

Draft report on the results of the Caddington and Slip End Neighbourhood Plan Survey

May/June 2013

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This report is a summary of the key points emerging from the survey. It is not intended to be a detailed analysis of every aspect of the findings or a full analysis of the different responses of those in the two parishes or by length of residence.

In addition to the figures, two open ended questions (A10 and E23) were included in the questionnaire. These are reproduced verbatim in this report but have not yet been analysed due to constraints of resource and time. Comments appear to fall into four categories:

- Legitimate and reasonable concerns that can be addressed within the Neighbourhood Plan
- Issues that fall outside the scope of the Neighbourhood Plan
- Helpful suggestions and ideas that can be reviewed and if possible incorporated into the Neighbourhood Plan
- Inappropriate or unhelpful statements and demands.

1. The background

In late April/early May 2013, volunteers delivered 2483 professionally printed questionnaires by hand to every household in the parishes of Caddington and Slip End, including the outlying hamlets.

The C4 (large) white envelope contained a covering letter signed by Kevin Collins the Chair of the Steering Group, the questionnaire itself and a Freepost envelope for the return of the survey to the clerk of Caddington Parish Council.

Articles were placed in the Slip End Village News and the Caddington Villager to encourage people to complete and return the forms.

In total 952 were returned (response rate of 38.3%). Of these 5 were 'spoiled papers' – either completely blank or with inappropriate comments, unintelligible scoring or other scribbles on them. 947 questionnaires were analysed – a true response rate of 38.1%.

Two members of the Steering Group (one from Caddington and one from Slip End) opened the envelopes and collated the surveys which were then sent to a professional company for data input and production of tabulations.

2. The results

Overall summary

- The majority of respondents have lived in the parishes for a long time
- The largest amount of inward migration has been from Hertfordshire and a significant number of respondents have come from Luton
- Living in a village was critically important to almost everyone
- Most people who answered the question feel that all types of housing will be needed. The least likely to be needed were flats to rent or buy and larger houses to rent
- The vast majority of respondents do not feel that our growth plans should help to accommodate the housing needs or neighbouring areas
- The survey gives a mandate to include the Vauxhall storage site (Chaulington) in our growth plans
- There is almost unanimous support for planning to protect and enhance our village centres
- Nine out of ten respondents want proposed new developments to reflect the needs of the local population
- Two thirds of people support the idea of the redevelopment of Heathfield if it facilitates a new hall in Caddington
- There is support for the idea that appropriate development in Slip End (especially from Slip End households) could help sustain the school and other local amenities
- There is some support for appropriate housing developments in Slip End if they facilitate additional community facilities but there is also measureable opposition to this
- There is a strong indication that local residents would use the bus services more if they were more frequent and if more routes were introduced. Those who have recently moved to the parishes are the least likely to do so.
- There is strong support across both parishes especially in Slip End for traffic calming measures
- More than half the respondents said they did not avoid using the shops because of parking problems
- Very few people favour the idea of funding projects such as footpaths, cycleways and bridleways by increasing Council Tax
- Nine out of ten people do not have difficulty accessing local medical facilities
- Those in the Caddington parish do not have difficulty accessing Post Office services but a quarter of those in Slip End do have difficulty
- All the suggested projects received a reasonable amount of support, as shown by the table below. The most popular were:
 - Enhance existing footpaths and ensure linkages across the parishes
 - Maintain some open green space on the former Heathfield site

- **Make better provision for cyclists, especially routes away from roads**
- **Retain the dog walking field behind the Caddington allotments (off Folly Lane)**
- **A huge number of comments, suggestions and demands were recorded – many of which are outside the scope of the Neighbourhood Plan.**

A1. and A2. Which parish do you live in? How long have you lived here?

625 surveys (66%) were returned by those living in Caddington parish and 299 (32%) by those living in Slip End parish. 23 people (2%) did not answer this question.

Over two thirds of respondents had lived in the parishes for over 10 years and less than 6% had lived here less than 2 years.

A3. Where did you live immediately before you came to live in the parish of Caddington or Slip End?

8% of people had never lived outside the two parishes.

The most likely place for people to move here from (especially to Slip End and people who had lived in these parishes less than 10 years) was Hertfordshire (36% of respondents). The next most likely place was Luton (22%).

A4. Is living in a village a major factor in why you choose to live in Caddington and Slip End?

