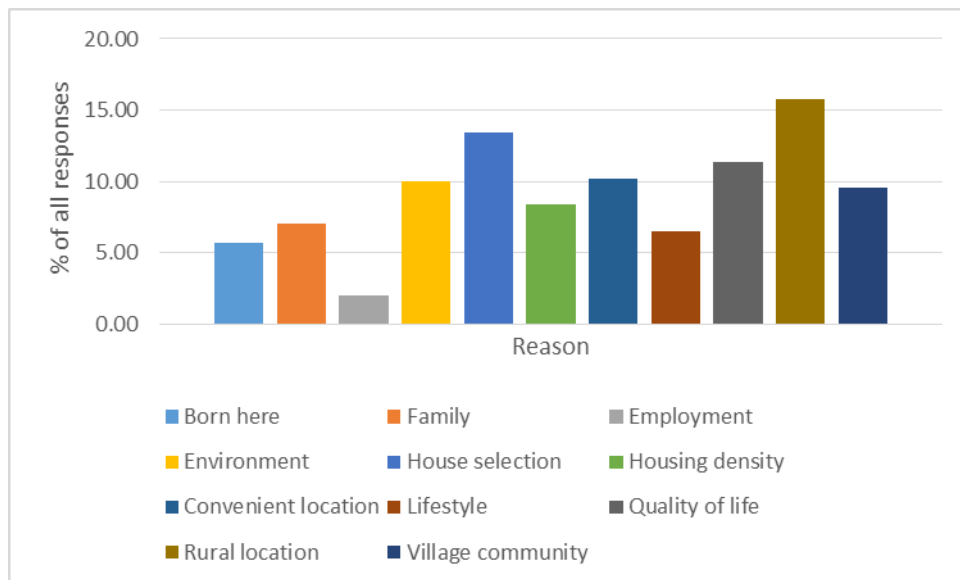
5. The questionnaire survey will become part of the evidence base for the neighbourhood plan.

2 Analysis of results

What Brought You To Woodford In The First Place?

6. Figure 2 shows the percentage of all responses to the question: “What Brought You to Woodford In The First Place?”. Respondents were allowed to pick more than one reason. The top three choices were rural location, quality of life, and house selection. Employment was the least chosen response.

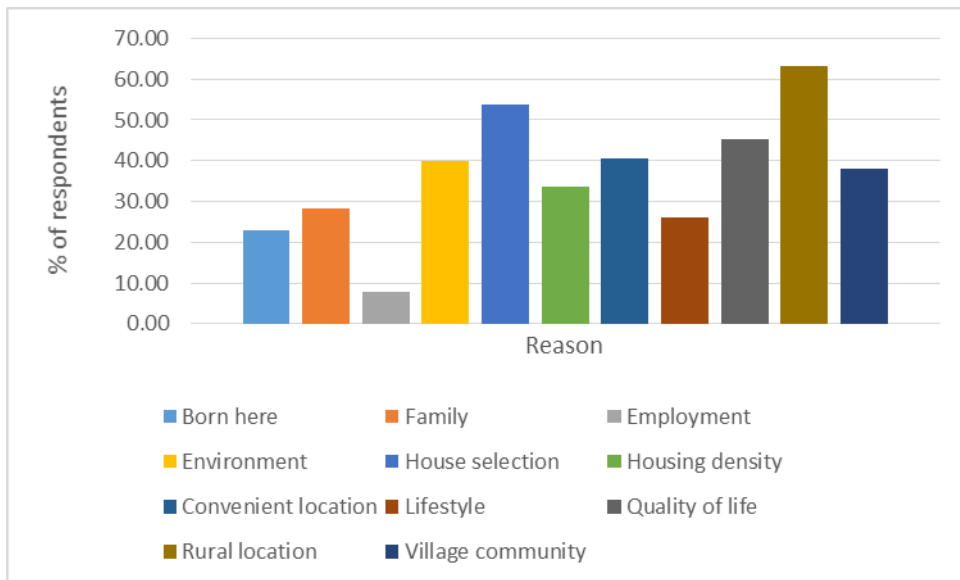
Figure 2 - What Brought You to Woodford In The First Place?: All Responses



7. Figure 3 shows the same question analysed by the proportion of all respondents who completed the survey. This shows that just under 23%

of respondents were born in Woodford. More than 60% of all people completing the survey said the rural location was important, and more than 50% housing. Quality of life, environment and location were also strong choices. Only 8% of all respondents said employment was important.

