

Swanton Abbott Community Survey

The survey

Following a Community Consultation Event, the electorate in the parish of Swanton Abbott was asked for their views regarding the village green and housing proposal for land by Long Common Lane and The Poplars.

The proposal would allow the village to:

- Create a village green with access to the existing play park
- Have a new, up-to-date village hall with associated parking, paid for by the developers
- Have some units of affordable housing for local people
- Have a varied development of market housing
- Highway improvements in Long Common Lane and The Poplars

The surveys were collected between 5th and 9th September with a post box by the village hall to leave responses in until 16th September.

The survey was organised and administered by Swanton Abbott Parish Council.

Results

151 responses were received by North Norfolk District Council and were counted, independently, by three officers in Democratic Services. The sealed envelope was opened on Wednesday 28th September at 17.05 in the presence of the Chief Executive and the Democratic Services Team Leader. The responses were counted on Wednesday and on Thursday 29th September. None of the three officers have any connection with the parish of Swanton Abbott.

Of the 151 responses, 3 were duplicates against and 2 were duplicates for and 2 were obviously and distinctly written by the same person. These were not included with the results.

Of the 146 certified responses:

Against	In favour	Neither for nor against
96	35	15

The following issues were raised by respondents against, in favour and neither for nor against:

Drainage concerns	48
Traffic	17
Light pollution	2
School capacity	3

Details of Responses

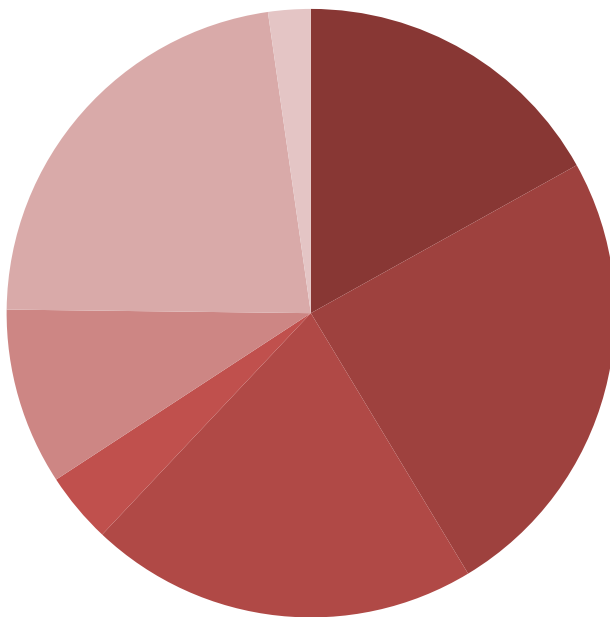
Some respondents had thought the survey would be a yes or no vote, rather than a comments procedure and three commented that a vote would have been preferable. There was also a comment that the survey was not unbiased.

There was a definite trend in the concerns of respondents involving drainage, traffic, how the proposal would impact the area and the environment as well as specific concerns around each of the proposed developments and changes. The charts below show the different concerns raised with the full details available in the attached appendices.

Affordable Housing Concerns

(54)

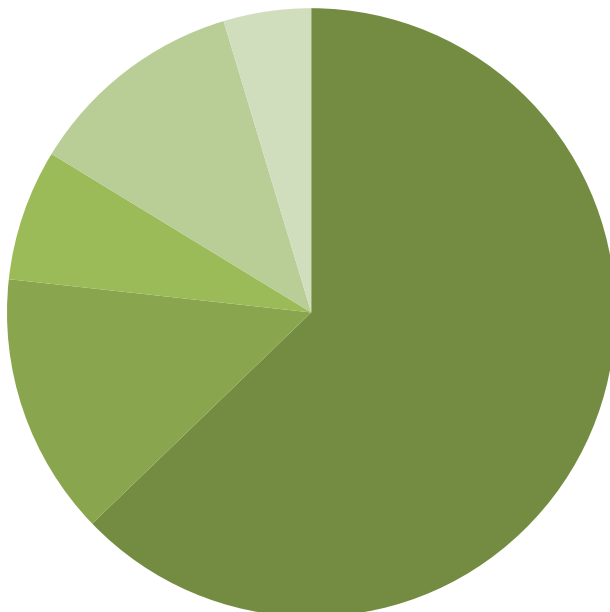
(Number of respondent comments)



- Mistrust it would be for locals and/or affordable
- Would encourage further development
- Not needed/wanted
- Attracts undesirables
- Safety/ site issues
- Not in keeping/ugly
- Spoils view

