

**Glusburn and Cross Hills Housing Survey 2010
Full Report.**

Prepared by

Parish Plan Housing and Planning Group

With support from

Glusburn & Cross Hills Parish Council

Contents	Page
Acknowledgements	
Executive Summary	
1. Introduction	1
2. Methodology	3
2.1 Questionnaire Design and Distribution	
2.2 Response Rate	
2.3 Data Analysis, Process and Precautions	
2.4 Review	
3. Findings and Analysis	7
3.1 Age and Household	
3.2 Tenure and Size	
3.3 Leaving/Living in Parish	
3.4 Demand for Housing	
3.5 New Houses	
3.6 Preferred Sites	
3.7 Additional Comments	
4. Discussion	21
5. Conclusions	23
6. Policy Implications.	24
Appendices	25
1. Questionnaire	
2. Tables of Findings	
3. Summary of Findings	
4. Members of Parish Plan Housing and Planning Group	
5. References	

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Executive Summary

The analysis of the survey shows that over 25% of the village householders responded, with some age range discrepancies. The survey reflects a relatively stable village with a wide range of housing sizes though dominated by people who own their own home and for whom it is their main home. It showed that there is some potential need for housing in the next 5 years though this is varied and includes older people who want to downsize, starter homes for younger people as well as for families who wish to expand into a greater number of households.

From the quantified data provided by respondents one can suggest that between 72 – 100 new household units is the likely level of housing need over the next 5 years. What was particularly striking from the survey was that respondents also felt that any housing development should be restricted to less than 100 houses over 5 years. Nearly 80% rejected the idea that Greenfield land should be used for new housing. Even those in the survey who anticipated that they would need more housing in the next 5 years were strongly opposed to both excessive numbers of houses or the use of Greenfield land.

The quantified data from the survey was further enhanced by the extensive comments made by over 60% of all the respondents. Their clear view was that whilst some new housing development may be necessary it should be controlled, supported by appropriate infrastructure development and avoid the use of Greenfield land.

1. Introduction

The publication of the Crosshills and Glusburn Parish Plan: Your Plan, Our Future in 2010 provided information about a range of issues, concerns and points to celebrate identified by local residents. Through its steering group it had already involved and surveyed many local people in considering what life is like for people living in the parish. Following the dissemination of the findings through public meetings the steering group hoped that various action groups would be formed to undertake further activities in relation to the shared concerns that had been identified. One suggestion was for a housing planning group to be formed 'to help ensure provision of housing where needed and to help resist harmful development' (P34 CH&GPP).

Over recent years, in the wake of nationally identified shortages in housing there had been a number regional and council led proposals to identify targets and potential sites for house building in South Craven. Craven District Council had identified 250 houses per year for the whole of Craven District of which 17% would be in South Craven. This led to a number of well attended public meetings with vigorous debates about new build numbers, the suitability or otherwise of sites and the need to establish a Local Development Framework for Craven. Whilst this was happening local planning applications had also led to controversy. Planning Inquiries had ensued where residents voices had been strongly expressed.

As a result of the increasing pressure for more housing within the South Craven area Glusburn and Cross Hills Parish Council decided that it would be helpful to identify the need for housing within this parish in an attempt to establish that any new housing was consistent with the development of the parish as a whole. A Parish Plan Housing and Planning Group (PPHPG), was formed with support from the Parish Council. It was proposed that a Housing Survey, using a self-completion questionnaire, should collect information about residents' current housing circumstances, requirements for affordable housing, anticipated future housing and their views on the numbers and sites for future housing development. In addition it was proposed that an assessment of the vacant properties within the parish should also be conducted. (It had been noted in the 2001 Census that there were a number of unoccupied household spaces in the parish.)

This approach is in accordance with the much-publicised policy of the coalition government to encourage localism and give residents a greater say in the development of their community. This occurred with residents being key members of the PPHPG and through the self-completion questionnaire many people in the Parish would have the chance to express their views. A covering letter from the Chair of Glusburn Parish Council encouraged residents to take part noting that,

"...The government has promised that local people will have much more influence than in the past on decisions which directly affect them....If this is to

work properly then the Parish Council has to understand the views and needs of those who live in Glusburn and Cross Hills”

The principal aims of the self-completion questionnaire survey were explained in the guidance information provided for respondents:

“ ... A key feature of the housing development process is the provision of a proportion of housing people can afford.

The aim of the survey is to accurately reflect the housing needs in the parish, using clear factual information at the community level. The findings from this survey will reflect the views of the community on the numbers of new houses in the parish and the preferred types sites to be use. Your views and the information you provide in the survey will be an important factor in calculating future annual housing numbers. It will guide Craven District Council in making effective decisions on new housing for at least the next 5 years. ”

2. Methodology

2.1 Questionnaire Design and Distribution

The Parish Plan Housing and Planning Group (PPHPG) was responsible for drafting, piloting, distributing and analysing the findings from the questionnaire. A self-completion questionnaire is a relatively simple research instrument to use, provides for wide inclusion of participants and lends itself readily to quantitative and qualitative analysis.

The questionnaire invited mainly 'tick box' answers, though in two questions respondents could make comments. A combination of objective/factual information, e.g. tenure, bedroom size, and subjective/opinion focussed questions e.g. type of area on which new housing should be provided were included. The wording of each question, the ordering and the layout of the questionnaire were carefully considered at two PPHPG meetings to ensure both relevance and clarity. Further refinement occurred after some piloting had been conducted. In total there were 14 questions.

A copy of the questionnaire used can be found in Appendix 1.

Each questionnaire was numbered to check the validity of returned forms and avoid criticism of double counting. Householders were assured of confidentiality and that they would not be identifiable because the questionnaire numbers would be removed prior to any analysis. As it turned out this precaution was not necessary as the research analysts were not informed of the areas where the questionnaires had been distributed. The numbering of the questionnaires proved useful for correlation purposes; had they been removed they would need to have been re-numbered for this purpose.

Volunteers co-ordinated by one of the members of the PPHPG distributed the questionnaires throughout the Parish along with a covering letter from the Chair of the Parish Council and some completion guidance notes. 12 separate 'collection points' with clearly marked posters and boxes were identified for respondents to return the completed questionnaires. These included local shops, community buildings and the post office. A press release was sent to the local press and an article was published. A number of posters were put up around the Parish informing people of the impending survey and alerting them to the collection points.

2.2 Response Rate

In all 2000 questionnaires were printed. By carefully allocating areas of the Parish for distribution the aim was to ensure all households were targeted. Volunteers delivered a total of **1723 questionnaires** during the last week of November and the first week of December 2010. This figure matches well with the 1729 household spaces identified in the 2001 Census for Glusburn Ward of which 1667 were occupied and 62 household spaces were unoccupied (with 4 identified as 'second residences/holiday accommodation'). Human error led to a few households (less

than 5) having two questionnaires delivered – in one case one copy was retrieved. One questionnaire was returned uncompleted with a note attached saying that they did not wish to take part in the survey.

436 questionnaires were completed and returned to the various collection points in the Parish. All these have been included in the data analysis. Therefore the response rate for this questionnaire survey was **25.3%**. This is a very high response rate for a self-completion postal type questionnaire and gives considerable confidence in the findings from and interpretation of the data gathered. A quarter of all the households in the Parish of Glusburn and Crosshills positively chose to be involved in providing information and their views about housing in their area.

2.3 Data Analysis, Process and Precautions

Two members of PPHPG who have previous professional experience of social research, data analysis and report writing undertook the data entry, analysis and drafted the report. Microsoft Excel was used for data entry, creating tables for totals and percentages and for producing bar and pie graphs. Various checks and precautions were taken to establish accuracy and reliability of the data entry process using, to assess the representativeness of the survey, ensure confidentiality and to maintain ethical practice in objectively reporting the findings.

These included:

- Creating a common data entry template from a pilot entry of 50 completed questionnaires then modified so that both analysts used a standard format for compiling and collating the data from each questionnaire.
- Dividing the questionnaires between the two analysts and cross checking where there was significant (+/- 10%) variation between the two data totals.
- Ensuring that all tabulated findings included 'other' and 'no answer' (N/A) categories so that all responses and non-responses to the questions were covered.
- Horizontal and vertical checking of table totals.
- Confirming a common approach by the two analysts to the wording for each question, e.g. in Question 12 when it was agreed to interpret 'the number of houses to be built' only over a 5 year period.
- Comparing the findings with the 2001 Census for Glusburn Ward and the 2009 Glusburn and Cross Hills Parish Plan report.
- Checking for double counting and protecting the anonymity of respondents.

In relation to the final point, without breaching confidentiality, a careful review of the Questionnaire numbers of those completed and returned, compared with those

undelivered was carried out. There was no evidence of respondents completing more than one questionnaire. One respondent had physically removed the number prior to returning their questionnaire. The different hand writing, particularly in the many (60%) hand written additional comments, also gave confidence that duplicate returns have not been made.

With regard to coverage and representativeness, the check on the numbers on the questionnaires indicated that the returns came equally spread from all areas of the Parish.