Figure 3 - What Brought You to Woodford In The First Place?: Proportion of All Respondents

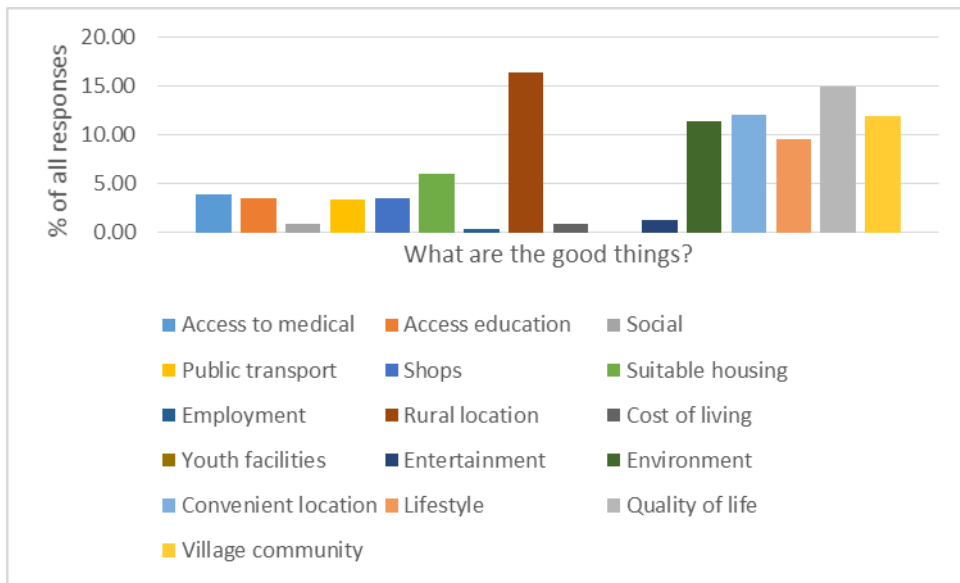


What Are The Good Things About Living In Woodford?

8. In response to the question “What Are the Good Things about Living in Woodford?” the most popular responses were again rural location, environment, location in general, quality of life and lifestyle. There was a second group of choices in terms of housing and some local services: shops, public transport, medial and education, see Figure 4.

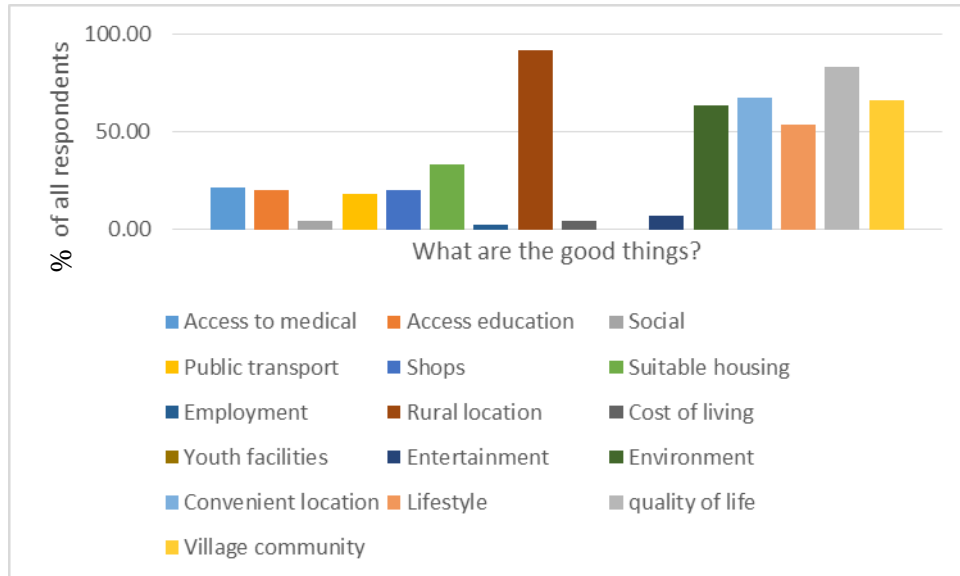
9. Much less favoured were employment and cost of living. No responses were received on facilities for young people and very few people said the “social life” was good.

Figure 4 - What Are the Good Things about Living in Woodford?: All Responses



10. Figure 5 shows the same question analysed as a proportion of the 276 respondents and very similar results.

**Figure 5 - What Are the Good Things about Living in Woodford?:
Proportion of Respondents**



What Could Be Done To Improve Living In Woodford?