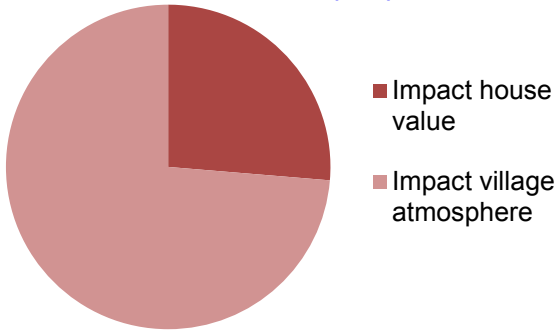
Affordable Houses Benefits

(43)

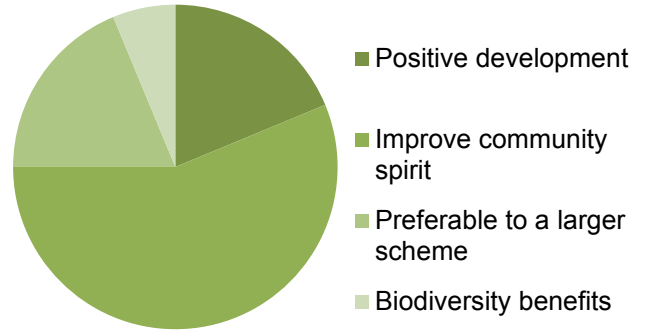


- Needed and wanted
- Yes but limited
- Larger benefits for village
- In keeping
- Yes but segregation concerns

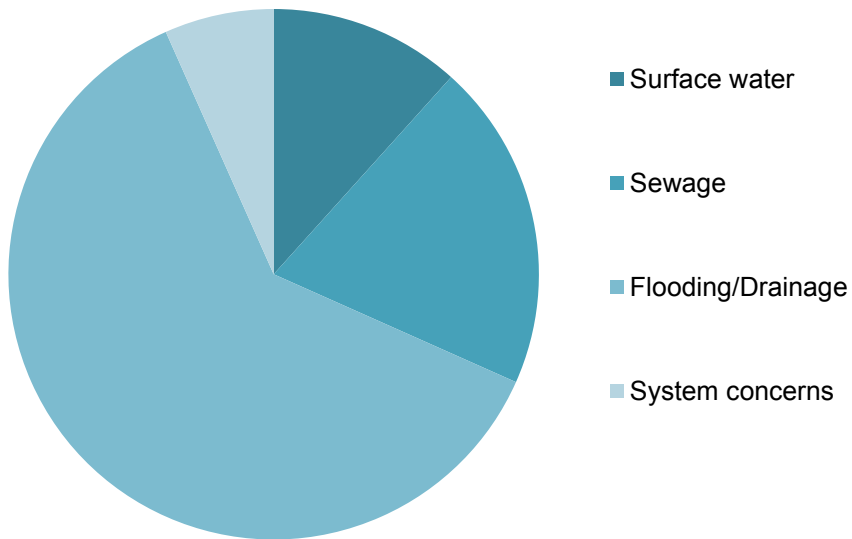
Area Concerns (20)



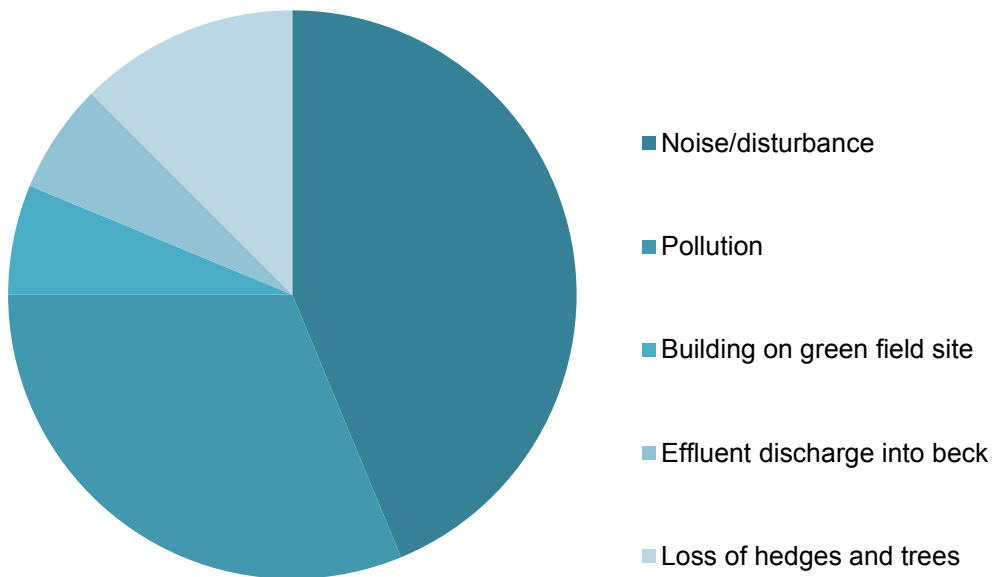
Area Benefits (16)