The overwhelming majority of people (93%) – however long they had lived here – said Yes to this question. Over three quarters replied Definitely Yes (78%), especially people from Caddington.

A5. Do you agree that Caddington and Slip End Residents should be active in planning how and where homes should be built?

The vast majority of respondents across both parishes (91%) agreed that local residents should participate in the planning of new homes.

A6A. What type of new housing do you think will be needed in the parish of Caddington over the next 20 years?

Different views were expressed by people in the two parishes but overall two thirds of respondents (63%), especially those living in Caddington and those who had lived in the parishes for 10+ years, felt that Smaller houses for first time buyers/young families to buy would be needed.

Over half (51%) wanted Extra care housing and almost a half of all respondents (46%) wanted Bungalows for older people to buy, especially those in Caddington.

A third to a fifth of all respondents (in particular those living in Caddington parish) wanted Larger family homes, Bungalows for rent and Smaller houses to rent.

The categories of housing thought less likely to be needed were Flats for first time buyers (only 17% thought these would be needed), Flats rented through a Housing Association (9% wanted these) and Larger family homes rented through a Housing Association (7% wanted these).

162 people (17%) did not answer this question – most of whom lived in Slip End.

A6B. What type of new housing do you think will be needed in the parish of Slip End over the next 20 years?

As with Caddington, different views were expressed by people in the two parishes but overall almost half of respondents (41%), especially those living in Slip End felt that Smaller houses for first time buyers/young families to buy were needed.

A third (30%) wanted Extra care housing and almost the same proportion of respondents (29%) wanted Bungalows for older people to buy, especially those living in Slip End.

Again as with Caddington, Flats to buy/rent and Larger homes to rent were thought to be less likely to be needed.

A7. A number of sites for new housing have been identified during the information gathering and early consultation phases of the development of the Neighbourhood Plan. These were shown on a map accompanying the survey. Do you agree that these sites should be considered and examined to see if they are suitable for new homes and employment?

A majority of respondents (58%) answered Yes to this question (22% Definitely Yes and 36% Possibly Yes). Less than a quarter (24%) said Probably or Definitely No). Respondents from Slip End were more likely to give a positive response than those from Caddington.

A8. Do you feel that Caddington and Slip End growth plans should include additional provisions to help meet the housing needs of neighbouring authorities such as Dunstable, North Hertfordshire and Luton?

A resounding 60% of respondents answered Definitely no to this question. This view was even more strongly expressed by those who had lived in the area for over 10 years than the respondents with other lengths of tenure. A further 15% said Probably no.

Only 42 people (4%) said Definitely yes. A higher proportion of people in Slip End than Caddington (12% compared to 4%) responded Probably yes.

Only 4% did not answer the question.

A9. Do you feel we should consider the Vauxhall storage site (Chaulington) as a growth area potential sit for new homes and employment?

Although predictably Slip End based respondents showed more enthusiasm than those based in Caddington, three quarters of respondents replied Definitely yes or Probably yes to this question.

Only 15% said Definitely or Probably no and only 25 people did not answer the question.

B11. Do you feel planning should protect and enhance our natural village centres?

An overwhelming 97% answered yes (Definitely or Probably) to this question. The respondents from Caddington were even more emphatic in their views than those from Slip End.

14 people did not answer the question.

B12. Do you feel that the housing mix of any proposed new developments should reflect the needs of the local population?

Nine out of ten respondents (87%) agreed with this concept (71% Definitely and 16% Probably).

Only 33 people (3%) disagreed.

B13. Do you support the development of the Heathfield site in Caddington for an appropriate amount of new housing if this would facilitate the provision of a new purpose-built hall for Caddington?

Two thirds of respondents (64%) support this idea – the support was slightly stronger from Slip End based respondents than from those living in Caddington.

Those new to the area were more enthusiastic than those who have lived here for more than 5 years.

21% were against the idea and 13% were not sure.

24 people did not answer the question.

B14. Do you feel that appropriate housing developments within Slip End parish could help to sustain the school and other local amenities?

Although nearly a quarter of people were unsure about this issue and 66 people did not answer the question, especially those from Caddington, over half the respondents (59%) felt that appropriate developments could help sustain the school and other amenities.

B15. Do you feel that further housing developments within Slip End parish would be acceptable if they facilitate the provision of additional community facilities?

Almost a quarter of people were unsure of their response to this question (20%) and over half (56%) felt that further housing would be acceptable if that facilitated additional community facilities.