The data entry and analysis process enabled further information to be identified within the findings from individual questions and allowed correlation between some of the questions. For example, in Question 1 'number of people by age', enables the total number of people in each household to be ascertained as well as the demographics of the household. In Question 7, 'need for local housing in the next 5 years', enables comparison with existing number of bedrooms and future anticipated number of bedrooms, thus allowing the analysis to relate the anticipated housing requirement in the next five years as either up-sizing or a down-sizing. In addition, the request for respondents to identify anticipated housing requirements for other members of their household could be checked against the number of members in each household identified in Q1.

The additional comments made in Questions 12 and 14 provide a rich array of views and opinions about preferred sites for development, concerns about housing development and perceived housing needs and priorities. The categories identifying a range of different 'Issues of Concern' were derived from a detailed examination of the comments made in the 50 questionnaires used to develop the data entry templates. The categories were further refined whilst the full analysis was undertaken.

2.4 Review

Despite the care given to the wording and layout of the questionnaire there were some issues that needed attention at the point of data entry and analysis and in one or two areas where assumptions had to be made. Overall, the sequence of the questions and their wording appeared to be clear to respondents. In a few cases follow on questions were partially answered. The method of handling all these issues are summarised below:

- Q1 A few respondents only indicated gender in Q1 but no age – these were entered in an 'other' category.
- Q2 (tenure), Q3 (whether tenure indicated was main home) and Q4 (number of bedrooms) were unproblematic.
- Q5 (household members having to leave the parish) and Q6 (household members required to live in the parish due to employment) were

straightforward; it may have been interesting to have asked to where household members moved to and the nature of the employment.

- Q7 (anticipate a need for housing in next 5 years?) was clear to respondents and is a critical question in seeking information about potential changes to households. Where a few respondents indicated 'No' to a need for future housing but then answered some or all of Q8 - 11 these were categorised as 'Not Sure'
- Q8, Q9 & Q10 endeavoured to seek information about the preferred tenure, size and affordability of future housing in relation to the respondent and all household members. No apparent difficulty was noted in this for respondents who completed all 3 questions but care was taken in Q8 to assign those ticking several different tenures into the 'other' category. Care was also taken in determining the actual number of future households anticipated by respondents. This involved checking back with Q1 on the number and age of household members currently living in the household. Q10 needed harmonising with the columns for household members as used in Q8 & Q9.
- Q11 (rental monthly charge) was taken to provide a generalised yardstick of affordability.
- Q12 asked for an indication of the number of new houses to help meet the housing needs of local people. Because of variation and mixed use of 'annual' and 'Over 5 years' columns a synchronised analysis was undertaken to produce only 'Over 5 years' estimates. It was agreed to take the highest figure for 'Over 5 years' period. Many (60%) respondents took the opportunity to make comments explaining the numbers of houses indicated.
- Q13 (preferred site for development) appears to have been clear in enabling respondents choosing between the different options listed.
- Q14 simply invited respondents to make any further comments.

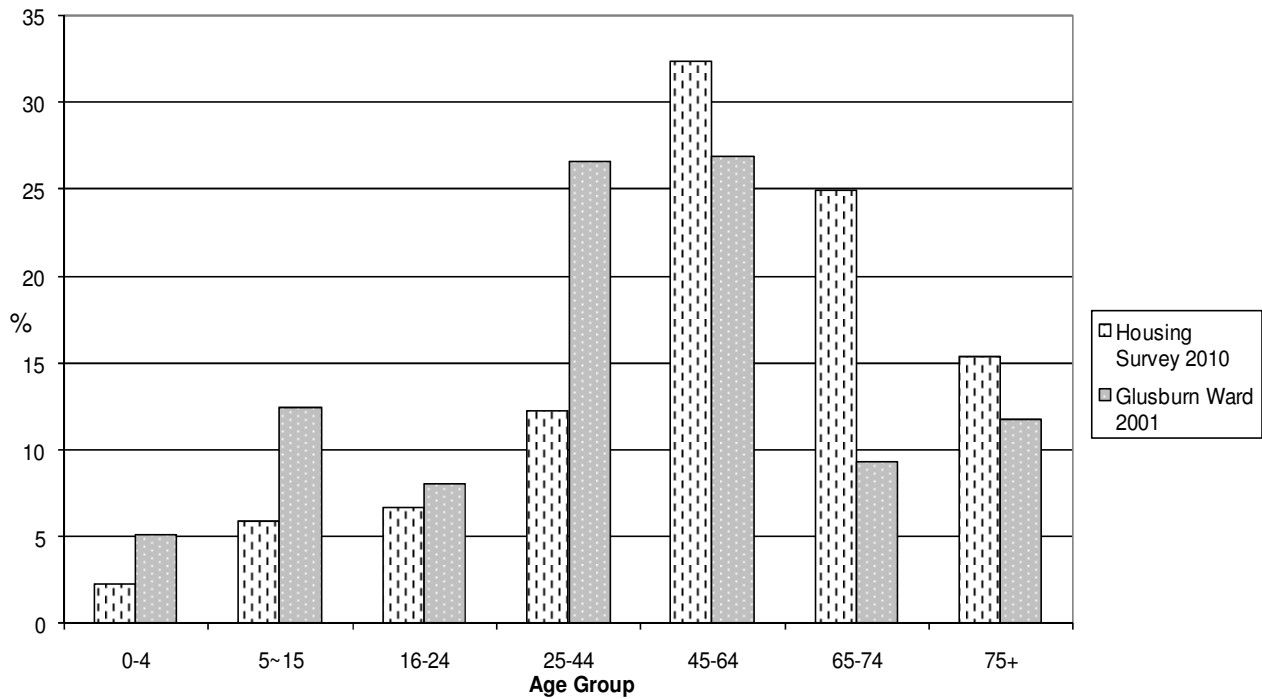
3. Findings and Analysis

For ease of interpretation the results for most questions have been set out in chart format prior to analysis. The base data with all the figures and totals is provided in Appendix 2.

3.1 Age and Household

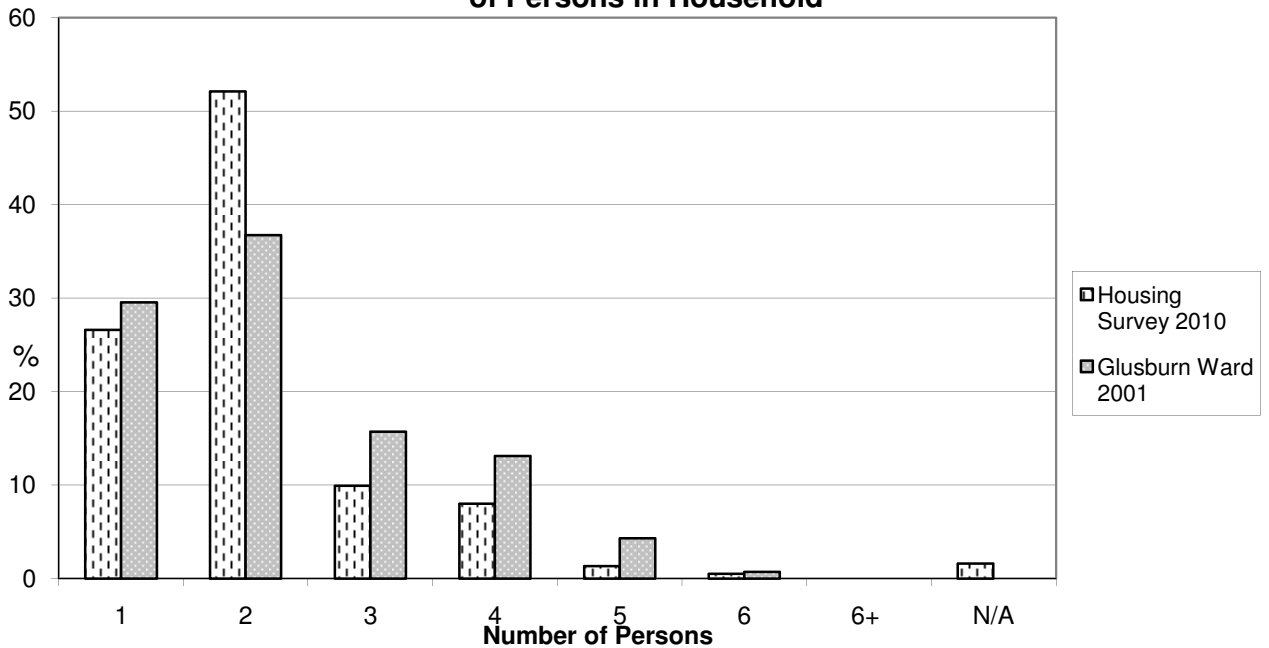
Q1 Age and Household Size: This attempted to identify the age distribution of the respondent population as well as the number of persons in each household.

Figure 1 G&CH Housing Survey 2010 & Glusburn Ward 2001: Age Groups



It can be seen from Fig 1 above that the pattern of responses in different age groups compares reasonably well with the 2001 National Census for the Glusburn ward except for an underscore in the 25-44 age group (12.3% in 2010 and 26.7% in 2001) and an over score in the 65-74 age group (25% and 9.3%).