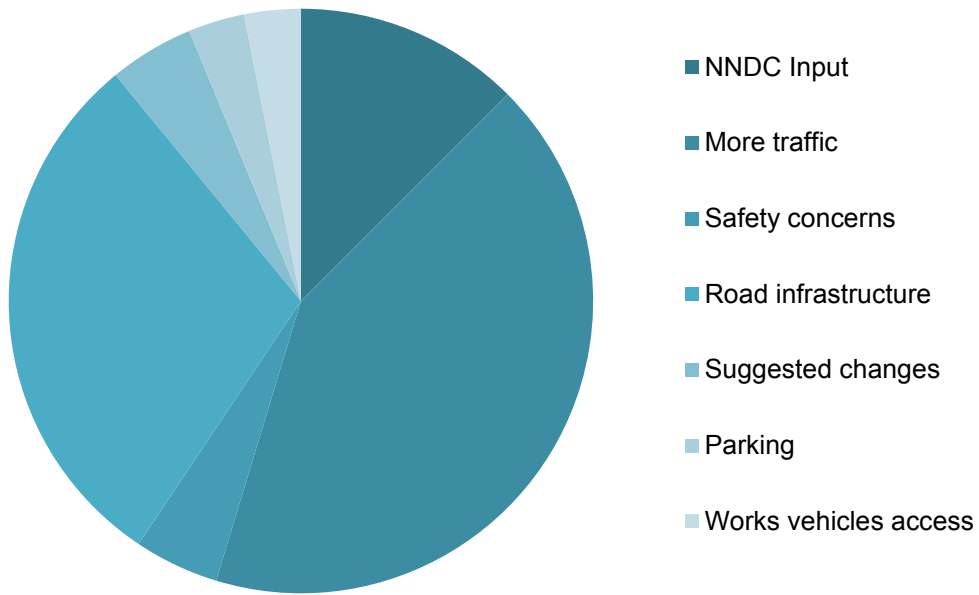
Drainage Concerns (60)



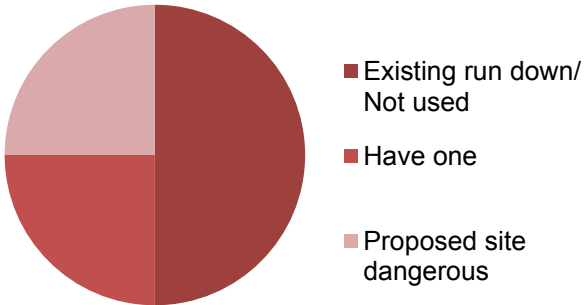
Environment Concerns (16)



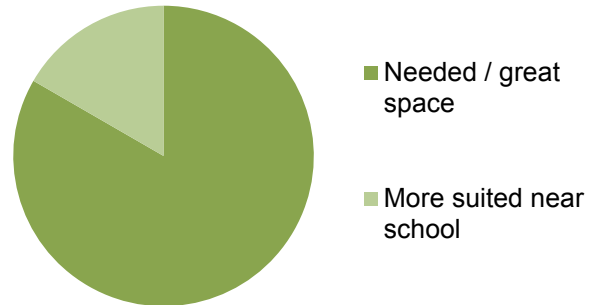
Highways (64)



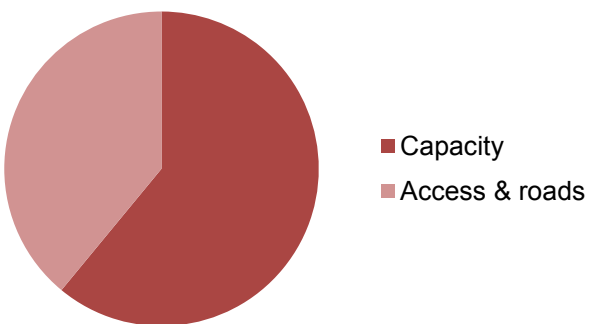
New play park views (4)