Not surprisingly, people in Slip End had stronger views (both in favour of and against this concept) than those in Caddington.

Across the two parishes 16% of people did not feel that such developments would be acceptable.

C16. Would you use bus services more often if they were more frequent and/or additional routes were made available?

Only 13 people did not answer this question which indicates that this is an important issue for almost everyone.

Nearly two thirds (62%) said that they Definitely or Probably would use the bus services more often.

However almost a third said that they Definitely or Probably would not. Those who had lived less than two years in the parishes were the least likely to use the bus services more often – this may well be because they are younger people with access to cars who are either working or who have young families.

C17. Are you in favour of traffic calming measures such as speed tables and width restrictions on local roads?

As with the previous question, only 13 people did not answer this question which indicates that this is an important issue for almost everyone.

Almost half of the respondents (43%), particularly those in Slip End, said that they were Definitely in favour of such measures and in total two thirds of people (66%) said they were Definitely or Probably in favour.

Only a quarter of respondents (27%) – spread across the two parishes - were Probably or Definitely against such measures.

C18. Do you avoid using the shops in Caddington and Slip End due to problems with parking?

Over half the respondents (58%) denied that they avoid using the shops because of parking problems (39% said Definitely not and a further 19% said Probably not).

Just over a third of respondents said they Definitely or Probably do avoid using the shops because of parking problems – this may be because they live further away from the shops than other residents. They were most likely to be those who had lived here under 2 years or between 5 and 10 years.

There was no measureable difference in the responses of the respondents from the two parishes.

C19. Would you make use of improved footpaths, cycleways and bridleways across the parishes and linking the village centres and schools?

This proposition was strongly favoured by respondents across the two parishes – 73% of them said they would make use of such facilities (41% Definitely and 32% Probably). Support was particularly strongly among those who had lived here less than 2 years and those who had lived here 2-5 years, who may well be younger, more active people than residents with longer tenure.

Only 5% said that they Definitely would not make use of such facilities and only 13% said they Probably would not, especially those who had lived here for more than 10 years and who may be older and less mobile.

Only 16 people did not answer the question.

C20. If the above items (improved footpaths, cycleways and bridleways) were not deliverable through the Neighbourhood Plan and community infrastructure levy from new developments, do you think the Caddington and Slip End Parish Councils should consider increasing the council tax to fund these sorts of projects?

Almost two thirds of respondents (62%) gave a ‘thumbs down’ to this suggestion, especially those in Caddington.

Only 5% Definitely favoured the idea of an increased Council Tax and a further 17% Probably favoured it.

130 people were not sure.

D21. Do you have difficulty accessing local medical facilities?

Only 8% of respondents answered ‘Yes’ to this question, with those from Slip End and those who had lived here for more than 10 years being much more likely to give this answer than the other groups.

Across the two parishes, 90% of respondents stated that they did not have difficulty accessing local medical facilities.

Only 19 people did not answer the question.

D22. Do you have difficulty obtaining Post Office services?

Across the two parishes, 88% of people said they did not have difficulty accessing Post Office services.

However a quarter (24%) of those from Slip End said that they did have difficulty accessing Post Office services, especially those who had lived in the village for less than 2 years or more than 10 years.

E23. Would you support the following projects or proposals?

All the suggested projects received a reasonable amount of support, as shown by the table below.

The most popular were:

- Enhance existing footpaths and ensure linkages across the parishes
- Maintain some open green space on the former Heathfield site
- Make better provision for cyclists, especially routes away from roads
- Retain the dog walking field behind the Caddington allotments (off Folly Lane)

	% in favour	Group(s) particularly in favour
E23. Retain the dog walking field behind the Caddington allotments (off Folly Lane)	65	
E24. Maintain some open green space on the former Heathfield site	71	
E25. Provide more allotments	44	
E26. Expand the sports pitches at Caddington Sports & Social Club, possibly linking with the playing fields at Caddington Village School.	46	
E27. Establish some kind of liaison between the management committees of the various sports pitches to co-ordinate their use and bookings	43	
E28. Establish some kind of liaison between the management committees of the various public halls to co-ordinate their use and bookings	47	
E29. Enhance existing footpaths and ensure linkages across the parishes	77	
E30. Make better provision for cyclists, especially routes away from roads.	66	
E31. Enhance and link-up bridleways	51	
E32. Provide information boards and signage around sites of special scientific interest, previous archaeological finds and similar.	60	