

Seaview and Nettlestone Parish Council Consultation Survey 2016

This report is the analysis of the data collected from a consultation survey of the residents of Seaview and Nettlestone parish.

The study was undertaken to provide supporting information for the development of the Parish Plan 2016-2020

The survey was issued in June 2016, data entered and analysed by the Parish Council.

The Questionnaire was based on a standard 'housing needs' questionnaire used by parish councils across the Island, but with adaptations aimed to accommodate the need for broader consultation for input to the local parish plan process.

Questionnaires were hand delivered to every home in the Parish with an option to complete the survey and return via the postal system or to complete the survey on-line. This therefore sought input from every household, rather than a random sample of limited focus groups.

There were 1742 households in Seaview & Nettlestone [Isle of Wight Council Business Intelligence Unit, March 2013: Ward profile information packs]

A total of 606 responses containing data were submitted

606 responses represents a 35% response rate.

The overall results are therefore a good representation of the whole parish with a +/- 4% margin of error when considering responses from the full 606.

Note: The 2011 census state 1256 households which would result in a 48% response rate with a +/- 3% margin of error

In some sections the responses to particular questions were significantly lower than the 606 as they dealt with specific housing needs and the results are therefore less representative of the whole parish. Where this occurs observations are made as to the validity and thus application of the statistical results.

The data having been collected and inputted via a third party website whilst most useful for the collection of the data and in keeping costs down, it does not (frustratingly) accommodate any requirement for sub-analysis of the data. The results are limited to an analysis of the overall results

SECTION A: Housing Needs

25% of the respondent households do not consider Seaview & Nettlestone to be their primary residence

Of 598 respondents, 73% identified that their household was their principle home. 27% stated that it was not. The remaining 8 respondents did not answer the question.

The national census 2011 identified that the Isle of Wight had 138,365 usual residents, with a further 3114 who has their usual addresses elsewhere but with a second address in the Isle of Wight (2%)

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Two per cent, compared with 27% highlights the particular challenge that the parish council has in balancing the needs of the permanent residential households, and those where Seaview & Nettlestone is not their principle home.

The majority of respondents have lived in the parish for more than 5 years (72%). Overall the results indicate an established, mature and stable population.

- 94% of respondents do not have young children aged 0-5. Six per cent do have young children. 3% have one aged 0-5 years and a further 3% have two aged 0 –5. Of all respondents there are 75 children aged 0-5.
- 94% of respondents have no children aged 5-10 years. Seven per cent have a child aged 5-10 years – a total of 54 children aged 5-10.
- 93% of respondents have no children aged 11-15. Of those that do, a total of 71 children aged 11-15
- 89% of respondents have no young persons aged 16-24 in their household. Data indicates that there are 105 young persons amongst respondent households
- 84% of respondents have no persons aged 25-44 in their households
- 73% of households have no persons aged 45-59 in their household
- However, the statistics shows that for households with persons age 60-74 the data there are 26% with one person of such age with a further 26% with two persons of that age group.
- **52% of Seaview & Nettlestone households have one or two persons age 60-74**
- **24% of households have one or two persons aged 75-plus**

Accommodation for respondents is primarily in two (21%), three (42%) and four (25%) bedroom properties. 96% of respondents returned that the number of bedrooms was sufficient for their needs.

Only 4% returned 'no'. Reasons given for the accommodation being too small were. Numbers bracketed indicate number of respondents

