

Neighbourhood Plan SURVEY REPORT

Seaford Town Council

Lewes DISTRICT

August 2016

Action in rural Sussex



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1 Introduction

As part of developing a Neighbourhood Plan for Seaford Town, the Steering Group wanted to provide every household an opportunity to express their views to influence the future development of Seaford. The Steering Group has been asked to produce a Neighbourhood Plan which will influence how the area will look over the foreseeable future. The Plan can deal with housing, retail and office provision, leisure and transportation in all forms.

This survey was developed and undertaken by the Seaford Neighbourhood Plan Steering Group in conjunction with the Town Council and Action in rural Sussex. The aim of the survey is to guide and help inform the Neighbourhood Plan via the consultation activities and exercises.

Part of the Government's strategy for building sustainable communities is a strong recommendation that parish councils produce a document where local people can set out what they want for the future of their community.

One of the key stages of producing a neighbourhood plan is to obtain views of the local community as to what they think is good about their community and what they think could be better. The responses to the survey will now form part of the building blocks of the next stages of the plan making process leading to refined policies to guide and influence all future developments in the parish within the plan period.

The evidence that has been provided through this survey will be used alongside other consultation activity outcomes to set objectives and a number of policies.

Further consultation activities will be carried out throughout the process until the final plan is submitted and a referendum undertaken.

Section 2 outlines the methods used to distribute, collect and analyse the survey. It also provides information on the response rate which can be used as a general measure of how reflective the survey is of the wider population.

Section 3 outlines the key themes and messages observable in the survey responses.

Section 4 provides a breakdown of the answers provided to the questions asked in the survey. These are structured and organised with reference the themes outlined above.

The **appendix** provides details of the responses provided to the open-ended questions which were included within the survey. These allowed respondents to explain their answers, provide examples or to identify answers not provided within the list proposed.

2 Survey methodology and response rate

2.1 Methodology

The survey was conducted using a questionnaire consisting of both closed and open-ended questions. This mix allows questions to focus on obtaining specific pieces of information tailored at responding to certain issues or themes (closed questions), whilst allowing a degree of freedom in the responses which people provide (open questions).

It is important to support objective information with contextual and subjective reasoning in order to fully understand certain issues and to allow people to explain their reasoning or preferences.

2.2 Response rate

The survey was distributed by hand to all households across Seaford Town by MA Distributors. Each form was delivered with a pre-paid business reply envelope to Action in rural Sussex. Unfortunately, some households did not receive their forms and the Town Council and Steering Group made provisions for extra forms to be placed at vantage areas across the Town and the deadline extended a further week. A total of 1100 responses were received. Based on the total number of households, this provides the survey with a response rate of approximately 10.2%.

2.3 Presentation of the responses

Actual response figures and percentage breakdowns are provided for each question. These represent the number of responses received in relation to each answer as a proportion of all those responding to that particular question. This may not reflect the total number of responses received to the entire survey.

Please note – Not all of the respondents provided answers to all of the questions; therefore the numbers of responses for each question will not necessarily match the total number of respondents. In addition, not all percentages may round up to 100.0% due to rounding.

Open-ended responses are provided in individual appendices at the end of the report. These comments are taken unaltered from the survey forms. Links to the appropriate appendix are provided next to each question. Please note that due to illegible or indecipherable handwriting, these are on occasion best guess interpretations.

2.4 Note

- It is worth noting that a low response rate on an issue does not necessarily mean the issue should be less prioritised. It does not automatically make it an unimportant thing but rather, depending on the nature of the question, it could call for further exploring the result and identifying those that are being affected by it.
- A higher proportion of residents might be satisfied with a service because it may have little or no impact on their lifestyle whereas the same issue could be greatly limiting a few others movements.