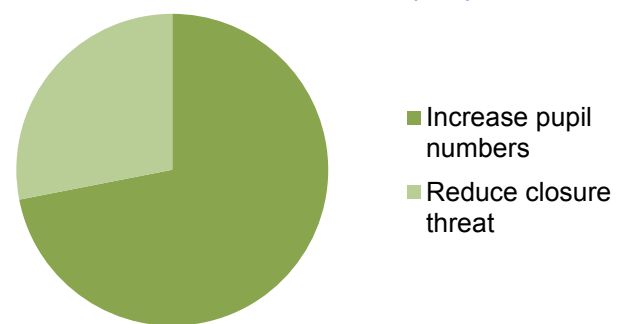
Support for Play Park (6)



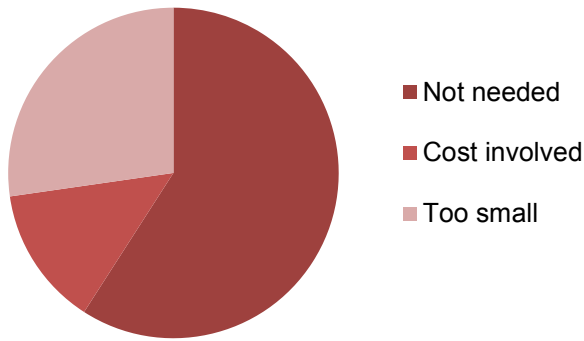
Concerns regarding school (7)



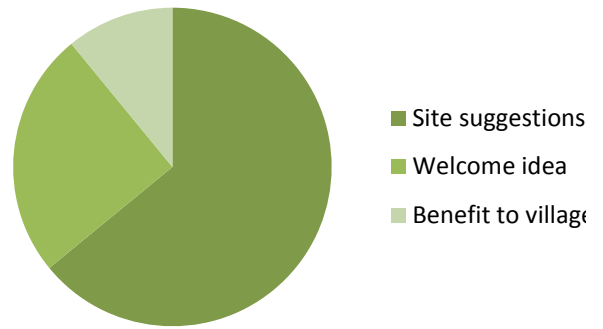
Benefits to the school (10)



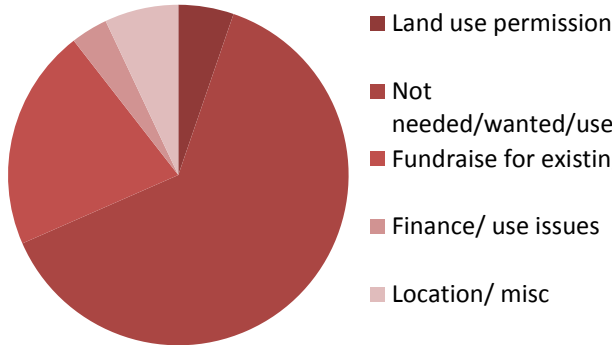
Village Green Concerns (22)



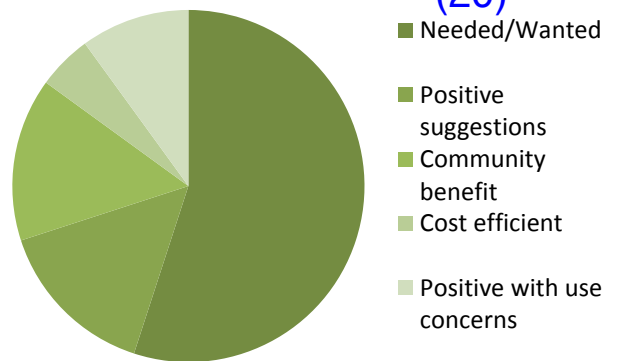
Village Green Benefits (12)