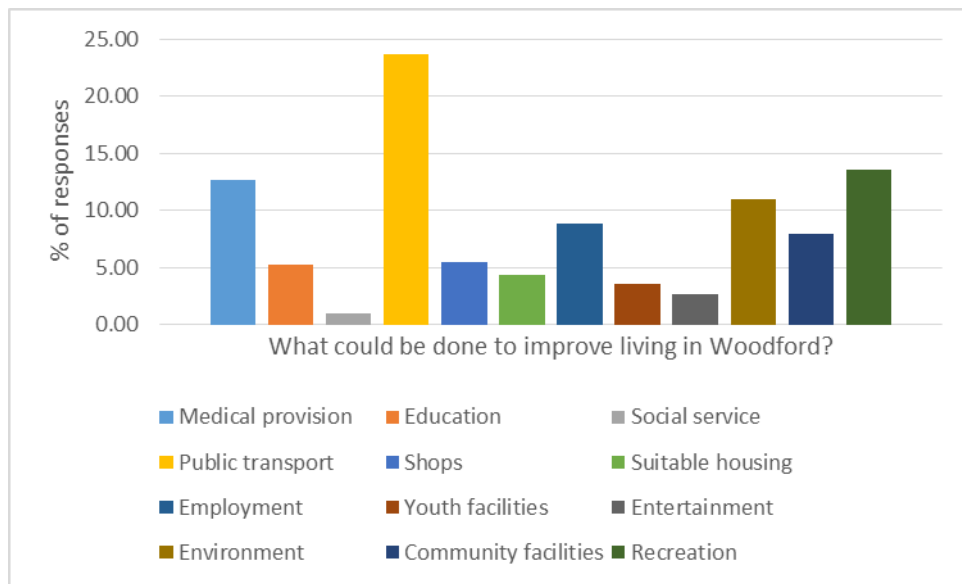
11. In response to this question more than 20% of all responses were improvements to public transport. More than 10% of all responses also identified medical provision, recreation and environment. More employment opportunities (8.9%) was also an issue, but suitable housing scored very low at only 4.3%, see Figure 6.

12. Analysis of this question by the proportion of respondents shows that more than 45% of people think Woodford would be a better place to live if public transport were improved, see Figure 7.

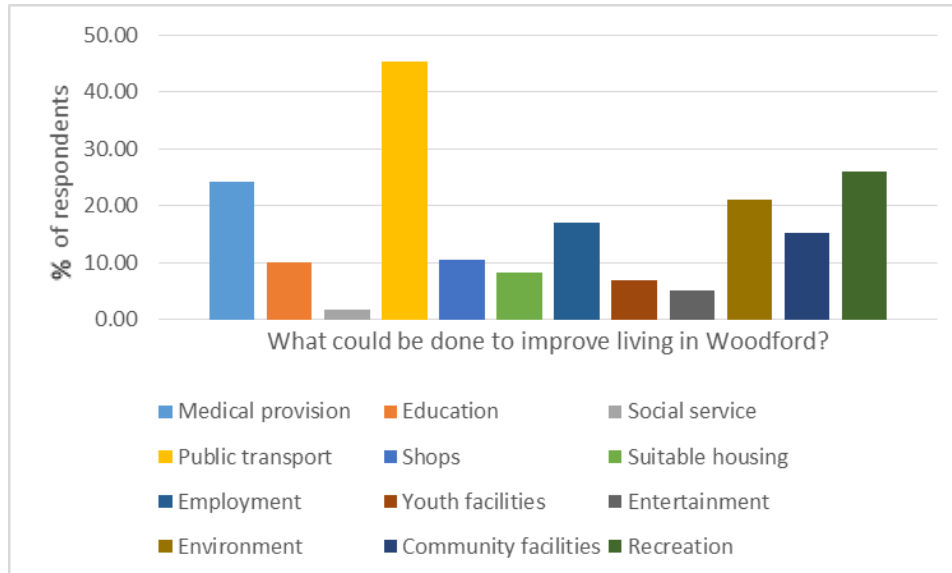
13. More than 20% of respondents also identified improvements in medical provision, the local environment and recreation.

14. Improvements to social services, youth facilities and housing scored relatively low.

Figure 6 - What Could Be Done To Improve Living in Woodford?: All Responses



**Figure 7 - What Could Be Done To Improve Living in Woodford?:
Proportion of All Respondents**



What Should The Neighbourhood Plan Aim To Encourage?

15. Figure 8 shows the most popular choices for the type of activity the neighbourhood plan should encourage. The top five choices were public footpaths, road safety, public transport, community centre and cycle paths.
16. The least popular choices were public toilets, access to the library, and access for the disabled², car parking and allotments.

² This may reflect the fact that most buildings accessible to the public already make provision for the disabled and it is therefore not considered an issue. This can be explored and tested during further public consultation.