Figure 2 G&CH Housing Survey 2010 & Glusburn Ward 2001: Number of Persons in Household



The number of persons in each household as shown in Fig 2 above reflect the shape and pattern of the 2001 Census data except for an over score of 2-person households where the 2010 Housing Survey was 52.1% compared to 36.7% in the 2001 Census.

The main conclusions from Q1 responses are that the survey responses are broadly in line with the 2001 Census data and we can have some confidence in drawing conclusions from the data. Also it should be recognised that the 2010 data is recording household status nearly ten years after the Census and thus one would expect some movement in age profile. If there has been an increase in households with people 65 years old and over the responses for 75+ years shown were also higher by about 4% compared to the 2001 Census. However, the data from this survey are in line with the Glusburn and Cross Hills Parish survey of 2010 that also identifies an increasingly ageing population. The report comments:

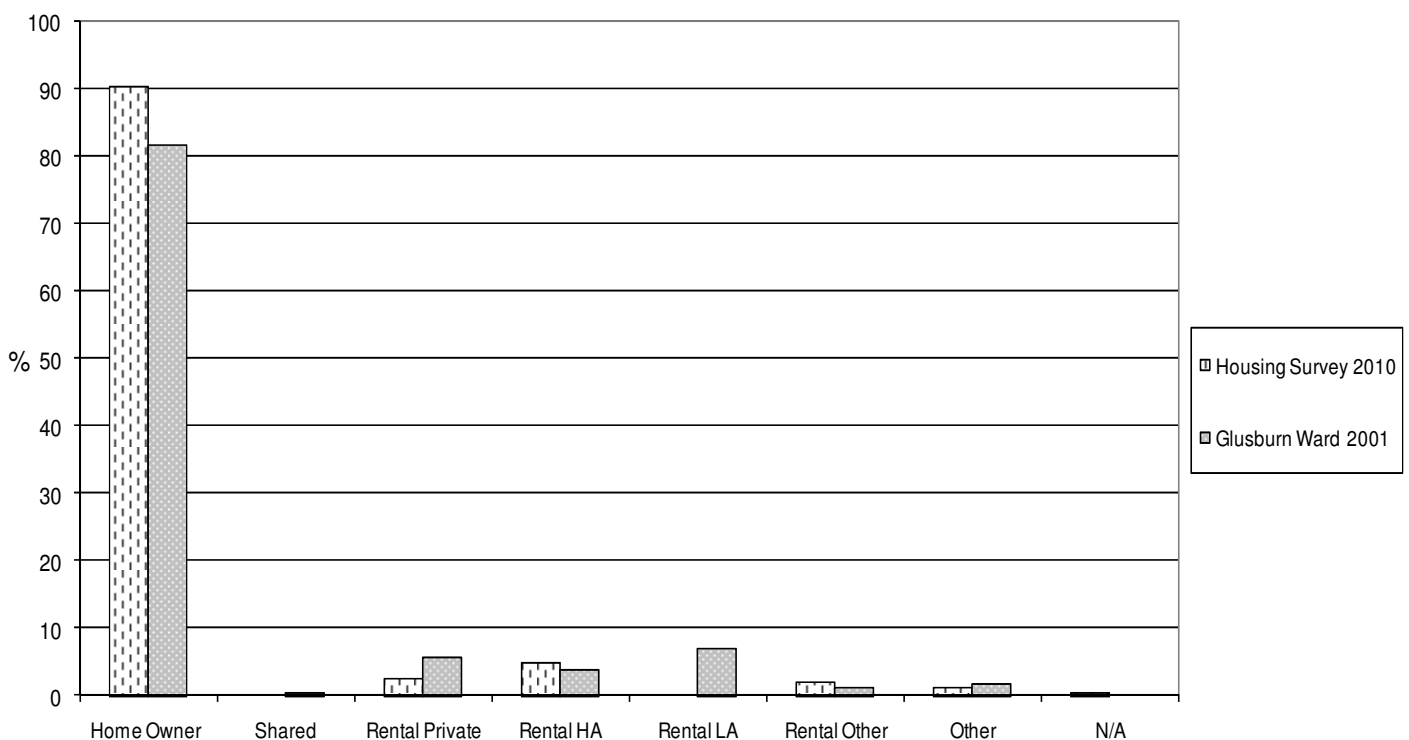
“ The age groups in this survey (The Parish Plan Survey) do not allow direct comparison with previous surveys of the local population. A previous survey in 2004 noted a higher than average “older” population: this trend is maintained, with the possibility of a further skew towards the older age-group as existing residents mature. 37% of respondents indicated that they were retired: one explanation for this is that older people in the area have been more diligent in completing and returning questionnaires than younger people. The increased proportion of the population who are beyond retirement age are is also a national phenomenon’. Crosshills & Glusburn Parish Plan 2010: Your Plan Your Future p13.

This may suggest that more housing stock might become available in the next few years as some of these older individuals downsize their accommodation or die.

3.2 Tenure and Size

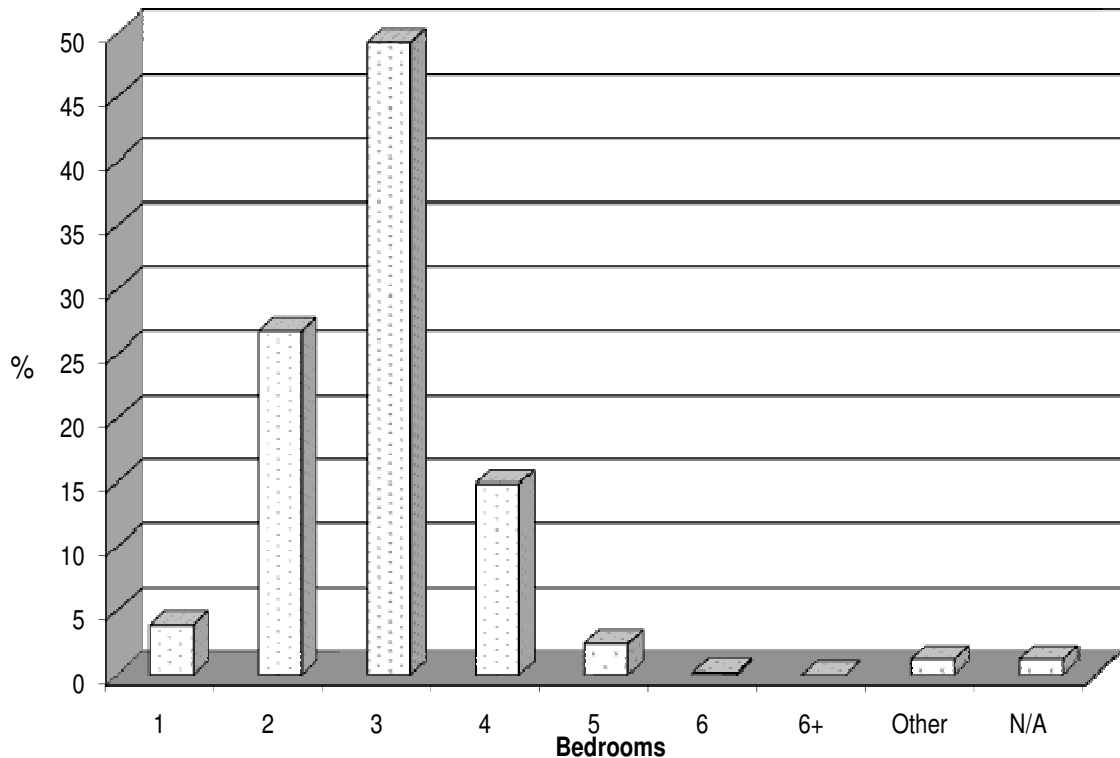
Q2. Tenure: As can be seen in Fig 3 below, 90% of respondents owned their home and for 99% it was their main home. In fact there were no second home respondents and the missing 1% comes from non-responses to that question. A minority of householders lived in properties rented from Housing Associations and private landlords.

Figure 3 G&CH Housing Survey 2010 & Glusburn Ward 2001: Tenure



Q4 Bedrooms: The survey identified that almost 50% of respondents were living in 3-bedroom homes with a further 27% in 2-bedroom homes as shown in Fig 4 below. Just under 18% of respondents lived in 4 or more bedroom homes.

Figure 4 G&CH Housing Survey 2010: Number of Bedrooms



3.3 Leaving/Living in the Parish

Q5. Had to Leave the Village: This question helps to begin to identify the potential demand for housing in the parish. Respondents were asked whether members of their household, and how many, had left the parish due to lack of affordable housing. Nearly 5% (25) of the respondents said 'yes' and the actual number having had to leave was 30 persons. This equates to approximately 120 persons in the whole parish having left within the past 5 years due to lack of available affordable housing.