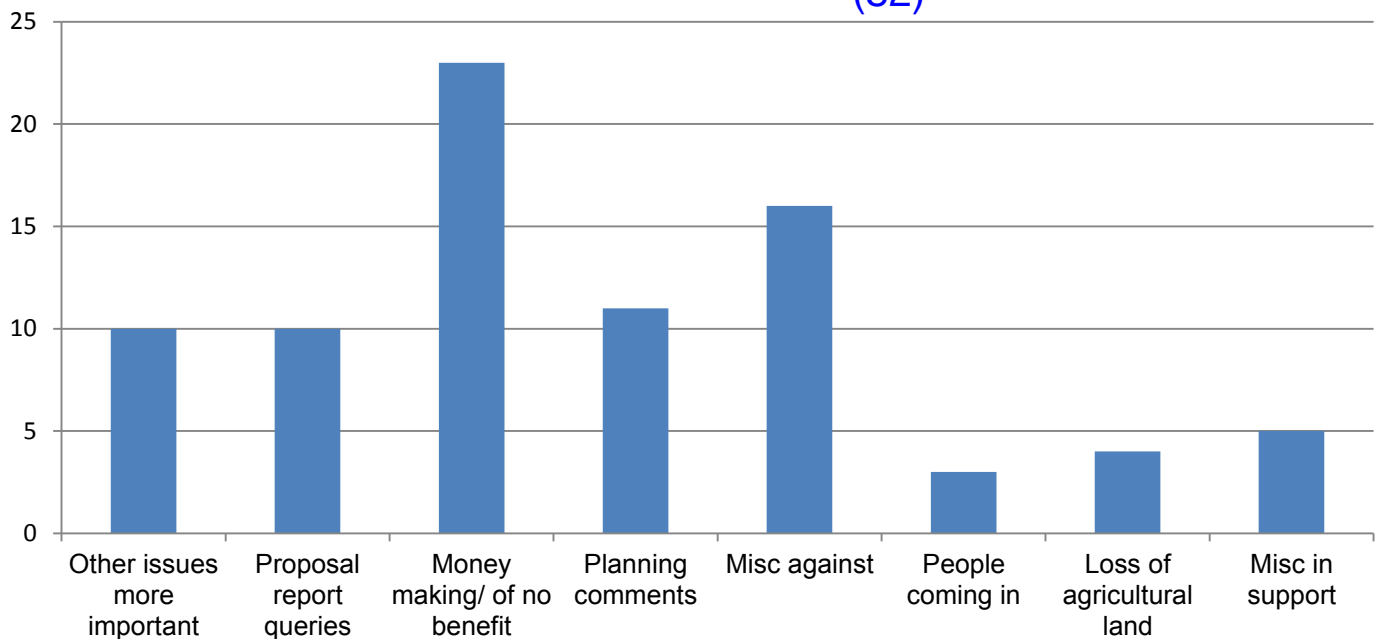
Village Hall Concerns (57)



Village Hall Benefits (20)



General Comments regarding the proposals (82)



Some comments as written:

“Surprised the Parish Council is leaning towards this going ahead. Can all those on the Parish Council declare any interests which they may have in this development going ahead either from sale of land, development proceeds, etc? Is there a conflict of interest?”

“There is no mention of the extra cost e.g. running costs, that may be incurred with building of a new village hall, has consideration been made to gaining extra funding to improve the current hall”

“I must say the houses should have been [built] years ago – I don’t mind what you do with the field.”

“Affordable housing for local people is misleading and the Parish Council is wrong to mislead people about this. This is not going to be confined to the people who live in the village.
It is for anyone with a link to North Norfolk.”

“If the new proposal could possibly create a community within the village
I believe it would be a good thing.”

“A small estate of affordable houses welcomed with new village hall and village green. Drainage
MUST be properly provided and roads and access to site made safe.”

“I would want to see a definite building plan NOT a possible version of what MIGHT be built.”

“In view of the pressure from central government to build more houses is it possible for the Parish Council, the land owner and the developer to ask North Norfolk District Council to jointly put pressure on Anglian Water to resolve the issues in the village?”

“Main concern is increase in drainage problem. During late Autumn, Winter and early Spring, it saturates the ground causing grey water to back up resulting in septic tank overflow - dominates six months of the year. 16+ houses will result in more run off.”

“Biodiversity will increase exponentially – those worried about their view
will see trees and so much more wildlife.”

“I believe that this shouldn’t go ahead because of the additional housing and any of the listed above [proposals] won’t give any useful or meaningful benefits or additions to the village in general.”

“I am for the proposal. We need affordable housing for young families and a better play area. But flooding must be stopped in The Street and Cross Road.”

Appendix A

Specific Comments

The tables below mirror the charts and how the comments have been captured from the survey.