3 Key Findings

- A total of 1100 responses were received to the survey. This represents a response rate to the survey of 10.2%.
- 66.30% (716) respondents felt it was very important for the Neighbourhood Plan to protect and preserve the heritage and character of Seaford with 20% (216) indicating it was important.
- 55.72% (599) felt it was very important for the Neighbourhood Plan to preserve and create more publicly accessible open spaces for recreation with 20.47% (220) indicating it was important,
- 52.73% (570) felt it was very important for the Neighbourhood Plan to protect and enhance local wildlife and biodiversity with 19.06 (206) indicating it was important,
- 51.56% (546) felt it was very important for the Neighbourhood Plan to influence design and architecture quality with 24.83% (263) indicating it was important
- 49.35% (528) felt it was very important for the Neighbourhood Plan to provide a balanced stock of housing types to meet local needs with 17.76% (190) indicating it was important.
- In response to the question 'Do you run a business (or are self-employed) working from home?' an overwhelming majority (809) answered no with only 11 indicating yes. However 100 responses were made to 'if working from home, what type of business?' question.
- With regards to the question 'Are you satisfied with the design and layout of recent developments in the Town?' 354 respondents had no opinion, 286 indicated No with 283 respondents indicating yes.
- An overwhelming majority (909) of respondents agree that, the Town Centre area of Seaford should be protected from non-retail development to preserve it as a viable Town Centre with 120 respondents disagreeing.
- An overwhelming majority (930) of respondents agree that, Tourism is vital to the local economy to ensure local businesses remain viable and therefore open for all to use. Accordingly the provision in Bed and Breakfast and other tourist accommodation should be encouraged in Seaford with 107 respondents disagreeing.
- In response giving reasons why members of households have moved away from the Town, the following were cited. 169 to begin job/course of study, 146 to improve access to jobs, 127 for affordable housing to rent/buy, 67 for suitable

market housing to buy, 61 to meet retirement housing needs, 57 to improve access to shops/ leisure facilities and 47 to be closer to health care

- With regards to question 'What type of accommodation would any members of your household seek to obtain within the foreseeable future?' the preferences were as follows: Bungalows (237), 1-2 bedrooms (208), Detached (166), Retirement housing units (156), Flats (150), Semi-detached (136), 3-4 bedrooms (120), Terraced (99) and 5+ bedrooms (19)
- Slightly over half of respondents (471) to the question 'would you like to see housing and other community assets delivered via Community Land Trust?' said yes, 292 respondents had no opinion and 129 said no.

4 Survey Responses

1. On a scale of 1-5 (1 being not important and 5 being very important) how important is it for the Neighbourhood Plan to influence the following?

	1	2	3	4	5
Provide a balanced stock of housing types to meet local needs	7.10% 76	6.54% 70	19.25% 206	17.76% 190	49.35% 528
Preserve & create more publicly accessible open spaces for recreation	5.12% 55	5.21% 56	13.49% 145	20.47% 220	55.72% 599
Protect & enhance local wildlife and biodiversity	5.00% 54	4.81% 52	18.41% 199	19.06% 206	52.73% 570
Protect & preserve the heritage and character of Seaford	3.24% 35	2.50% 27	7.96% 86	20.00% 216	66.30% 716
Design and Architecture Quality	4.06% 43	6.04% 64	13.50% 143	24.83% 263	51.56% 546
11 respondents skipped this question					

On a scale of 1 to 5 (1 being not important and 5 being very important) how important is it for the Neighbourhood Plan to influence the following:						
Answer Options	1	2	3	4	5	Response Count
Provide a balanced stock of housing types to meet local needs	76	70	206	190	528	1070
Preserve and create more publicly accessible open spaces for recreation	55	56	145	220	599	1075
Protect and enhance local wildlife and biodiversity	54	52	199	206	570	1081
Protect and preserve the heritage and character of Seaford	35	27	86	216	716	1080
Design and Architecture Quality	43	64	143	263	546	1059
Other (please specify)	206 Open ended responses were provided. See appendix 1					