An interesting correlation which transpired was that of the 25 respondents who indicated that at least one member of their household had needed to leave the parish to find housing in the past 5 years, 18 of these respondents also indicated that they predicted that within the next 5 years a member of their household would need housing in the parish. This is a very high percentage (78%) for which there might be several explanations. It might reflect the natural change of a proportion of

households through different generations or through life changes (e.g. relationship change, bereavement) or alternatively they might represent a group within the parish who are 'serial house movers'. As will be seen later this group of 18 households are almost 20% of the total of those respondents who indicated they might move house in the next 5 years.

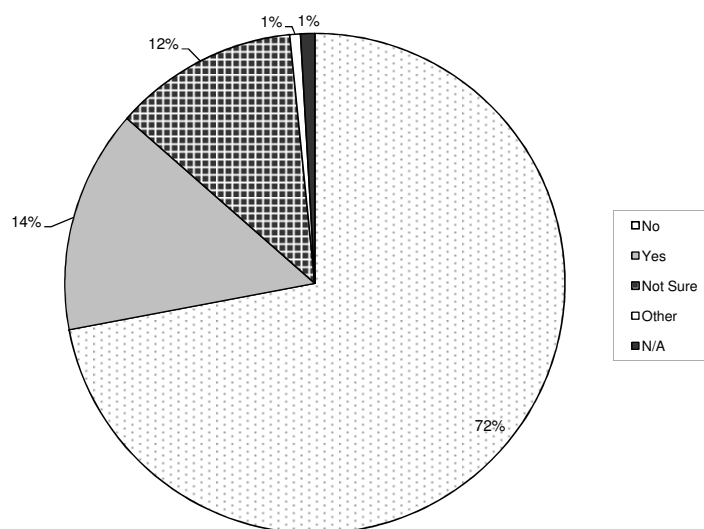
Were there affordable housing options locally, it could be suggested that those who have left would have preferred to stay.

Q6 Required to live in the parish. Response to this question indicated that 19 (4.4%) members of a household were required to live in the parish with a further 24 (5.5%) identifying that requirement in the past. The question is a broad question and does not examine the exact nature of that requirement. However one might extrapolate from this to suggest that some 72 people in the whole parish might be in this position.

3.4 Demand for Local Housing.

Q7 The need for local housing: This is the critical question in this survey regarding the anticipated need for local housing in the next 5 years. It indicated that some **63 respondents** (14%) identified such a need for one or more members of their household. There were a further 52 (8%) respondents who were not sure. The spread of these results can be seen in Fig 5 below:

Fig 5. G&CH Housing Survey 2010 – Household Members Need for Housing within 5 years.



Q8 and Q9 Type of tenure and bedroom size: the data on the type of tenure of housing and the number of bedrooms anticipated to be needed over the next 5 years for all household members was totalled and is summarised in Appendix 2. 20% indicated terraced housing, 18.6% semi or detached and 17.1% a bungalow. 12.9% indicated a need for 'flat type' accommodation and 9.3% identified a need for sheltered or wardened housing for the future. The percentage (9.3%) in the 'other' category is mainly accounted for by those who indicated more than one tenure (see Methodology).

17.2% indicated a need for 1-bedroom accommodation, 45.3% indicated a need for a 2-bedroom property, 13.6% for a 3-bedroom property and 6.4% for a 4-bedroom property. This is a significant difference to the current bedroom number pattern reported under Q2 above where it was reported, for example, that nearly 50% of all respondents were living in 3- bedroom housing, 27% in 2-bedroom and just 4% in 1-bedroom accommodation.

When compared with the demographics of those responding to this question it was clear that both young people and older people were predominantly those likely to be seeking 2-bedroom accommodation. There were also a small number of families with larger households anticipating a need for larger properties.

The data regarding anticipated future tenures and number of bedrooms is critical in providing an indication of the number of additional household units that may be required in the next 5 years.

Of 115 respondents who answered 'yes' and 'not sure' 140 total future tenures were identified. This figure is explained, because some household members may leave to set up new households, e.g. young people moving into flats, or the whole household moving and relocating into more than one household. By subtracting 115 from 140 gives a total of 25 additional households over the next 5 years.

Extrapolating this across the whole parish (i.e. multiply x 4 as the survey had a 25% response rate) equates to 100 additional households. If only the 'yes' respondents are included, the same method gives a total of 18 additional households, i.e. 72 over the next 5 years for the whole parish. These calculations suggest that between **72 – 100 additional households** will be required over the next 5 years within the parish.

Further detailed examination of the current household size (Q1) and of number of bedrooms (Q4) and the responses to Q9 about future anticipated bedroom numbers, provided a second method of calculating anticipated number of households and produced the base data shown in Table 1 below:

Table 1

Household Members' Need for Local Housing within 5 Years

	'Yes'	'Not Sure'
Move to Smaller Accommodation	19	15
Move to Similar Size Accommodation	7	4
Move to Larger Accommodation	6	0
One Additional Household Needed	18	8
One or More Additional Households Needed	5	8
No Further Information Provided	8	17
Total	63	52

Because of natural demographics and the turnover of housing stock it is clear that there is no demand for additional housing from those who anticipate moving to smaller, larger or similar sized accommodation.

Examining Table 1 above gives an alternative method of estimating likely housing demand in that of the 'yes' respondents 18 households indicated that they would be likely to need one extra household. A further 5 respondents indicated that they were likely to need 2 extra households. This would suggest a total of 28 extra households being needed.

However there were also a significant number of respondents (19) who indicated that they would be reducing the size of their dwelling to one with fewer bedrooms or to warden housing etc.

One might assume that the dwellings vacated by people moving to smaller accommodation (19) would release housing for those families who are increasing their household number (28). Therefore, whilst a total of 63 respondents anticipated a house move in the next 5 years, the NET increase anticipated in this survey is in the region of 9 extra households.

A similar analysis for the 52 'not sure' respondents to Q7 showed that 8 respondents indicated the need for 1 additional household and another 8 indicated the need for 2 more households. This would suggest a total need of 24 additional households.

However, as with the 'yes' respondents above there were a significant number (15) of respondents who indicated a move to smaller accommodation in the next 5 years. In addition 4 'not sure' respondents indicated a move to a house of a similar size. This would mean a NET increase of 9 extra households.

Overall, combining the 'yes' and 'not sure' totals this equates to NET household increase of **18** over 5 years, i.e. about **72 new households** when extrapolating across the parish over 5 years.

Q10 and Q11 Price and rental costs of houses: nearly two thirds of the 'yes' and 'not sure' respondents indicated they would consider houses priced under £200,000 with

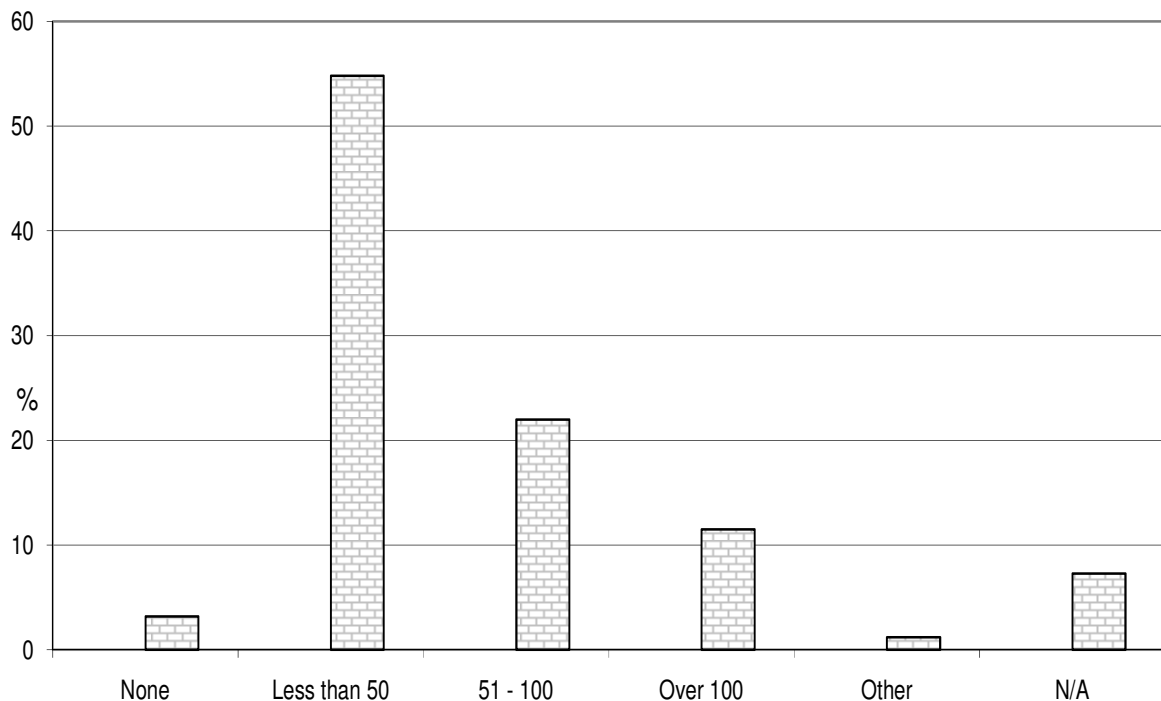
60% of these identifying prices under £150,000 as affordable. For the rental costs only a third answered this question – perhaps reinforcing the preference for owner occupation - but all of those who did respond indicated that they would expect to pay monthly charges under £500.