Figure 8 - What Should the Neighbourhood Plan Aim To Encourage?: All Responses

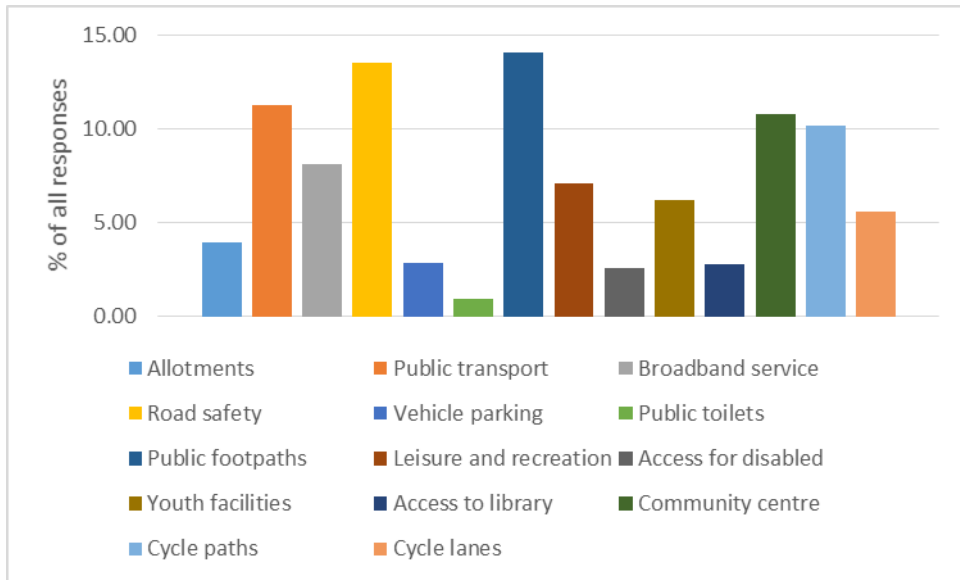
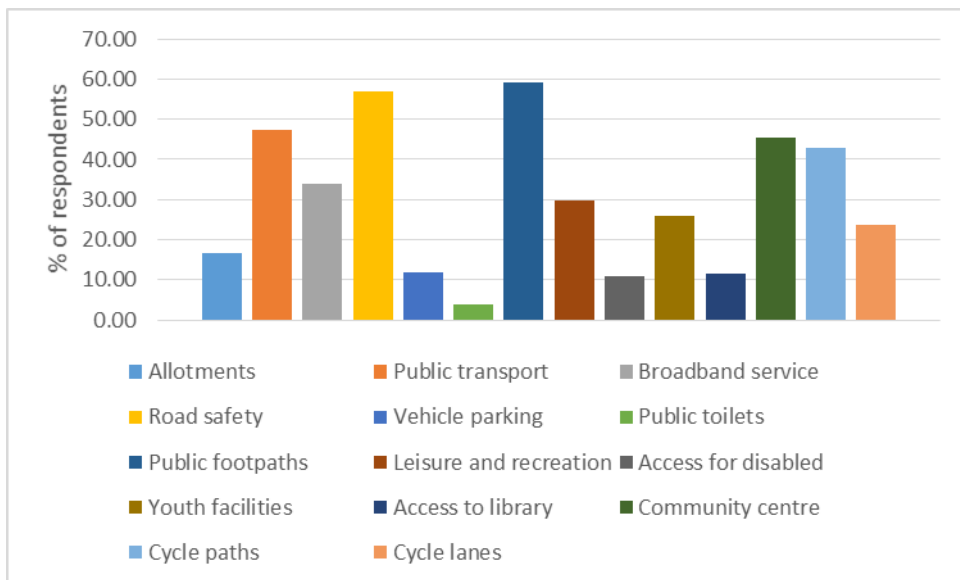


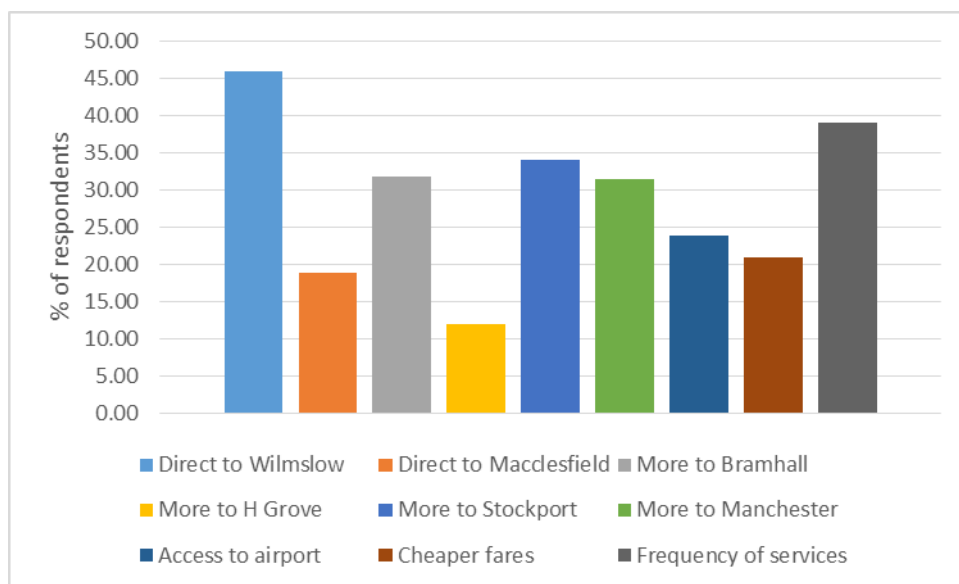
Figure 9 - What Should the Neighbourhood Plan Aim To Encourage?: Proportion of Respondents



17. When analysed as a proportion of those responding to the questionnaire more than 40% of people felt the following should be encouraged through the neighbourhood plan: public footpaths, road safety, public transport, and community centre and cycle paths, see Figure 9.

18. In terms of public transport the key issue was around frequency of services, and, in particular, to Bramhall, Stockport and Manchester. More than 45% of respondents also identified a direct service to Wilmslow as being an improvement. More than 57% of respondents said they used public transport “rarely”. This could be a result of real or perceived poor services. Only 6% of respondents said they use public transport on a daily basis.