Other (please specify) – See appendix 1 for detailed comments

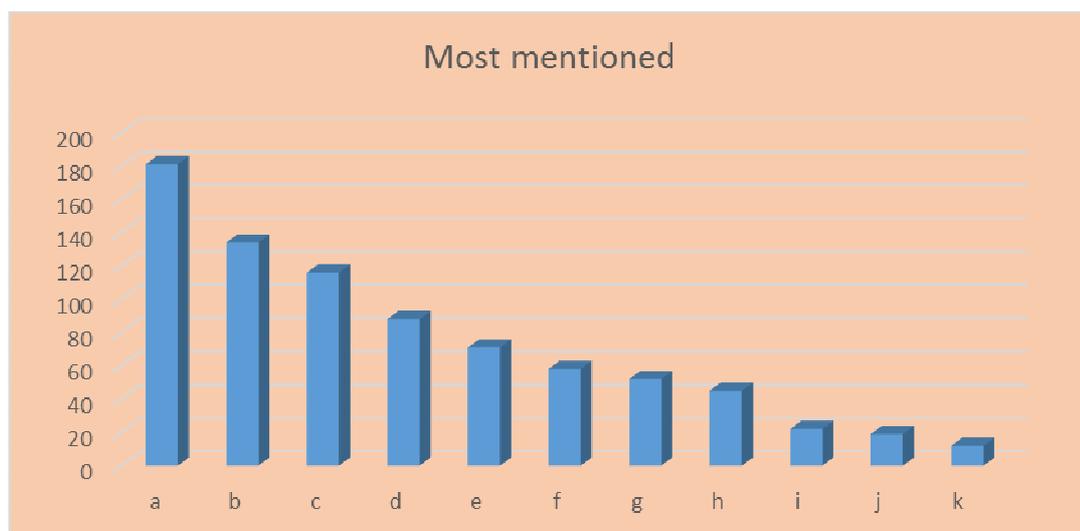
Showing 6 custom categories

Economy & Town Ctr View all • Edit • Delete		10.68%	22
Environment Countryside View all • Edit • Delete		15.05%	31
Facilities Infrastructure View all • Edit • Delete		21.36%	44
General View all • Edit • Delete		8.74%	18
Housing and Development View all • Edit • Delete		34.47%	71
Transport and Travel View all • Edit • Delete		18.93%	39

2. What, if any, amenities or leisure facilities are needed in Seaford and where could they be located (including for young people).

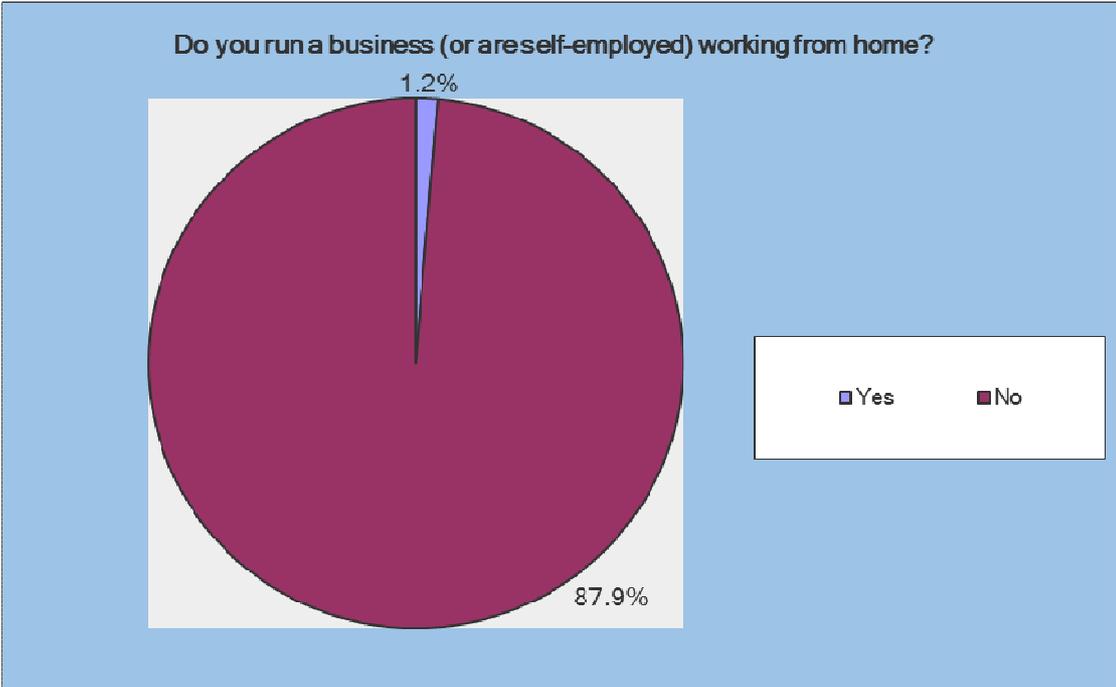
670 Open ended responses were received – see Appendix 2
430 skipped this question