3.5 New Houses

Q12 and Q13 were rather different from the rest of the survey in that they sought opinions from residents rather than factual information. However they are no less valuable for that because, as will be seen from the responses in Fig 6 and 7 below there is a clear pattern to residents' wishes for the future.

Q12 Number of new houses: Overall 80% of respondents felt that less than 100 houses (with many indicating considerably fewer) should be built over the next 5 years. About 11% thought that over 100 houses should be built whilst 3% of respondents felt there should be no house building.

Figure 6 G&CH Housing Survey 2010: Number of New Houses



As was noted in the methodology we standardised on the 'over 5 years' figures and where some respondents only gave a 'per year' figure we multiplied this to a '5 year' figure. Where respondents gave inconsistent figures for annual and 'over 5 years' we took whichever figure gave the higher 'over 5 years' value .

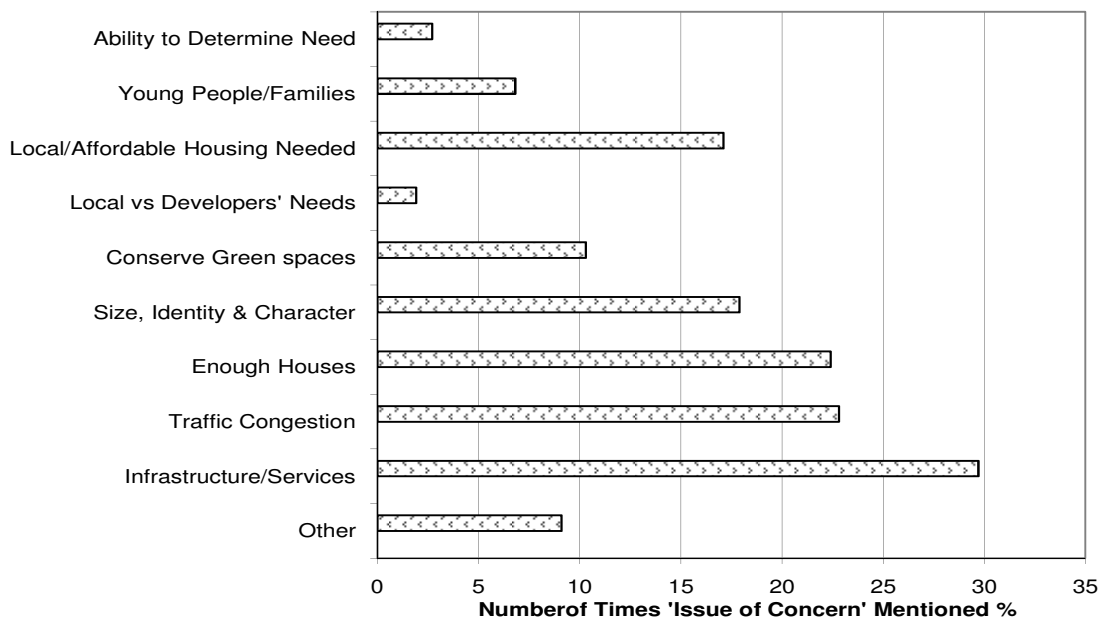
In Q 12 respondents were given the opportunity to make comments. Overall **60% (263)** took the opportunity to do this with some of the comments being quite extensive.

Apart from a few negative comments made about any house building at all most of the respondents made cautionary comments that were categorised into eight separate 'issues of concern', i.e.

- Capacity of infrastructure & services to cope
- Traffic congestion
- Enough housing being already available
- Negative impact of new development on the size, character and identity of the villages in the Parish
- Need to conserve green space
- Prioritising local needs over developers' profits
- Prioritising local affordable housing for vulnerable people and low earners
- Prioritising housing for young people and families.

Fig 7 below provides a breakdown of the 263 respondents who made comments:

Fig 7. Q12 Comments from 263 Respondents



The total number of responses (**368**) to the 'issues of concern' categories is greater than the actual number of respondents making comments. This is because many mentioned several of the 'issues of concern' used in the analysis within their comments.

For example one respondent touched on three of these, i.e.

“The infrastructure of (the) Crosshills area is not adequate for the present population. Traffic and parking are not well managed whilst the streets and pavements are poorly maintained... our Main Street is at a standstill in mornings and evenings and pollution is high... Our doctors are hard pushed to deal with the number of patients already on (the) roll and schools would need extensions to accommodate more... Quality of life depends not just on a roof over one’s head but on the availability of green spaces and attractive views of our lovely Yorkshire countryside... Whilst we must accept that population is growing we must also accept that we have a duty to future generations to preserve what little open space we have.”

Another more concisely asserted,

“We would only be in favour of housing being built if it was a) for local need, b) affordable, and c) not on green field land”

There was very little difference in the type of comments made irrespective of the response made on the number of houses to be built. Some respondents, whom had indicated ‘more than 100 houses over 5 years’, commented,

“People have to live somewhere, why not here?”

“It was fair that Glusburn and Crosshills should take a share of new housing in order to meet what had been national targets in the context of housing shortages”.

However, there was no indication from even these respondents that development should be unregulated and there was an urge for *“managed growth”*.

Nearly a third of those making comments expressed concerns about the capacity of the existing infrastructure, e.g. schools, health services, sewage services, to cope with new development without improvement, new amenities and leisure facilities. This was the largest area of concern. Respondents commented,

“Rapid expansion would be detrimental to the infrastructure of this community – namely traffic, school provision, medical services etc. A more gradual approach allows smoother integration.”

“The villages are full. The schools and essential services would not be able to cope with housing on a bigger scale...”

“Over (development of) housing can damage the infrastructure but we do realise there will be some need for new housing but in sensible proportions”

Specific concerns about the worsening impact on traffic congestion of new houses being built included:

“Commonsense must prevail, we all have to live somewhere. But the village roads are already grid locked at peak times, e.g. school time and work commuting times.”

“I don’t think the parish can take any more houses being built until the road congestions is resolved. A bridge over the railway line in Kildwick should be a priority.”

Many felt that there were enough houses and sufficient properties available to meet demand for housing, e.g.

“Everywhere you look there are houses for sale so why do we need lots of new houses (?)”

“There are a number of houses, flats, rentals that are for sale/rent and are not utilised. Good idea to sell/rent what is available already before building more to remain empty”

“I believe there is ample accommodation in Crosshills and Glusburn. There are houses to let now because they can’t be sold. Also there is the Mill housing in Sutton which cannot be filled.”

There were concerns expressed about the adverse impact of new development on the size, identity and character and semi-rural nature of the parish. Respondents commented,

“I think the size and balance of the parish is about right at the moment”

“This is a village and should be kept as a village, not changed into a large town”

“Don’t want the area to be an overspill for the increasing populations of Leeds and Bradford”

On a more ‘positive’ note there was recognition that local people, who should be prioritised, needed affordable housing with retired, disabled people, people with health problems and low earners being mentioned and also a need for housing for young people and families. Both the needs of young people and older people should be addressed so as to *“keep the community viable”*. Similarly, the priority should be on meeting the needs of local people so they can maintain their ability to be near their families. Some comments included,

“I think there is a great need for more affordable houses being built as private landlords are getting more expensive and mortgages are out of reach for people on low wages, myself being one of them”

“It is necessary to provide more family sized homes as well as (for) first time buyers”

“A mixture of different sized houses to meet different needs with (an) emphasis on ‘starter’ homes to help younger people”

“Local housing for local people born/brought up/ schooled in the area, employed in the area rather than people from commuter belts in Bradford, Leeds and further a-field.”

“...Not housing associations moving people into the area”

The need to conserve green and open spaces included respondents commenting,

“(we) must preserve (the) local environment and wildlife”

“Don’t want to take up agricultural land”

There were a small number of respondents (5) who made comments that any future development should be based on local need not profits, e.g.