Figure 10 – How Could Public Transport Be Improved?



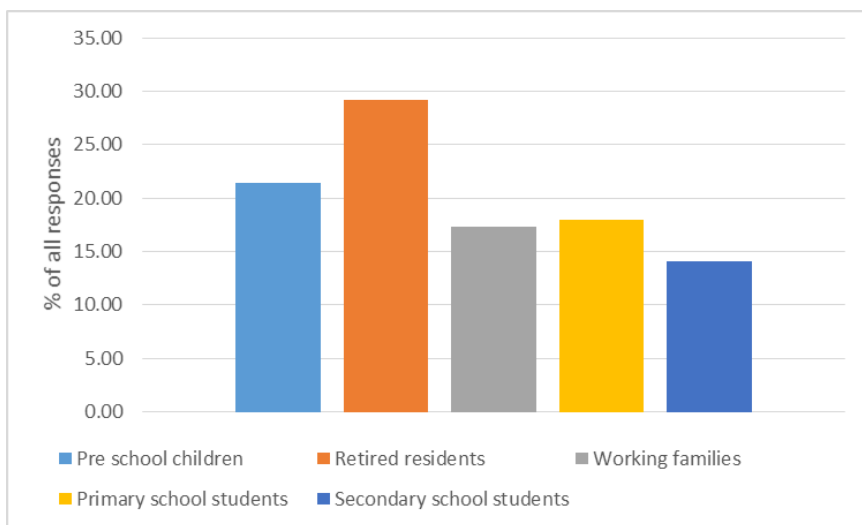
19. More than a third of respondents identified improvements in broadband but this is not really an issue that can be tackled by a neighbourhood plan. More than 20% of all respondents identified recreation and youth

facilities that should be encouraged these are issues the neighbourhood plan could tackle (Figure 9).

Services and Facilities

- 20. 67.4% of respondents felt there was adequate healthcare provision; 33% felt that there was not.
- 21. 90% of people felt social service provision in the area was adequate and a similar 90% were aware of the facilities at the community centre.
- 22. In response to the question “should greater provision for sporting activities be made?” 57.3% of respondents said yes and 42.7% no.
- 23. And in relation to the question “should greater provision for social/community activities be made?” “ 70.5% said yes and 29.5% no. When asked what the priority for such provision should be provision for the retired and pre-school children came out as preferred, see Figure 11.

Figure 11 – What Should Be The Priority For New Facilities?



Built Environment

24. Almost 100% of respondents agreed new development should be in keeping with existing development.

25. When asked about the various ways in which the neighbourhood plan could be used to conserve and enhance the built environment there was fairly consistent support for most of the potential ways the plan could influence this, see Table 1, with design, protection of landscape, use of traditional materials and protecting historic features being most important.

Table 1 – Should the Plan Enhance the Quality of the Built Environment?: All Responses (%)

Design reflecting scale and character of the village	15.63
Use of traditional materials	11.45
Energy conservation	9.03
Better pedestrian and cycle access	9.38
Signage and street furniture respecting the locality	7.73
Protection of historic features	11.50
Protection of landscape	13.51
Land drainage	9.68
Renewable energy	6.84
Water recycling	5.25

26. Similar analysis on these issues by respondent shows high levels of support, see Table 2.

Table 2 – Table 1 – Should The Plan Enhance The Quality Of The Built Environment? Proportion of Respondents (%)

Design reflecting scale and character of the village	96.01
Use of traditional materials	70.29
Energy conservation	55.43
Better pedestrian and cycle access	57.61
Signage and street furniture respecting the locality	47.46
Protection of historic features	70.65
Protection of landscape	82.97
Land drainage	59.42
Renewable energy	42.03
Water recycling	32.25

Renewable Energy

27. When asked about renewable energy, certain forms were identified as more acceptable than others, see Figure 12. The less visually intrusive domestic solar power, geothermal and energy from farm slurry.

28. Commercial wind turbines had very little support (3.44%).

29. Figure 13 shows these results analysed by respondent.

Figure 12 – What Forms of Renewable Energy Should the Plan Encourage?: All Responses