Category	Most mentioned
a. Bigger, better, modern swimming pool (with spa facilities)	181
b. Sports facilities (gym, outdoor areas, children's play areas, leisure centre, open spaces, seafront)	134
c. Supermarkets, shops	116
d. Youth facilities, youth club, things for teenagers to do	88
e. Medical facilities, hospitals, injuries units etc.	71
f. Cafés , pubs, restaurants, coffee bars, hotels, etc.	58
g. Cinema/theatre	52
h. Modern community/conference Centre/hall/Arts Centre	45
i. Public toilets	22
j. Education / schools	19
k. Cycling facilities and routes	12



3. Do you run a business (or are self-employed) working from home?

	Response Percent	Response count
Yes	1.20%	11
No	87.93%	809
180 respondents skipped this question		
If yes, Type of business	100 Open ended responses were provided. See appendix 3	



4. If you run a business (or are self- employed) working from within the Town (incl from home), what facilities would better support you?

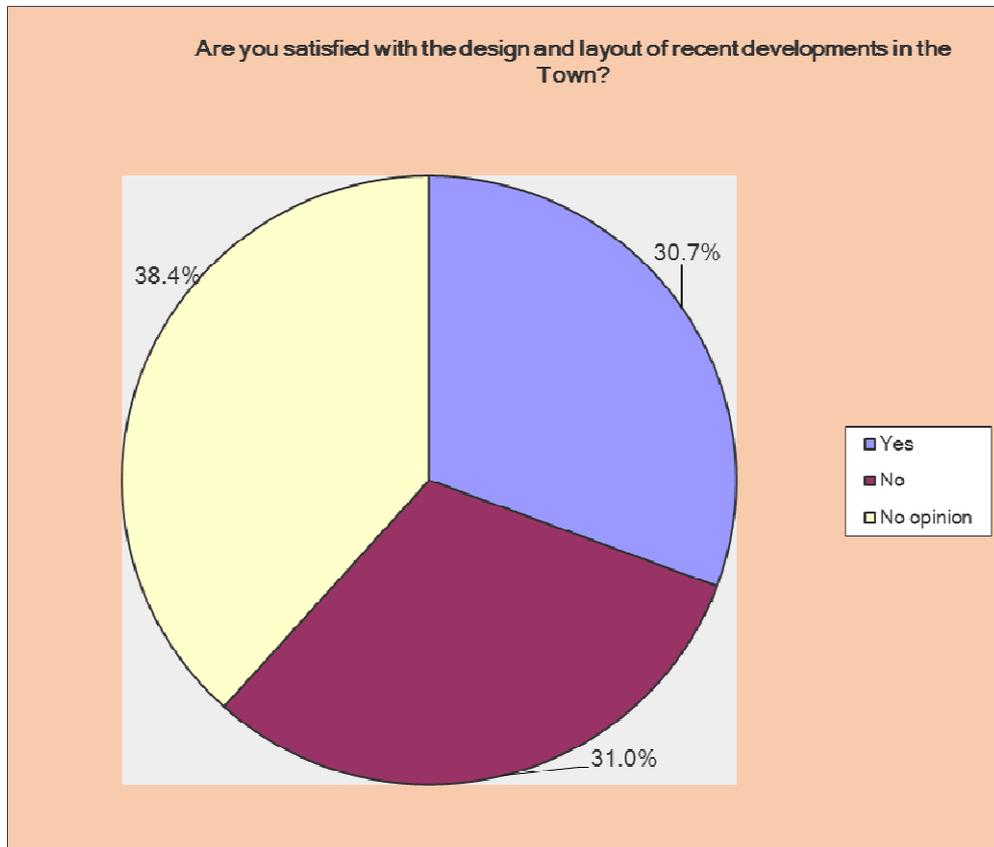
103 Open ended responses were received – see Appendix 4
 997 respondents skipped this question

