

ERCALL MAGNA PARISH COUNCIL HOUSING NEEDS SURVEY 2020

1. In early 2020 Erccall Magna Parish Council (EMPC) conducted a parish-wide survey to ascertain residents' views on the need for additional housing within the parish. The survey was based on a format used elsewhere in rural Shropshire, adapted to meet the specific needs of Erccall Magna Parish. Survey forms were hand delivered to all households in the parish (approx 750) in mid-December 2019 with a completion deadline of 31 January 2020. Completed forms could be returned via 3 collection points in Cold Hatton, High Erccall and Roden, by post to the Chairman or by hand to any parish councillor. The survey was also available online via the EMPC website. A total of 71 completed surveys were returned by the closing date; equating to about 9.5%, which is within typical survey response rates of 5% - 30%¹.

2. Most (65) of the respondents identified their home location, with High Erccall and Walton accounting for the largest number (34). Roden and Poynton/Poynton Green produced 14 returns, as did the combined settlements of Ellerdine, Ellerdine Heath, Cold Hatton and Rowton. The remaining 3 surveys were returned from Moortown and Tern Lane (Longdon Upon Tern). This represents a broad spread of opinion, with about half the returns coming from the most populous central area and the remainder spread evenly across the smaller settlements to the north and south of the parish.

3. The survey asked questions to establish the respondent's current housing situation and then sought their views on new housing within the parish over the next 10 years (broadly aligned with the effective period of the T&WC Local Plan). Responses to these questions are collated in Tables 1 and 2 below. Some questions invited multiple answers; consequently, responses may add up to more than the total number of returns.

Table 1. Current Housing Situation

Q1. What type of accommodation do you currently occupy?	
Private Rented	5
Rented from Council / Housing Association	6
Home owner	59
Living with friends / family	0
Other (tithe cottage)	1
Q2. Is your present accommodation adequate for your household's needs?	
Yes	62
No	5
Q3. If you answered 'No' to question 2, what are the reasons?	
Needs improvement / repair	4
Too costly to heat	3
Too large	1
Affects health of residents	0
Need different tenure of accommodation	0
Too small	0
Rent / mortgage too expensive	1
Other (too much garden)	1
Q4. If you need alternative tenure, what do you need?	
Open market housing to buy	2
Affordable housing to buy	3
Sheltered accommodation	1
Open market housing to rent	0
Affordable housing to rent	1
Other (self-build)	2
Q5. Are you currently on a Local Authority housing needs register?	
Yes	0
No	63
Don't know	2

¹ www.focusvision.com, dated 24 April 2019 & www.customerthermometer.com, dated 12 July 2019

Table 2. Views on New Housing

Q6. Do you own property or land you might be willing to see developed for local housing?	
Yes	6
No	64
Q7. Would you like to see more new housing in the parish over the next 10 years?	
Yes	26
No	25
Maybe (most respondents specified small numbers only)	19
Q8. What type of housing might be appropriate?	
Affordable housing to buy or rent for local people	30
Affordable housing to buy or rent for both locals & people from other areas	16
Sheltered accommodation for older people to buy or rent	18
Open market housing to buy	7
Open market housing to rent	2
Self-build sites	12
Property suitable for those who wish to downsize but remain in the parish	19
Q9. Should there be more housing in the parish available to local people?	
Yes	34
No	2
Q10. What size of housing do you believe is required?	
1 - 2 bedrooms	24
3 bedrooms	30
4 - 5 bedrooms	6
Bungalows	17
Q11. How many dwellings might be appropriate?	
1 - 5	3
6 - 10	6
11 - 20	13
21 - 50	14
51+	6
Q12. In which villages are these most needed?	
High Ercall	27
Walton	3
Ellerdine	12
Roden	20
Rowton	11
Q13. Where should new housing be considered?	
Edge of settlements, adjacent to existing built-up areas	28
In-fill between existing housing	28
Conversions should be included	15
New builds should not be ruled out anywhere	14
Q14. Are you aware of any empty properties that could be brought back into use?	
Yes	12
No	56
Q15. Should this be a priority?	
Yes	33
No	25

4. Forty-four (62%) of the returns included additional comments, some of which related to non-housing matters. Comments were also made on the wider infrastructure requirements associated with housing development as well as on specific housing issues within the parish. These comments are summarised in Table 3, below.

Table 3. Additional Comments

Non-housing comments	
Restore the Cleveland Arms PH & bowling green for community use	7
Complaints about speeding traffic	4
Housing-related comments	
Housing development needs appropriate wider infrastructure improvements, with specific mention of the following services: roads (capacity & condition); public transport; drainage; leisure facilities; footpaths; water supply; sewerage; schools; and, medical facilities.	10
Housing comments	
No more new houses within the parish	9
Priority should be given to affordable, smaller, houses (including bungalows) suitable as starter or downsizing/retirement homes for local people.	10
Brownfield sites to be developed before using greenfield sites	4
Housing design to be appropriate & sympathetic to surroundings	1
Restore / improve empty properties before building new	2
Some comments expanded on suggested locations, including the following: in-fill only; even spread across the parish; prioritise High Ercall; prioritise Walton; not in Roden.	1 each

5. Analysis of the survey data reveals the following key findings:
- a. 83% of respondents are home-owners, with 17% living in rented accommodation. (Q1)
 - b. Only 5% feel their current accommodation is inadequate, with costs being the main factor. (Q 2 & Q3)
 - c. About 12.5% seek alternative tenure, with aspiration to buy or rent evenly spread; however, there are no respondents on the Local Authority housing needs register. (Q4 & Q5)
 - d. 6 respondents own land or property potentially available for development. 5 of these provided their name and address, allowing further investigation if required. (Q6)
 - e. 36% do not want any more housing in the parish. However, 37% support new housing while a further 27% were potentially supportive, especially of modest development. (Q7)
 - f. There is very little support for open market housing to either buy or rent, with a strong preference for affordable or smaller (1 - 3 bedroom) properties, including bungalows. Sheltered accommodation and self-build options received moderate support. Half of respondents want local people to have priority for new housing. (Q8, Q9, Q10 & Additional Comments)
 - g. Opinion was spilt regarding quantity and location for new houses over the next 10 years. However, total numbers in the range 11 - 50 were most popular, with High Ercall the most frequently cited location. Roden was the next most popular suggestion for development, followed by Ellerdine, Rowton and Walton. Development adjacent to existing properties and on in-fill sites received popular support. Additionally, 4 respondents specified the need to develop brownfield sites in preference to greenfield sites. (Q11, Q12, Q13 & Additional Comments)
 - h. 12 respondents reported empty properties that could be brought back to use, with a small majority in favour of this being a priority. (Q14 & Q15)
 - i. New housing may need wider infrastructure improvements (appropriate to the scale of the development), including: roads (capacity & condition); public transport; drainage; leisure facilities; footpaths; water supply; sewerage; schools; and, medical facilities. Infrastructure deficiencies were cited by several respondents who oppose any new housing. (Additional Comments)