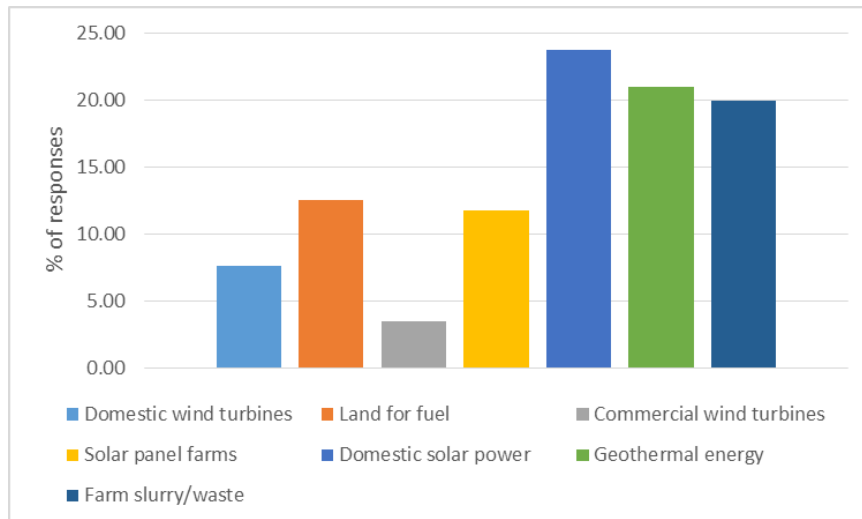
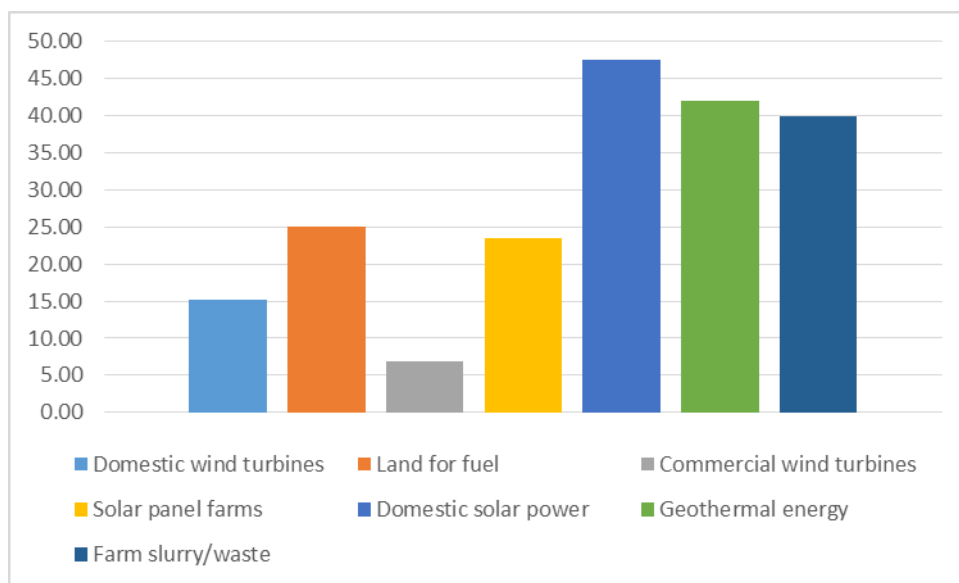


Figure 13 – What Forms of Renewable Energy Should the Plan Encourage?: Proportion of Respondents



Road Traffic

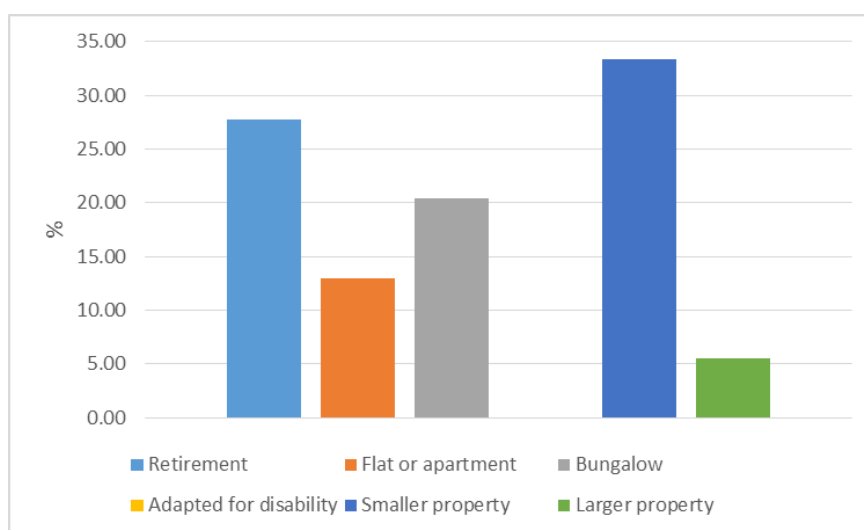
30. Most respondents identified road traffic as a problem:

- Excessive traffic volume 82.61%
- Excessive traffic noise 61.96%
- Excessive traffic speed 70.29%
- Danger to pedestrians 57.25%

Housing

31. The survey asked questions about house type and size. These were answered by a limited number of people (84/85), much more comprehensive information is available from the 2011 Census.
32. When asked if their household was wanting to move and stay in Woodford 51.2% said yes.
33. Of those looking to move (54 respondents) the preferred type of housing was a smaller property, bungalow or retirement home, see Figure 14. This probably reflects the desire of many people who have lived in the area for some time in larger homes to downsize as they get older.
34. The desire to move to a different home is also reflected by the fact that 80% said the best option would not be to adapt or change their existing home in some way.