Showing 6 custom categories

Better Broadband View all • Edit • Delete		11.65%	12
General View all • Edit • Delete		12.62%	13
None NA View all • Edit • Delete		40.78%	42
Publicity Display View all • Edit • Delete		4.85%	5
Transport Parking View all • Edit • Delete		20.39%	21
Work space View all • Edit • Delete		8.74%	9

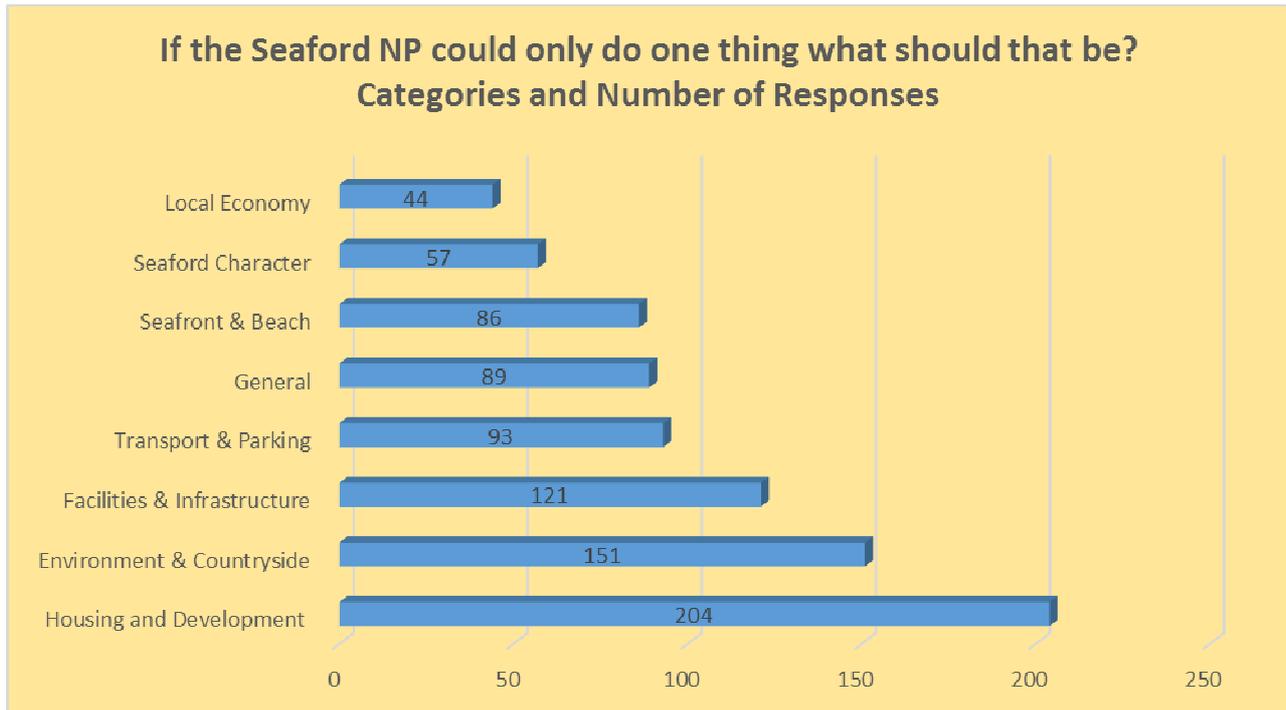
5. Are you satisfied with the design and layout of recent developments in the Town?

	Response Percent	Response Count
Yes	283	30.66%
No	286	30.99%
No opinion	354	38.35%
Please explain your answer by indicating by examples from within the Town or elsewhere	503 Open ended responses were received – see Appendix 5	



6. If the Seaford Neighbourhood Plan could only do one thing, what should that be?

853 Open ended responses were received – see Appendix 6
247 respondents skipped this question



7. Please indicate any local green space/s of importance to you or your family in the Town area of Seaford and why this space should be preserved.