“I would oppose house building simply to satisfy the needs of developers, either builders or mills, needing to increase their profitability”

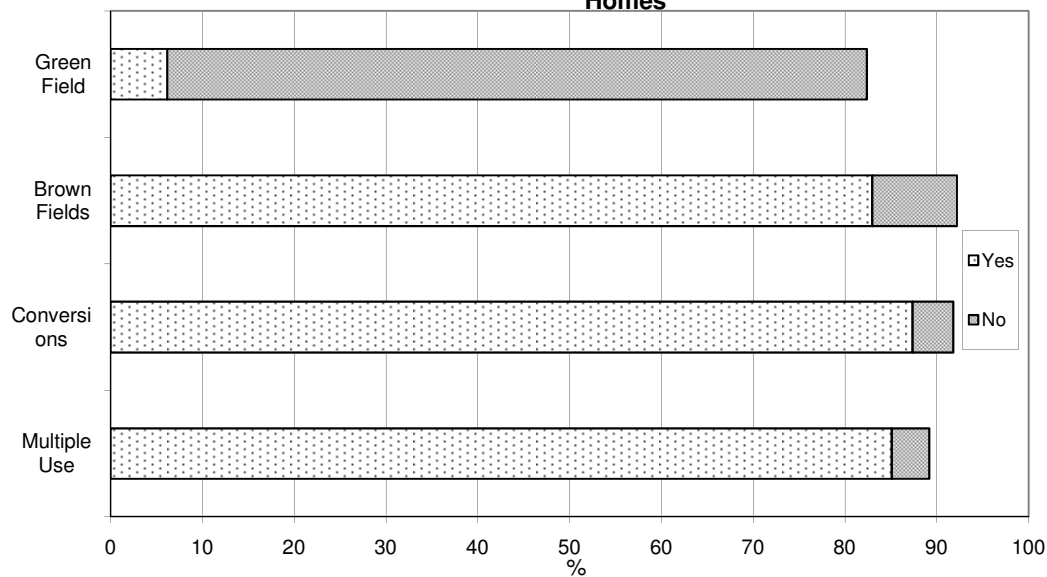
A few respondents (7) did not feel they had the ability to determine need as, for example, they were “not ‘expert” enough, or what the criteria might be to identify numbers of houses to help meet housing need over 5 years and so had not answered the question.

Within the ‘other’ category were respondents who made less frequently repeated, but still informative comments, such as: new development would “*attract outsiders and therefore push prices up*” and that any new houses should be built “*in a sensitive manner and not purely as cheaply as possible*”.

3.6 Preferred Sites

Q13 Type of site for housing: There was an overwhelming pattern to the responses with 76% indicating that new housing development should NOT take place on Greenfield land. This was further strengthened in that over 80% of respondents would prefer to see building on alternative sites such as Brownfield land, conversions of existing buildings and multiple use of existing buildings. The full data is provided in Fig 8 below:

Figure 8 G&CH Housing Survey 2010: Preferred Type of Site for New Homes



A small minority of respondents (6%) felt that building on Greenfield land was an option, but several comments indicated that this should be a last resort should no other sites be available. In addition even for those respondents who wanted a higher rate of house building (e.g. 100+) a significant proportion did not want that to take place on Greenfield land.

3.7 Additional Comments.

Q14 Any other comments: Respondents had a further opportunity to make comments in the final question of the questionnaire. Though fewer in number (115, 26%), many of the comments were very similar to those in the 'issues of concern' categories already identified in Q12. Again many respondents referred to several of the issues in their comments in Q14. Perhaps because this opportunity came directly after Q13 about preferred sites, the importance of not using Greenfield sites for new development was mentioned by over a third of those commenting, e.g.

"There is a need to preserve the green field policy for as long as possible – but this may be a challenge"

In addition, 25 respondents made a range of 'other' comments that did not directly fit into the categories of Q12. These included practical and constructive comments, for example, about how space above shops might be brought into use; whether there could be council tax subsidies for first time buyers; there being a need for mixed housing not just housing at the 'luxury end'. There were also some general concerns expressed, similar to those raised in the Crosshills & Glusburn Parish Plan report, about perceived increasing levels of crime, flooding, litter and dog fouling.

Finally, there were comments about a range of linked points relating to young people, housing costs and employment opportunities, i.e.

“ Two of our adult children have had to come home to live as they have been unable to get jobs with liveable wages. But they would probably have to move out of the area to get a job if one became available”

“What and where new building occurs needs to be directed by who and from where new residents arrive. There would be great reluctance to become simply a dumping ground for municipalities such as Leeds or Bradford to place their problem communities within Cross Hills. Is there to be help for new businesses to establish themselves so that there are jobs for the new influx?”

“There is no need for new housing development in this area. Make existing housing stock affordable to stimulate demand. Who will buy new homes when mortgage lending is at an all time low?”

Many of the comments made by respondents in the questionnaire reinforce the points made by residents in the 2010 Parish Plan. In one section of that report people were asked to say why they had come to live here. Their responses were that either they grew up here - family connections - or as 'outsiders' they moved here because of local and nearby employment and good schools for children. However, for both those who grew up here and the 'outsiders', it is the attractive environment that was also very important. The report comments,

“For both groups, the attractiveness of the environment maintains their interest: this comes across as something that people want to protect, in their answers to many of the questions”. p14

When reading the additional comments made in both Q12 and Q 14 in our survey, it is striking how thoughtful respondents were about the various issues they had identified. They show great respect for the environment and a keen desire to protect the quality of the family and local community life that exists in the Parish. But there were also those who wondered if *“anyone in authority will take notice of our views”*.

However, given that the opportunity has been taken by so many respondents to make comments it demonstrates the importance of 'giving voice' and a deep felt wish for residents' to have their views heeded.

4. Discussion

This survey of the housing circumstances, anticipated housing needs and views of the residents of Glusburn and Cross Hills has provided some clear evidence of both the pattern of current housing need and the attitudes of residents to the provision of new housing within the parish. A response rate of over 25% means that this is a very representative survey. The comparison with previous national and parish data for the age structure of the parish confirms that it is representative.

One key area for discussion based on this survey is the relatively low likely demand for housing in the next 5 years. Nearly 25% of the respondents indicated a possible change of housing need in the next 5 years. Using two different methods to calculate anticipated demand viz, the type of tenure and whether households were upsizing/downsizing or anticipating a move to a similar size property, the net demand for additional housing in the next 5 years is between 72 - 100 households for the parish as a whole.

It is tempting to assume that households reducing in size will create housing opportunities for those in need. It is recognised that such an assumption might be too simplistic. However, it should also be noted that the 'not sure' respondents have been included as the same as 'yes' respondents in this count, whereas it can be supposed that they will in reality be less likely to change housing. If just the 63 Yes respondents are considered they indicate a total of 81 types of tenures. This implies a total of 18 additional households over 5 years equating to 72 for the parish as a whole, i.e. the lower end of the 72 – 100 range.

In short, whilst there are caveats that need to be considered in interpreting this data, these can act to both support and detract from the numbers given. It is undeniable that two different methods used to calculate the anticipated 5 year housing demand for the Glusburn and Cross Hills parish produced figures of **72 and 100**. Even allowing for all caveats these are considerably lower than the number proposed in the recent past by Craven District Council.

The data from the questionnaire also shows the significant level of older people within the parish, who in turn contribute to the data of respondents indicating a downsizing in their housing need. It might therefore suggest that any building development that does take place should consider accommodation suitable for this section of the population as well as for younger people needing starter homes, thus making available larger houses for families.

The survey also showed that 19 people were required to live in the parish because of the nature of their employment. However members of the PPHPG know of no plans for existing or potential employers to increase employment opportunities that would require more people to live in the parish. The implication of this is that little new housing development can be justified on the basis of local employment need within the parish.

During the course of the analysis it was noted that in the 2001 Census there were 62 unoccupied household spaces in the parish at that time. As potential additional property to meet household demand this warrants further investigation by a vacant property survey.

The responses to questions Q12 and Q13, which asked for respondents' opinions regarding the number and location of possible future housing development, showed that most people in the village are realistic and recognise that some house building is required. However, most responses felt that the extent of development needs to be under control, with less than 100 houses being built over a 5 year period. There was also a very strong preference that any housing development should be on Brownfield land, or conversion or multiple uses being made of existing properties. There was also very strong opinion that building on Greenfield land was not something local residents wanted.

One might expect that those respondents who anticipate changing houses in the next 5 years would be more favourably inclined to see a greater level of house building. In fact of the 63 respondents to Q7 who anticipated a household change in the next 5 years only 14 (23%) also wanted over 100 houses being built each year and, of those who were 'not sure', only 3 of 36 (8%) wanted over 100 houses to be built each year.

A further interesting correlation showed that even fewer of those 'who expect' or 'might' move house in the next 5 years want houses built on 'Greenfield' sites. Only 12 of the 99 respondents who indicated 'yes' or 'not sure' in Q7 also indicated a preference for using Greenfield land on which to build new houses. Thus even for those in the parish who expect, or even might, change households in the next 5 years there is a very strong view that Greenfield land should not be used for new houses

When the range of comments made by respondents are analysed the pattern of opinions demonstrated by residents support the numerical data. There is recognition that new housing development is necessary but that it should be controlled, carefully managed and supported by appropriate infrastructure development. It is also clear from the many additional comments that there is a strong desire from residents that the level of new housing development should be **below 100** new houses over the next 5 years. This figure is coterminous with the results of two statistical methods used to determine the number of additional households. Any development, it was also strongly felt, should NOT take place on Greenfield land and the rural nature of the village should be maintained.

5. Conclusions

This survey of the likely housing demand for the residents of Glusburn and Crosshills parish was conducted with the support of the Parish Council. The level of response and the quality of the data obtained demonstrate clearly that whilst there is some

demand for additional housing development within the village it is much lower than current projections from the local authority.

The survey shows a stable, though aging population, and one that recognises the need for some housing development. It has been instructive to note that even those respondents who favour the highest level of new housing development the vast majority would not approve of building on Greenfield land. However the overwhelming opinion as expressed in the survey is that new housing development should be limited, it should be much lower than had been suggested by the local authority and it should be targeted onto Brownfield sites and the use of existing buildings.