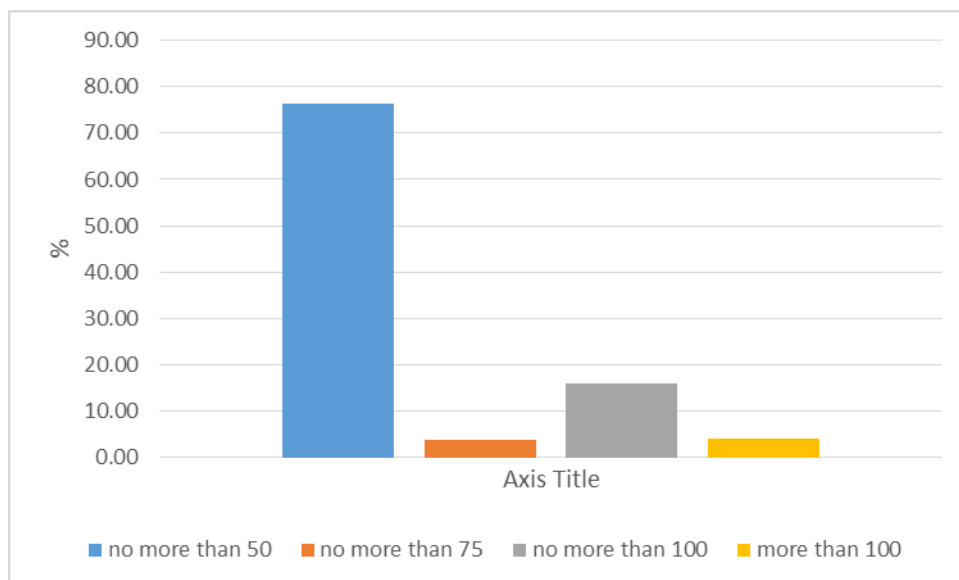
Figure 14 – Type of Property Preferred by Those Looking to Move



35. 75% of those responding (73) said they knew of someone with a housing need and 33% said they knew of someone who would need their own home in the next five years.

36. When asked if the neighbourhood plan should identify land to meet local need for housing 69.3% agreed.
37. Self-build was less popular with 50% saying that the plan should allocate land for self-build; and 40% agreeing developers should allocate part of their sites for self-build.
38. When asked about the number of new homes there should be in Woodford in the future there was a clear preference that this should be less than 50 units, Figure 15.

Figure 15 – How many Homes Should be Built in Woodford in the Future?

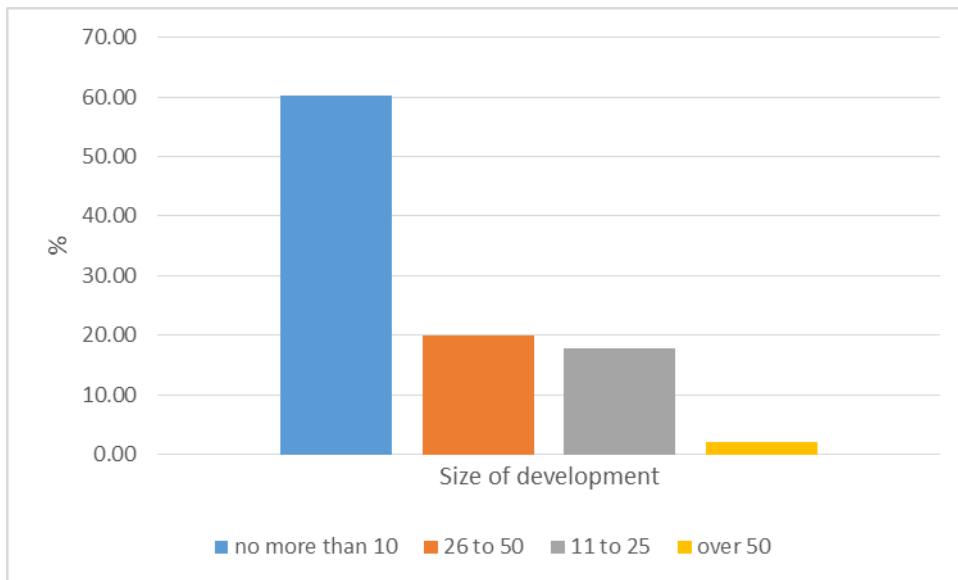


39. Individual housing developments should also be small, Figure 16.
40. In terms of the type of housing that should be built in the future there was a clear preference for market homes (41%) and retirement homes

(20.5%). Respondents also wanted new homes to be energy efficient (19.7%).

41. Backland development was not popular over 70% not considering this a good idea.

Figure 16 – How Big Should Individual Housing Developments Be?



Employment

42. The type of employment the plan should look to encourage is shown in Figure 17. Small local shops, tourism and pubs and restaurants being the most popular.