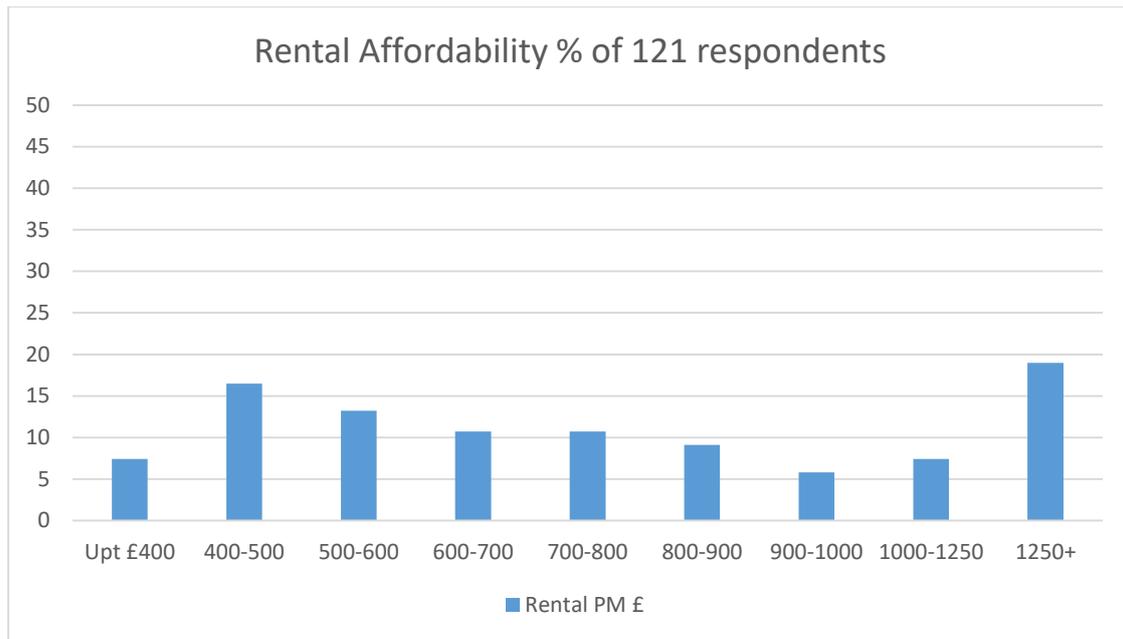
- Family size (5)
- Ability to accommodate visiting friends and family (6)
- Ability to foster (1)

The survey asked about specific housing needs

121 responses were received related to rental option i.e. 18% of total respondents, which suggests that the matter of housing needs was of relevance/interest to a minority of the parish.

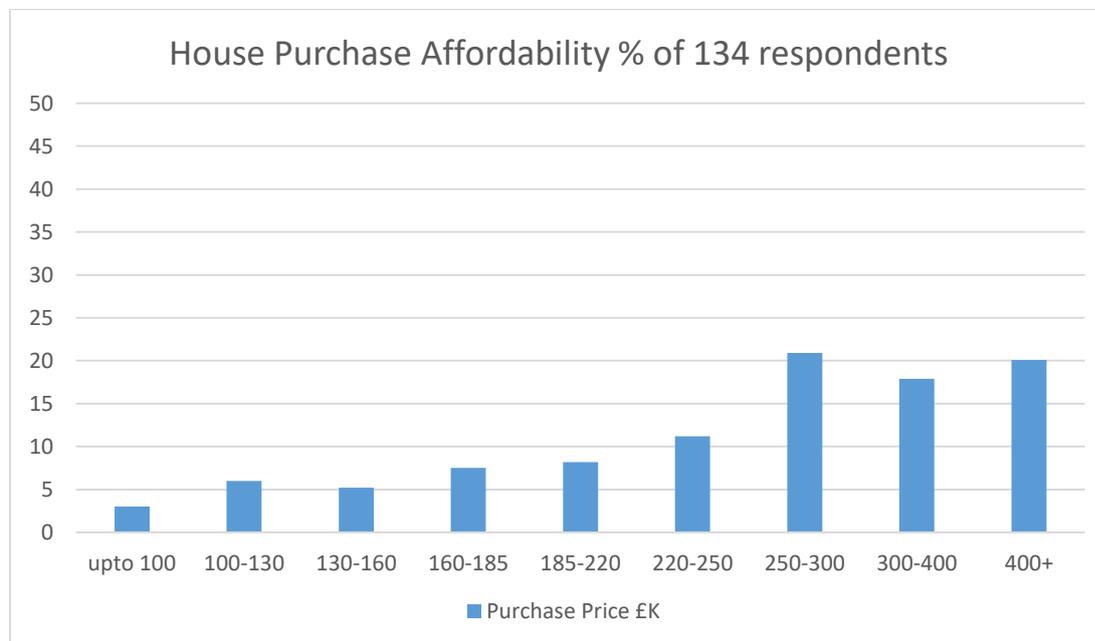
The responses for rental affordability were equally distributed across the options. 48% of the 121 stated less than £700 per month and 52% more than £700 per month