6. Policy Implications

The Parish Plan Housing and Planning Group has conducted the survey with a view to considering the future housing demands for the parish. It is recognised that there are national demographic trends that seem to be mirrored in the parish e.g. an increasingly aging population. The current downturn in the economy is having a negative impact on employment opportunities both locally and regionally, together with the difficulty in securing mortgages these are 'drivers' affecting the demand for housing in the parish.

Notwithstanding these important points, the Parish Plan Housing and Planning Group is putting forward the following policy implications based on the findings and analysis of the self-completion questionnaires in this survey:

1. The value of seeking, listening to and positively responding to local residents' views should not be underestimated.
2. There is compelling evidence that less than 100 additional households will be required locally over the next 5 years.
3. Unoccupied household spaces should be investigated to see how many can be brought into occupation prior to any decisions over new house building.
4. Should additional new housing be required it should not be built on Greenfield land. Alternative options such as conversions, developing multiple use of existing buildings or building on Brownfield land must be considered first.
5. Affordable housing for purchase and rental should be within the financial reach of local people.
6. To sustain the viability of the local community, priorities for housing are primarily for small household units, i.e. 1- and 2-bedroom accommodation particularly for young people and older people.
7. Any housing development needs to be accompanied by improved infrastructure and community services.

Appendices

1. Questionnaire
2. Tables of Findings
3. Summary of Findings
4. Members of the Parish Plan Housing and Planning Group
5. References

Appendix 1

- (Parish Council Logo) -

GLUSBURN and CROSS HILLS PARISH COUNCIL

HOUSING NEEDS SURVEY

Dear Householder,

The government has promised that local people will have much more influence than in the past on decisions which directly affect them, such as applications for planning permission. If this is to work properly then the Parish Council has to understand the views and needs of those who live in Glusburn and Cross Hills. We'd be grateful if you would take part in our Housing Survey by completing and returning the enclosed questionnaire.

Please complete and return the questionnaire to one of the locations shown below by:

Wednesday 22 December 2010

Glusburn Institute (Office open 9am-11am. and various other times)

Forget Me Not, Cross Hills

The Cooperative, Cross Hills

The Handyman Store, Cross Hills

Thornton's Cross Hills

The Spar, Cross Hills

Cross Hills Post Office

Snax 24 Filling Station, Cross Hills

Cross Hills OAP Centre

The White Bear, Cross Hills

It's very important that we get your views – this is your opportunity.

It should take only a few minutes of your time to complete. We'll be producing a report based on the findings which will be generally available in the Parish.

Best regards

John Harker

Chairman, Glusburn and Cross Hills Parish Council

Glusburn and Cross Hills Parish Council

Housing Needs Survey

Craven District Council is currently developing the Local Development Framework (LDF) for our area. When completed, the LDF will be used as the basis for new housing development and this includes new housing within Glusburn and Cross Hills.

Following recent planning applications, and the Parish Plan Report, a group of concerned residents, supported by the Parish Council, have come together to try to identify both the need for more local housing and also potential sites for such housing which would be acceptable to current residents.

A key feature of the housing development process is the provision of a proportion of housing people can afford.

The aim of the survey is to accurately reflect the housing needs in the Parish, using clear factual information at Community level. The findings from this survey will reflect the views of the Community on the number of new houses in the Parish and the preferred types of sites to be used. Your views and the information you provide in this survey will be an important factor in calculating future annual housing numbers. It will guide Craven District Council in making effective decisions on new housing developments for at least the next 5 years.

Confidentiality. This survey form **does not** ask for detailed, confidential and sensitive information. Please be assured that your individual survey forms will not be available to the Council. A summary report based on the survey will only provide general numbers, trends, percentages, comments and identify the level of local housing need.

The report will not include any name or addresses and will avoid any unnecessary information that could identify a particular respondent.

Each questionnaire is numbered to avoid double counting. This will be removed before counting so that the respondent cannot be identified.

Please complete and return the questionnaire to one of the locations shown in the covering letter by:

Wednesday 22nd December 2010

THE QUESTIONNAIRE

A. Your Current Home

1) Please indicate the number of people in your household in the following age groups:

Age	0-4	5-15	16-24	25-44	45-64	65-74	75+
Male							
Female							

2) Are you? *Please tick one box.*

A Home Owner		Lodging with another household	
Renting from a private landlord		In housing tied to job	
Renting from a housing association		Living with relatives	
A shared owner (part rent/part buy)		Other, please specify	

3) Is this your: *Please tick one box.*

Main Home?	
Second Home?	

4) How many bedrooms in your home : *Please write a number in the box.*

5) Has any member of your household had to leave the Parish in the last 5 years due to the lack of housing they could afford? *If so indicate how many.*

No	Yes	Number.
----	-----	---------

6) Is, or has, any member of your household been **required** to live in the Parish because of their employment?

No	Yes	Yes in the past.
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B Your Need for local housing

7) Do you or anyone in your household anticipate a need for local houses in the village within the next 5 yrs? *Please tick one box.*

Yes	No	Not Sure
-----	----	----------

*If you answered **No** to Question 7 above, please go to Question 12*

8) Please indicate the type of housing that you, or other members of your household, are likely to need in the next 5 years. *Please tick one box in each column as appropriate.*

Type of Housing	You	Other household member (1)	Other household member (2)	Other household member (3)
Flat				
Terraced House				
Semi or detached house				
Bungalow				
Sheltered or wardened housing				

9) Please indicate the size of housing that you, or other members of your household, may need in the next 5 years. *Please tick one box in each column as appropriate.*

Size of Housing	You	Other household member (1)	Other household member (2)	Other household member (3)

1 bed				
2 bed				
3 bed				
4 bed				
5 bed				

10) In terms of your future housing needs what sort of price would you, or a member of your household in need of housing, consider to be affordable? *Please tick one box in each column as applicable.*

Price Band	You	Other Member(s)	Other Member(s)	Other Member(s)	Other Member(s)
Less than £75,000					
£75,000 to £100,000					
£100,000 to £150,000					
£150,000 to £200,000					
£200,000 to £250,000					
£250,000 to £300,000					
Over £300,000.					

11) In the case of rental what monthly charge would you expect to pay? *Please tick one box*

£300 - £399	
£400 - £499	
£500 - £599	
Other please state.	

12) If need is proven within our Parish would you be in favour of a number of new houses to help meet the housing needs of local people in the parish? *Please tick one box.*

Number	Per year	Over 5 Years
Less than 10		
Less than 20		
Less than 50		
Less than 100		
Over 100		

a) Please briefly explain your views (continue on a separate sheet if necessary)

.....

.....

.....

13) New homes can be built on either 'Green field land' or on 'Brown field land'.

If there is a need for more housing in the Parish, what type of site do you think should be used *Please indicate your preference by ticking yes or no in each column.*

New houses on :	Yes	No
Green field land - Land not previously built on		
Brown field land - Land previously built on e.g, factory, car park, old housing etc		
Conversion of existing buildings		
Multiple use of existing properties e.g. accommodation above shops.		

14) If you have any other comments, do please continue on a separate sheet.

.....

.....

Thank you for taking time to complete this questionnaire. Please hand it in to one of the collection points listed in the covering letter by 22 December 2010.

Appendix 2.

Tables of Findings: 436 Responses as Totals and Percentages

Question 1a Age Distribution

Age	0-4	5-15	16-24	25-44	45-64	65-74	75+	Other	N/A	Total
Household members	20	51	58	107	282	218	134	4	4	878
<i>Actual returns</i>	20	51	58	107	282	218	134			870
% of 870	2.3	5.9	6.7	12.3	32.4	25	15.4			100
Glusburn Ward 2001	5.1	12.4	8	26.7	26.9	9.3	11.8			100.2

Question 1b No Persons in Household

Household Size	1	2	3	4	5	6	6+	N/A	Total
Number	116	227	43	35	6	2	0	7	436
%	26.6	52.1	9.9	8	1.3	0.5	0	1.6	100
Glusburn Ward 2001	29.5	36.7	15.7	13.1	4.3	0.7	0		100

Question 2 Tenure

Tenure	Number	%	Glusburn Ward 2001
Home Owner	393	90.1	81.4
Shared Ownership	0	0	0.2
Rental Private	10	2.3	5.4
Rental HA	20	4.6	3.7
Rental LA	0	0	6.7
Rental Other	8	1.9	1
Other	4	0.9	1.6
N/A	1	0.2	0
Total	436	100	100

Question 3 Main or 2nd Home

Home Type	Number	%
Main Home	433	99.3
2nd Home	0	0
Other	1	0.2
N/A	2	0.5
Total	436	100

Question 4 Bedrooms

Number of Bedrooms	1	2	3	4	5	6	6+	Other	N/A	Total
Number	17	117	215	65	11	1	0	5	5	436
%	3.9	26.8	49.3	14.9	2.5	0.2	0	1.2	1.2	100

Question 5a Had to Leave Parish

Had to Leave	No	Yes	Other	N/A	Total
Number	410	25	0	1	436
%	94	5.7	0	0.2	99.9

Question 5b Number Having to Leave Parish

Number Having to Leave	1	2	3	4	5	6	6+	N/A	Total
	11	8	1	~	~	~	~		30 2 Persons

Question 6 Required to Live in Parish

Required to Live in Parish	No	Yes	Yes (in the past)	Other	N/A	Total
Number	383	19	24	6	4	436
%	87.8	4.4	5.5	1.4	0.9	100

Question 7 Household Members' Need for Local Housing within 5 Years

Needing Housing	No	Yes	Not Sure	Other	N/A	Total
Number	314	63	52	3	4	436
%	72	14.4	11.9	0.7	0.9	99.9

Question 8 Type of Housing Needed Totals for all Household members.