43. Almost 60% of respondents did not feel the plan should allocate land for employment uses.

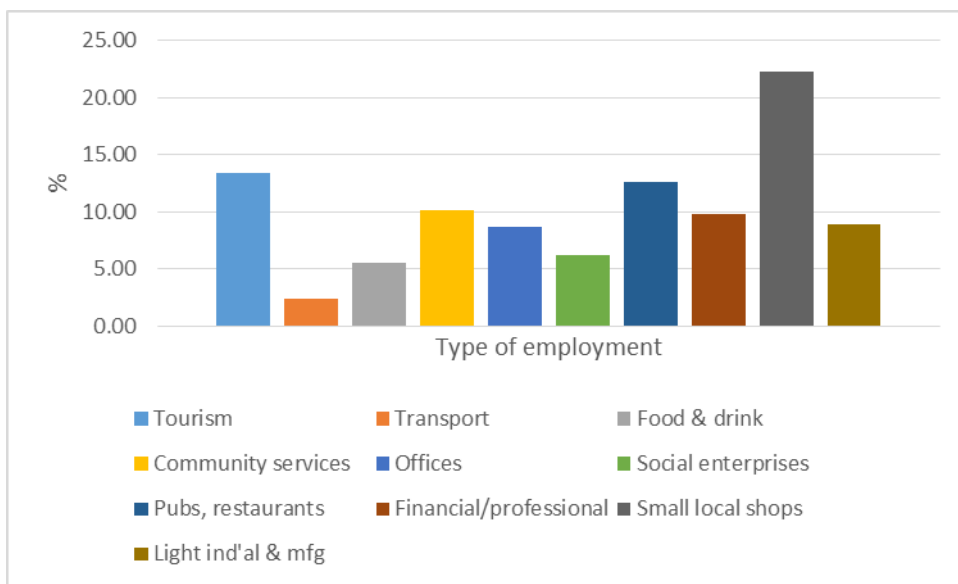
44. If the plan did allocate land these sites should not be greenfield they should be existing business sites or brownfield 69.6% of responses, or

existing buildings 30.1% of responses. Over 96% of responses considered this should be at the former Aerodrome site.

45. Over half of respondents thought that change of use from employment premises to other uses should be limited.

46. Just over 27% of households had someone looking for employment.

Figure 17 – What Type of Employment Should the Plan Encourage?



3 Conclusions and Recommendations

47. The main findings from the survey were as follows:

- ❖ Most people choose to live in Woodford because of its rural location and quality of life.
- ❖ None of the suggestions for improvements in Woodford were chosen by a large majority of residents. The most frequent choices were public transport (45%), the environment (21%) and some key services.
- ❖ Improving housing was not identified as an issue
- ❖ The top 5 things the Woodford Neighbourhood Development Plan (W NDP) should seek to improve are: public footpaths, road safety, public transport, and community centre and cycle paths.
- ❖ The least popular choices for improvements to be identified in the W NDP were public toilets, access to the library, and access for the disabled, car parking and allotments.
- ❖ 70% of people felt greater provision should be made for social/community activities, particularly for pre-school children and the retired.
- ❖ There was strong support for maintaining the quality of the built environment.
- ❖ The less visually intrusive forms of renewable energy (e.g. solar) were preferred rather than commercial wind power.
- ❖ Of those looking to move in the area the preferred type of property was a bungalow or a smaller home – this probably reflects the increasing number of long-term residents who are getting older and are now looking to downsize to a smaller house.
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48. This information should now be used to inform the development of the WNDP.
49. The findings can form part of the evidence for the WNDP but need to be supported with other evidence e.g. from the 2011 Census and other evidence base material available for Stockport and that developed for the Greater Manchester planning framework.
50. A considerable amount of the material contained in this report can also be used to support the workshop based activity undertaken in December 2014.
51. The workshop identified the following key issues:
- a. The need to maintain the area's Green Belt. This is a complex issue and includes both the desire to see no inappropriate development in the Green Belt, including at the Aerodrome. It also has implications for what the WNDP can and cannot do in terms of planning policy and the allocation of sites;
 - b. The desire to preserve the rural character and identity of the area;
 - c. Some expressed a view that there should be scope for limited infilling development for housing in the village. Woodford is largely ribbon development and this limits the potential for future infilling and backland development;
 - d. Road safety issues;
 - e. The need to protect the local landscape and important views;
 - f. The mix of housing in the area is limited and should be addressed in the future;

- g. Limited local employment opportunities;
- h. The need to mitigate any of the impacts arising from the Aerodrome Opportunity Site and ensuring there is integration and linkage between the existing Woodford community and the new community that would arise from development at the Aerodrome;
- i. The area's open space should be protected; and
- j. Recreation and community facilities – the level of provision and the protection of such facilities.

52. Most of these are supported through the questionnaire survey as the area's local people would like to see the WNDP concentrate upon.

53. One issue that did not secure a high level of community support was (c) backland development, see para. 41 of this report.

54. Overall there is a "good fit" between the survey results and the outcome of the workshop. It is recommended that this is used, and, indeed provides, a firm basis for preparing the WNDP around the draft Vision of:

"The Vision for the Woodford [r1] Neighbourhood Development Plan is to instigate [E2] and manage change whilst retaining and enhancing the village's rural identity, character, quality of life and sense of community."

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