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134 of the 606 respondents provided answers to the question of affordability of buying a property – which suggests that 22% considered this to be of relevance or of interest to them, and reflects similar to the question above of renting

The average property price on the Isle of Wight in 2016 (source 'Right Move' November 2016) is £223K. Seaview is currently £331K, and Nettlestone £335K



30% of the 134 respondents indicated that they could afford up to the average Isle of Wight house price of £220K

A further 32% indicated that they would be able to afford up to £300K

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38% indicated that they would be able to afford a property above £300k which is the average property price in Seaview & Nettlestone

The parish has a very high rate of mortgage-free property owners, reflecting the older age profile of the respondents

Of the 606 respondents 79% own their current property outright with a further 15% owner-with-mortgage. This compares with 19% in the UK (Guardian 25.2.15 – report of English Housing Survey 2013-14)

Just 4.5% rent from a private landlord and 1% from a housing association.

91% have no help in funding their housing costs – with just 4% receiving support through either housing benefit or help with mortgage payment

10% of the respondents have accommodation that is ground floor only, 0.3% sheltered housing and 0.3% with care provided.

126 ‘movers’ representing 20% of respondents

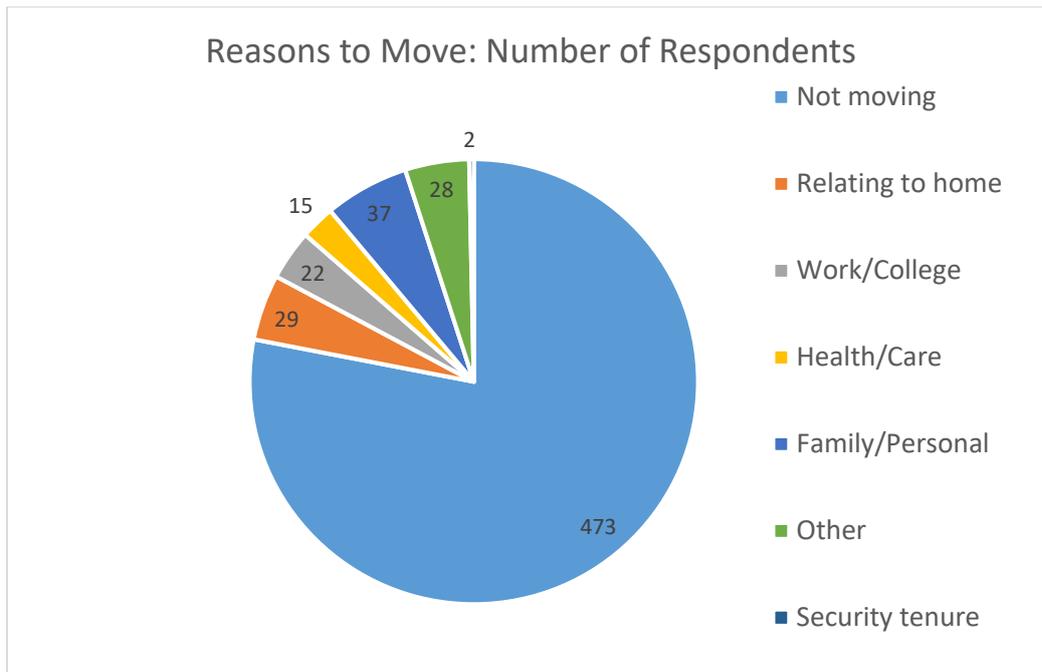
126 respondents, i.e. **20% of respondents**, considered that they may be moving in the next five years. 80% of respondents did not indicate any prospect of moving.