Affordable Housing	
Concerns	Benefits
<p>Misleading as is not for people in the village but for anyone with a link to north Norfolk</p> <p>Land next to it not used – suspicions will be developed later on</p> <p>Not needed</p> <p>No to affordable housing</p> <p>Infrastructure insufficient</p> <p>Not needed or wanted</p> <p>No guarantee that locals would get social houses</p> <p>16 houses on large piece of land is suspicious</p> <p>Affordable housing attracts undesirables</p> <p>Don't need more houses</p> <p>New developments are unsightly</p> <p>I am against affordable homes</p> <p>Houses on village corner would be dangerous</p> <p>Concerns it will become more than 16 houses</p> <p>Lego houses</p> <p>Not wanted or needed</p> <p>Not wanted</p> <p>Proposed housing more suitable to an affluent area but not a small village of cottages and small houses</p> <p>More housing would follow</p> <p>Building houses on village hall site is dangerous</p> <p>Housing estate would ruin the village</p> <p>Don't believe the market housing will fund the affordable housing</p> <p>Not lots of new houses</p> <p>No need for new houses – several projects in Aylsham, North Walsham and Wroxham which should be able to cope with local needs</p> <p>Wouldn't be for locals</p> <p>Not interested in market housing</p> <p>Dormitory housing for Norwich</p> <p>16 houses too many</p> <p>Not in keeping</p> <p>Will they be affordable?</p> <p>Executive housing not right for area</p> <p>Not a good site</p> <p>The affordable housing is flats! Not in keeping</p> <p>Not in keeping with the village</p> <p>Will not improve the area – already regularly visited by police</p> <p>Properties will not be affordable</p>	<p>We do need affordable housing</p> <p>Needed but built within an existing infill site</p> <p>Must be limited in quantity and a free hand to build as many as possible</p> <p>Any new housing should be affordable – the amount planned is not enough</p> <p>The balance of market housing and affordable needs adjusting with more affordable homes</p> <p>Not opposed to development but housing will be expensive and young families with ties to the village won't be able to afford them</p> <p>More truly affordable homes</p> <p>The affordable houses need to be maximum of 2 one-bed bungalows to prevent anti-social behaviour</p> <p>Any new homes should not be allowed to be second homes as homes are needed and the village should be kept alive</p> <p>We do need social housing</p> <p>More housing for more pupils at the school</p> <p>More housing will rejuvenate the village</p> <p>The houses seem big and expensive and it would be better to have more family and first time buyer homes for a better mix</p> <p>Properly affordable homes</p> <p>Affordable homes for local people is a good idea but not on the suggested site</p> <p>Would prefer to see a small development of mixed housing, village hall and green rather than a field of houses</p> <p>Needs to be in keeping with the village</p> <p>Welcomes a smaller site rather than a larger one with further relaxation of planning rules in the future</p> <p>Understand concerns of adding more housing so it needs to be done selectively and sensitively</p> <p>We need housing for younger people to stay in the village</p> <p>Affordable houses very welcome</p> <p>Positive development providing housing is genuinely affordable</p> <p>We need affordable housing for young families</p> <p>Plan for housing good</p> <p>Affordable houses for local people is a high priority</p>

<p>Not needed Housing spoils my view Would spoil our view Unhappy with choice of site Would increase number of households by 12% Housing estates do not belong in villages Minimal offer and not guaranteed will be offered to local people from the village Viability of number of houses proposed in question and further expansion may be necessary to fund sewage treatment proposal Premier housing development will be bought by out of towners or as second homes – no benefit to village Affordable housing never works Swanton Abbot not identified for development in local plan People moved to village knowing what it is – why change it Urban spread Dangerous access to houses (village hall site) Not within designated development boundary Not in keeping with village Building on arable land sets a precedence Why is there land left over?</p>	<p>Affordable houses are clearly needed Segregation of affordable housing out of line with spirit of village Four affordable units not enough Segregation of affordable/market housing Should have had houses years ago I would like to see houses there A small estate of affordable houses welcome Will be great for younger people locally looking to buy affordable housing Affordable housing for people in the village or who have connections with the village 16 homes will not spoil the village environment Houses not flats More housing would be good for the village Affordable housing would benefit the village It would add approximately 10% to the housing stock and fulfill a need for locals seeking affordable housing There is an urgent need for more houses</p>
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Area	
Concerns	Benefits
<p>Devalue houses Not fitting in a village atmosphere Ugly Not in keeping Small friendly village Impact on the nature of the village Will spoil a lovely village Spoil the village Want to relax after work Peaceful area Would spoil the village Devalue houses Would cease to be a village Devalue houses Devalue houses Rural village Devalue houses Ruin the village Rural village Concept would ruin village life</p>	<p>The scheme could offer significant benefits to the village Could reverse the current apathy in the village Preferable to a larger proposal – full support New blood needed This smaller development is preferable Can only see as positive for the village Would improve village Create a community in the village Fresh blood would encourage community feel A small development would not dwarf the existing village Possibly could help to build a better community Keeps villages alive Bio diversity will increase exponentially Enable residents to socialise Project could only have a positive impact Adds further life</p>