909 Open ended responses were received – see Appendix 7
191 respondents skipped this question

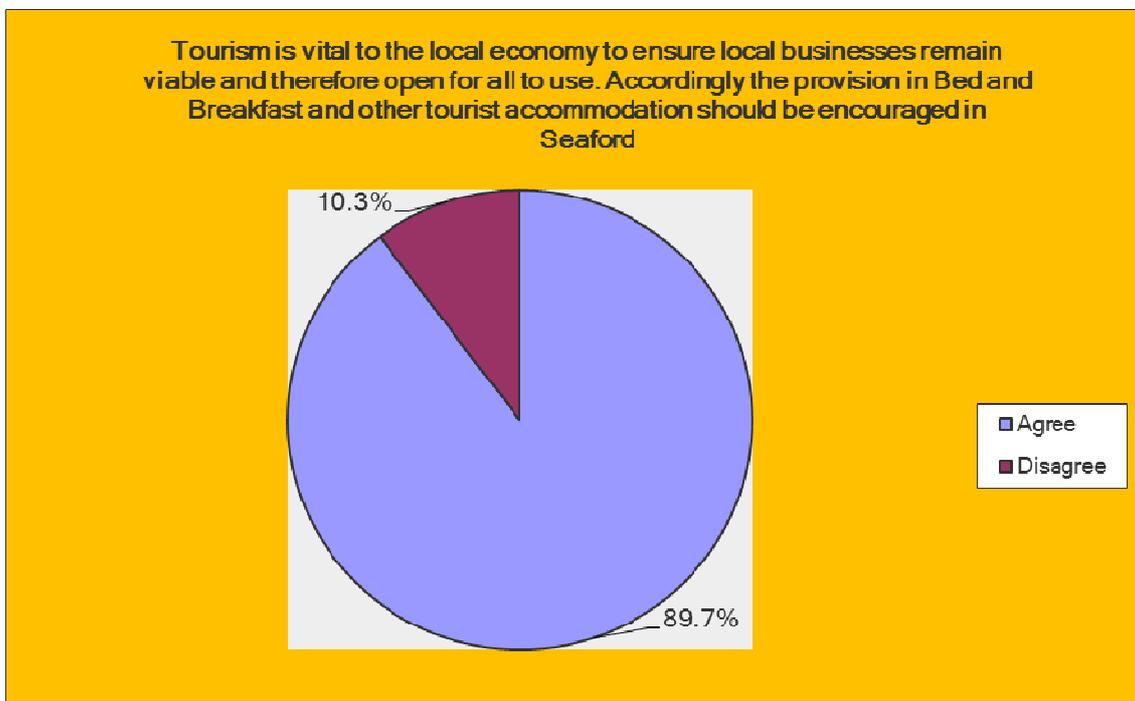
8. The Town Centre area of Seaford should be protected from non-retail development to preserve it as a viable Town Centre?

	Response Percent	Response Count
Agree	88.34%	909
Disagree	11.66%	120
Any Comment	453 Open ended responses were received – see Appendix 8	



9. Tourism is vital to the local economy to ensure local businesses remain viable and therefore open for all to use. Accordingly the provision of Bed and Breakfast and other tourist accommodation should be encouraged in Seaford.