Type of Housing	Yes	Not Sure	Total	% of 140
Flat	9	9	18	12.8
Terraced House	22	6	28	20
Semi or Detached	20	6	26	18.6
Bungalow	13	11	24	17.1
Sheltered or Wardened Housing	3	8	11	7.86
Other	6	7	13	9.28
N/A	8	12	20	14.3
Total	81	59	140	99.94

Question 9a Number of Bedrooms needed Totals for all household members

Bedrooms	Yes	Not Sure	Total	% of 139
1	11	13	24	17.2
2	35	28	63	45.3
3	15	4	19	13.6
4	7	2	9	6.4
5+	0	0	0	0
Other	2	2	4	3.1
N/A	8	12	20	14.4
Total	78	61	139	100

**Question 9b Household Members' Need for Local Housing within 5 Years:
Accommodation Required**

Accommodation Required	Yes	Not Sure
Move to Smaller Accomodation	19	15
Move to Similar Size Accomodation	7	4
Move to Larger Accomodation	6	0
One Additional Household Needed	18	8
One or More Additional Households Needed	5	8
No Further Information Provided	8	17
Total	63	52

Question 10 Housing Needed: What is Affordable?

Affordable Housing	Number	%
Less than £75k	0	0
£75 - £100k	8	8.1
£100 - £150k	28	28.3
£150 - £200k	24	24.2
£200 - £250k	17	17.2
£250 - £300k	5	5.1
Over £300k	2	2
Other		
N/A	15	15.2
Total	99	100.1

Question 11 Monthly Charge Expected to Pay

Monthly Charge	Number
£300-399	12
£400-499	19
£500-599	0
Other	0
N/A	68
Total	99

Question 12a Number of New Houses to be Built?

Number of New Houses	Over 5 Years	%
None	14	3.2
Less than 10	66	15.1
Less than 20	41	9.4
Less than 50	132	30.3
Less than 100	96	22
Over 100	50	11.5
Other	5	1.2
N/A	32	7.3
Total	436	100

Question 12b Additional Comments - Numbers of New Houses to be Built?

	Number	%
Comments Made	263	60.30%

Issue of Concern	Number of Times Stated	% of 263
Infrastructure/Services Capacity	78	29.7
Traffic Congestion	60	22.8
Enough Houses	59	22.4
Size, Identity & Character	47	17.9
Conserve Green Spaces	27	10.3
Local vs Developers' Needs	5	1.9
Local/Affordable Housing Needed	45	17.1
Young People/Families	16	6.8
Ability to Determine Need	7	2.7
Other	24	9.1
Total	368	~

Question 13 Build on Green Field Land or other...?

Preferred Type of Land Use	Yes	%	No	%	Other	%	N/A	%	Total	Total %
Greenfield	27	6.2	332	76.2	5	1.1	72	16.5	436	100
Brownfield	362	83	40	9.2	2	0.5	32	7.3	436	100
Conversions	381	87.4	19	4.4	1	0.2	35	8	436	100
Multiple Use	371	85.1	18	4.1	0	0	47	10.8	436	100

Question 14 Any Other Comments?

	Number	%
Comments Made	115	26.40%

Issue of Concern	Number of Times Stated	% of 115
Infrastructure/Services Capacity	16	10.6
Traffic Congestion	26	17.2
Enough Houses	12	8
Size, Identity & Character	18	11.9
Conserve Green Spaces	38	25.2
Local vs Developers' Needs	4	2.7
Local/Affordable Housing	7	4.6
Young People/Families	5	3.3
Other	25	16.6
Total	151	~

Appendix 3

Summary of Findings

The following is a summary of the main findings from the self-completion questionnaire filled by residents in the Parish of Glusburn and Crosshills in December 2010.

The Questionnaire, Response Rate & Representativeness

1. 436 questionnaires were completed and returned giving a response rate of 25.3%
2. The returns were geographically representative as the completed questionnaires were received equally from all parts of the Parish.
3. The organisation, analysis and write up of the survey were conducted in a systematic and ethically robust manner.
4. The general representativeness of those taking part in the survey in terms of age, household size and tenure gives confidence in drawing conclusions from the data.

Age and Household

5. 7% of respondents taking part in the survey were between 16-24, 12% between 25-44, 32% between 45-64 and 40% were over 65.
6. The majority of respondents (52%) were living in 2 person households and 27% in 1 person households; 10% lived in 3 person households and 8% in 4 person households. A minority (under 2%) lived in 5 or more person households.
7. The responses include returns within the same age groups and household sizes used in the 2001 Census for the Glusburn Ward and reflect a similar general shape and demographic pattern.
8. Where there is variation in the proportion of returns these can be accounted for in terms of the maturing/aging population since the Census in 2001 and a greater number of older people completing survey forms.

Tenure & Size

9. The majority (90%) of householders in the survey are own owner-occupiers and use this as their main home.

10. A minority of householders lived in properties rented from housing associations (just under 5%) or from private landlords (2%).
11. The tenure pattern reflects the national trend in the preponderance of housing in the owner-occupier sector though is higher than in either Craven, Yorks and Humber region or in England.
12. About a half (49.3%) of householders in the survey lived in 3-bedroom accommodation; 4% lived in 1-bedroom, 27% in 2-bedroom, 15% in 4-bedroom and under 3% in 5 or more bedroom accommodation.

Leaving/ Living in the Parish

13. Nearly 6% of respondents in the survey, equating to 30 people, were reported as having to leave the parish in order to find 'affordable' housing.
14. Over $\frac{3}{4}$ (78%) of these same households reported that they were anticipating a move to a different property in the next 5 years.
15. Currently about 4% of respondents were required to live in the parish for employment reasons and just over 5% stated this had been a requirement in the past.
16. Respondents are likely to have a preference for affordable housing which enables them to stay in the parish.

Need for Different Housing

17. 14% of the respondents in the survey anticipated a need for a change in their current local housing situation over the next 5 years; a further 8% suggested that this might be a possibility but were 'not sure'.
18. An examination of those positively and possibly anticipating either down-sizing, moving to a similar size property, up-sizing or the creation of additional households in the parish means that 18 - 25 extra households need to be provided with housing over the next 5 years.
19. Extrapolating this for the whole parish, suggests that between 72-100 new household units will need to be created primarily 1- and 2-bedroom accommodation particularly for young people and older people.
20. Nearly two thirds of those indicating a need for different housing felt that prices under £200,000 with 60% of these identifying prices under £150,000 as affordable. For rental costs respondents would expect to pay monthly charges under £500 per calendar month.

New Houses and Preferred Site

21. Nearly 80% of the respondents felt that less than 100 new houses over the next 5 years would be required to meet the needs of local people.
22. 60% of the respondents, including those who were in favour of more than 100 houses in 5 years, made additional comments identifying a variety of 'issues of concern' requiring prior attention and consideration. These included:
 - Capacity of the infrastructure & services to cope
 - Traffic congestion
 - Enough housing being already available
 - Negative impact of new development on the size, character and identity of the villages in the parish
 - Need to conserve green space
 - Prioritising local needs over developers' profits
 - Prioritising affordable housing
 - Prioritising housing for young people, older vulnerable people and families
23. Over $\frac{3}{4}$ of respondents did not want any building on Greenfield sites. The small minority (6%) who felt this was an option indicated on several occasions that this was a last resort should no other sites be available.
24. Over 80% felt that new building should be undertaken on either Brownfield sites and/or through conversions and multiple use of existing properties in the parish.

Residents' Views

25. The importance of giving a voice to and heeding residents' views who wish to preserve and protect the local environment upon which the quality of life of the local community depends should not be underestimated by stakeholders.

Appendix 4

Members of Parish Plan Housing and Planning Group

Dr. Verner Wheelock (Chairman)

Stewart Anthony

Tim Bailey

Madeleine Beaufoy

Alan Butterfield;

Ian Gibson (Glusburn & Cross Hills PC)

Andy Glen

Patrick Hargreaves (Glusburn & Cross Hills PC)

Bill Horne (Glusburn & Cross Hills PC)

Norma Pighills

Appendix 5

References

1. Cross Hills and Glusburn Parish Plan 2010: Your Plan Your Future.
2. Craven District Council
3. Office for National Statistics, Neighbourhood Statistics 2001. HMSO.