Drainage

Not answered satisfactorily	Concerns that drainage system is unable to cope
Surface and foul water issues	Surface water
Sceptic tank issues	Flooding
Water saturation	June flood nearly flooded property
Sceptic tank	Drainage and surface water problems
Sewage	House floods
Drainage troubles	Foul water
Rainwater and sewage issues	Surface water
Surface water flooding	Sewage system
Drainage needs to be resolved	How would system cope?
Sewage and drainage issues	Development must be on mains sewage
Further work on drainage needed	Flood risk must be reduced
PC have a poor track record with drainage	Additional housing will cause flooding
Drainage	Flooding must be addressed
Flooding and drainage issues	Drainage
Heavy rain and blocked drains	Flood risk
Flooding	Drainage
Drainage would be affected	Flood risk/drainage
Flood area	Drainage/flooding
Drainage	Drainage
Sewage demands	Drainage
Rainwater not draining away	Drainage/flooding
Current facilities inadequate	Drainage/flooding
High water table	Drainage
Improve drainage	Flood risk to Cross Road and The Street
Inadequate drainage system	Drainage must be properly provided
Drainage issues	Drainage
Possible increase in flooding	Sewage problems
Sewage	Significant flood risk
Rainwater	
Sewage issues	

Environment

Spoil the tranquility and rural setting	Noise
Noise	Light pollution
Pollution	Noise disturbance during development
Building on a green field site	Noise in construction process
Noise	Effluent discharging into the beck
Pollution	Hedges and mature trees may be lost
Light pollution	Hedges would be removed
Noise from village hall	Environmental impacts

Highways

Decision down to NNDC	30mph limit extended to the junction
Would mean an additional 32+ cars	What will 20+ cars do?
Unsafe for people along Common Lane	Road improvements at the discretion of NNDC
Increased traffic	Highways and can't be guaranteed
More traffic	Roads are too narrow
Extra 30+ cars	Big improvements required first
NNDC make highway decision	Corner junction would need improvement
Extra cars	Traffic safety
Not suitable for more traffic	Health risks from traffic congestion/insufficient road capacity
Already busy with traffic	Highway danger
Children vulnerable	More people driving to the school
Traffic along narrow lanes	Highway safety
More traffic	Additional traffic
More traffic	No evidence that road links would be improved
Don't need more cars	Will there be parking provision at base of footpath/old village hall site?
More traffic	Parking for affordable dwellings/traffic/safety issues
Traffic	Parking for properties at village hall site
Additional traffic	Highways
Increased traffic	Road and access to be made safe
Narrow roads	Increased traffic
More traffic	Traffic concerns
No guarantee of improvements	Works vehicles on narrow roads
Extra cars	Who is going to pay for the road improvements
Access	Pot holes don't get filled in
Small country lanes	No guarantee of road improvements
More cars	Construction vehicles
Roads are narrow	Junction visibility and speed humps wanted
Extra cars on the road	More vehicles
Concerns regarding road layout	In excess of 40 extra cars
More traffic	Traffic already a concern
Inadequate roads and paths	
Access and road concerns	
Improvements needed	

Play Park

Concerns	Benefits
Existing play park run down	Extra playing areas for children
We have one	More suitable near to the school
No one uses it	Needed for children up to age of 16 years
Playing field location on dangerous corner	Great to have a space for children to play on
	Need a better play area
	Encourage children to play outside together

School	
Concerns	Benefits
<p>At capacity Why do we need a new footpath? Existing one has been there for generations Unable to cope with more pupils Wouldn't cope with more children Wouldn't cope with more children Extra demands on the school to detriment of other pupils Concerns regarding road to the school</p>	<p>Do need more pupils Small schools always under threat Reduces threat of closure</p>

Village Green	
Concerns	Benefits
<p>Who would use it? No visible need for one No need for one Not needed Cost of upkeep No Postage stamp size It would be very small Was in the village plan and no one wanted it No point Would not be looked after Not needed Too small Too small for sports No case that it would be used No one would use it No need for village green Dimensions of proposed village green of no benefit to community as a whole Upkeep of village green Existing playing field not used to full potential Need for village green questionable Has owner of garden land around the playing field been approached to sell/gift land for village green? Proposed green far too small</p>	<p>Move the green closer to Cross Road Field opposite school is a good site Sorely missing In support Great idea Village green with access to play park Good idea Welcome Make area more attractive Help make village open and spacious Fantastic public space for all – young and old Would benefit the village</p>