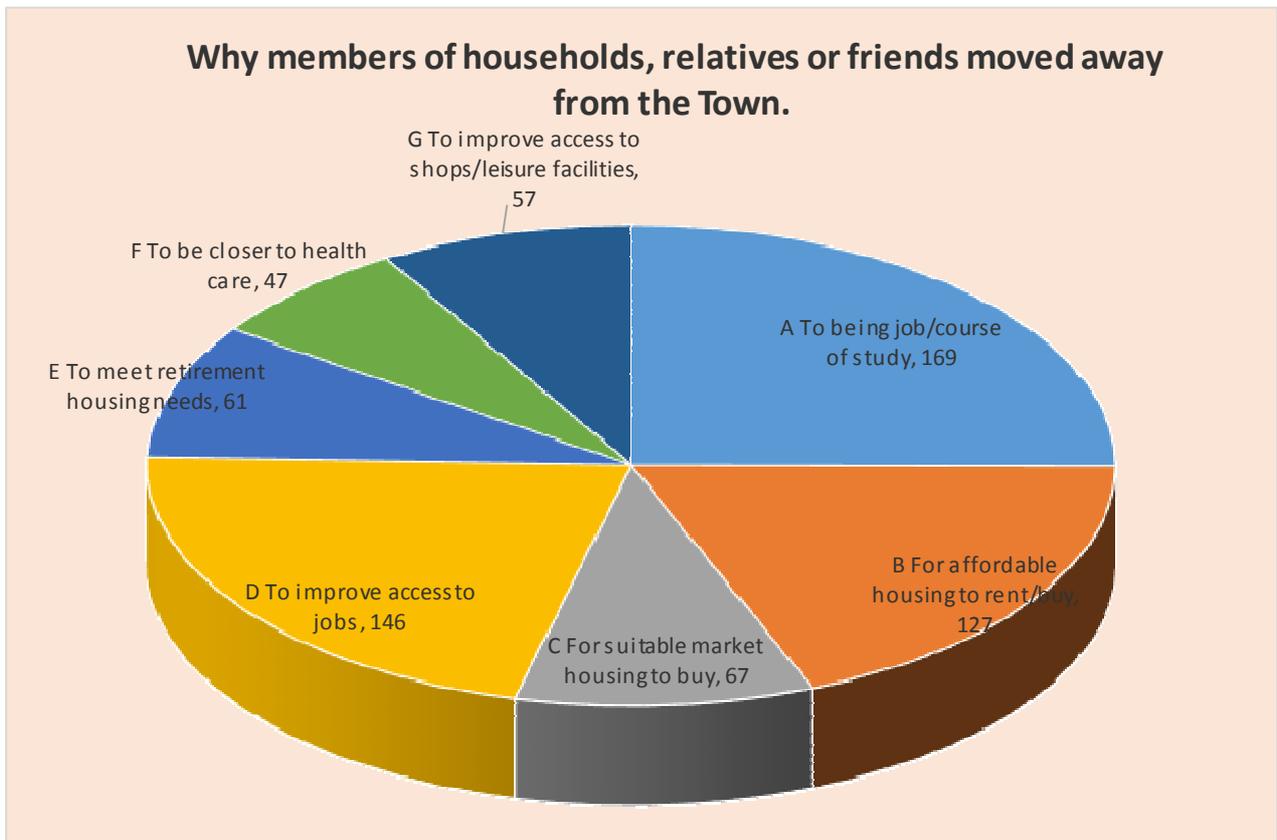
	Response Percent	Response Count
Agree	89.68%	930
Disagree	10.32%	107
Any Comment	369 Open ended responses were received – see Appendix 9	



Lewes District Council has allocated a **minimum of 185** homes to be delivered in the Town over the next 15 years. We would like to understand the housing needs of Seaford residents, to predict what types of housing need may emerge in the foreseeable future.