Village Hall	
Concerns	Benefits
<p>Permission has to be granted by trustees of hall Has extra funding been considered for existing hall? Current hall is adequate Not used Suitable for purpose Improve existing one</p>	<p>We need a more useful village hall Would be a bonus Great idea – needs to be bigger and offer facilities for all the village Make more teenager friendly</p>

<p>Existing one very nice New site redeveloped Nothing wrong with existing one Existing one rebuilt? The presentation for a new hall was poor Current one not used, so don't need a new one Adequate and not used to full capacity Not needed Of no benefit to us Not wanted or needed No proven need for a larger hall Empty 8-9 months of the year Existing one very good Existing one fine – needs a few alterations No need for a new one as current one hardly used Grant needed to improve existing Don't need a new village hall Not needed I don't use it Under used Existing one can be improved Fundraise for improvements Population doesn't warrant a new hall Existing one could be improved Wouldn't increase activities available No need with bigger running costs Will a larger hall survive and function Is it needed Entrance too close to 1The Poplars We have one Building a new hall is a waste of money Not needed – existing one satisfactory Land was given specifically for a hall – improve on the existing facilities Don't use it Isn't used now Only used as a polling station No long term financial plan to support it Current ones needs improvement No need for bigger hall present one hardly used Present village hall superior to many village halls Existing village hall adequate Proposed village hall in wrong location Existing village hall could be renovated/rebuilt – in perfect location Not needed, existing underused, invest in current hall Current village hall size adequate and cannot be foreseen if larger hall would be used Old village hall fit for purpose – no need for new one but would like social club Leave village hall on present site Village hall not used Existing village hall is adequate for current use Existing village hall not used to full potential Village Hall would not be used more than at present Residential properties on existing village hall land against wishes of those who gave it Status of land entrusted to village.</p>	<p>Proposed hall should be 50% bigger than current one I like the idea of a new village hall – the current one is too small New hall very welcome – be able to offer more activities Excellent idea In support Great idea Good Could bring village together as a community Good idea Welcome May encourage more useage We need a new village hall but will it be used? Positive about the idea, but will it be used? Village hall will cost less to run as will be energy efficient Would benefit the village Provides a centre to the village with more facilities</p>
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General Comments

<p>More important issues No mention of additional running costs About making money not for the benefit of the village Planning permission for a cottage on my land was rejected Quiet village not a housing estate Not the final plans presented Fine as it is No facilities Would further lessen a village community spirit A village shop is more important Want definite plans not proposals Advantages and disadvantages should have been listed Divides the village Village lost to development Improve existing facilities No benefit to the village No benefit to local people It will have a negative impact on the village Totally against it More undesirables sent by Social Services Would become a target for further development No benefit to the village Why change a productive piece of agricultural land? Only benefit to the developers No benefit or of any interest to the village Only benefits the land owner Not suitable for the village Doesn't benefit the village Financial gain for a few Listen to the village not those with money Infrastructure doesn't support the proposals We like the village as it is and moved in 2009 because of the village feel Not beneficial to the village Scheme full of 'if's 'but's and 'might's – too vague The pub should be the hub of the community If this development goes ahead, the Aylsham Road one should also be given permission No benefit to the community Money making for landowner No benefit to the village No benefit to the village Developers only interested in their own ends Go for it! Large happy face</p>	<p>Developers looking for quick money Not for the welfare of the village Don't change the village Only suits developer and land owner Only benefits the land owner New residents wouldn't use the local amenities No benefit to the village Don't need a concrete jungle Money making scheme for land owners and builders No facilities to accommodate expansion Makes lots of money for the developer and the land owner Of no benefit to the village Only benefits the developer Can't see what anyone would have against this Concerns over unsold land Changes have to be made Well thought out and ethical proposal Green light to other developers to build in village Village is big enough No need for modernisation Insufficient infrastructure – school, drainage Impact from sudden population influx Insufficient benefits of proposal in present format Proposal not needed Don't want footpath or street lighting on The Poplars Are Westwick/Scottow looking at similar scheme. Why can't RAF base be used instead? Should there be a tender exercise to decide which developer to work with? Loss of land to produce food. Incomplete information to make informed decision No cost implications given Out of scale Loss of agricultural land No shop, limited facilities and pub on market and likely to close Change of use of agricultural field not acceptable Up to date village plan needed before commitment made Increased burden on roads, sewers, drains & ditches, school and playgroup I support the plans Propaganda through post full of speculation and very unethical</p>
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