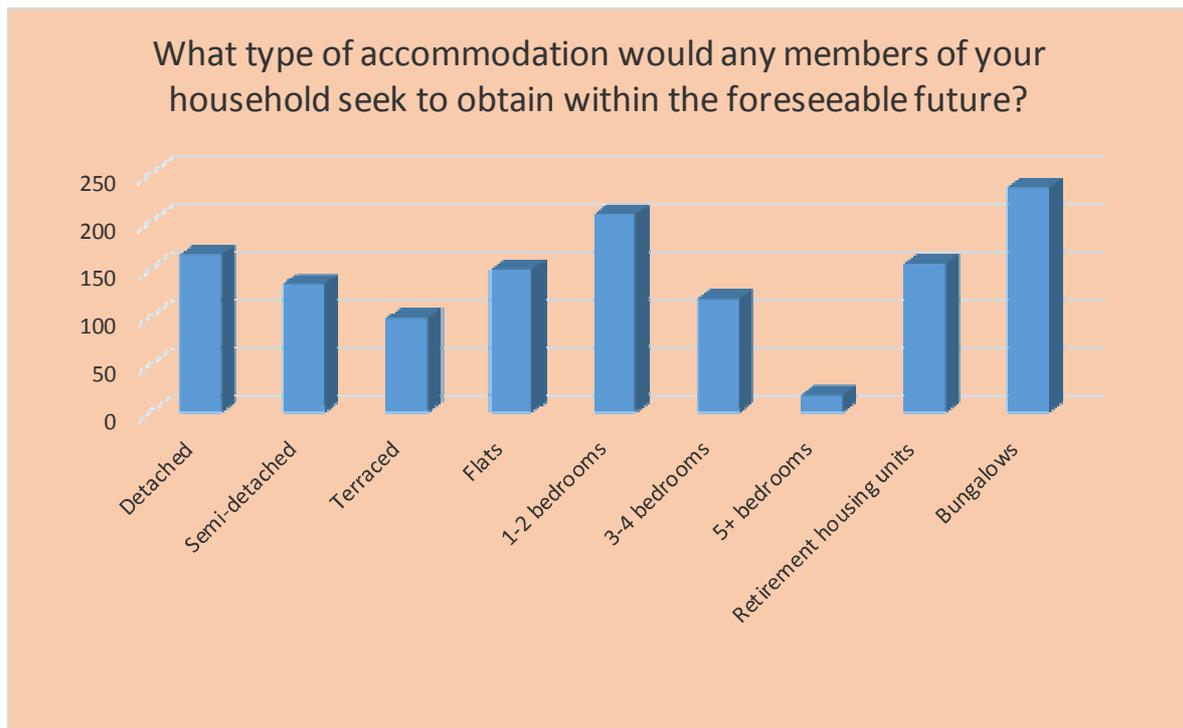
10. If any members of your household, relatives or friends have moved away from the Town, please give the reasons you know reliably that they had.

	Response Percent	Response Count
A. To being job/course of study	26.74%	169
B. For affordable housing to rent/buy	20.09%	127
C. For suitable market housing to buy	10.60%	67
D. To improve access to jobs	23.10%	146
E. To meet retirement housing needs	9.65%	61
F. To be closer to health care	7.44%	47
G. To improve access to shops/leisure facilities	9.02%	57
Other (please specify)	254 Open ended responses were received – see Appendix 10	



11. What type of accommodation would any members of your household seek to obtain within the foreseeable future? (Tick all that apply)

	Response Percent	Response Count
Detached	26.90%	166
Semi-detached	22.04%	136
Terraced	16.05%	99
Flats	24.31%	150
1-2 bedrooms	33.71%	208
3-4 bedrooms	19.45%	120
5+ bedrooms	3.08%	19
Retirement housing units	25.28%	156
Bungalows	38.41%	237



12. Can you suggest sites in the Town where new housing development could be built? If you are a landowner or an agent working on behalf of a landowner and would like your site to be considered, please respond to the Call for Sites with all required information. This can be found on the Town Council website.

431 Open ended responses were received – see Appendix 11
669 respondents skipped this question

Newlands mentioned over 75 times
Old gas site mentioned over 36 times
Blatchington Road mentioned over 20 times
Old/ Temp Library mentioned over 22 times
Derelict and Brown Field sites suggested over 12 times
Buckle Car park mentioned more than 7 times
Alfriston Road mentioned over 7 times
Brickfields Site over 5 times, Elm Court site over 5 times, Old tennis Courts mentioned 5 times
See appendix 11 for all other sites mentioned

13. Would you like to see housing and other community assets delivered via Community Land Trust?

(These are community led organisations that develop and manage housing and other assets for long term community benefit, providing homes for local people in perpetuity – i.e. local residents and those with local connection to Seaford.) – see www.communitylandtrust.org.uk for details.

	Response Percent	Response Count
Yes	52.80%	471
No	14.46%	129
No opinion	32.74%	292

Would you like to see housing and other community assets delivered via Community Land Trust? These are community le