Of the 126/20% ‘movers’ more than half (64%) anticipate the whole household moving, and a third (36%) anticipated someone leaving the household. The prospect of moving was not imminent, 14% of the ‘movers’ anticipated within 12 months, 23% 1-3 years, 17% 3-5 years, and nearly half (43%) didn’t know

The data once ‘drilled down’ into sub categories of reason for moving / destination becomes statistically unviable as the numbers are too small to be representative of the parish as a whole.

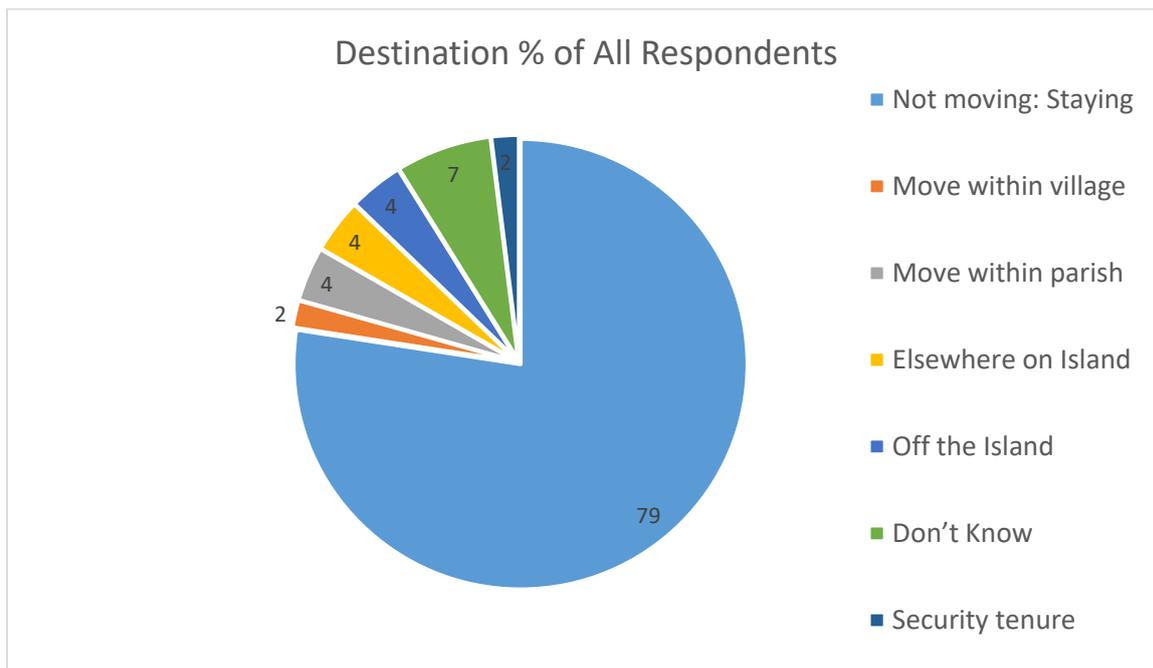
The data has therefore been extracted to provide key data

Of the options related to ‘home’ the two main reasons were to move to a smaller home (43%) or to buy a home (34%)



Of the respondent data – ranked by % of all respondents (high to low)

- 34 anticipate moving to a smaller home (6% of respondents)
- 27 anticipate buying a home (4% of respondents)
- 18 anticipate moving to go to university or college (3% of respondents)
- 14 anticipate moving to a larger home (2% of respondents)
- 12 anticipate moving to a home adapted to family needs (2% respondents)
- 10 anticipate moving related to a job (2% of respondents)
- 8 anticipate moving into sheltered accommodation (1% of respondents)
- 5 anticipate moving into residential care (1% of respondents)



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Of the 121 'movers' their preferred next property:

Option	Count	Percent of 121 Movers
Detached house	40	33%
Semi-detached house	7	6%
Terraced house	7	6%
Bungalow	18	15%
Flat or maisonette	12	10%
Bed-sit	0	0%
Sheltered Housing	9	7%
No answer	28	23%

Key Points from Housing Data

- Older, mature, stable parish population
- Majority owner occupiers with no mortgage
- 96% indicated that their current accommodation was suitable for their current needs
- 80% do not anticipate need or want to move property within foreseeable future
- There was no one primary reason for those anticipating moving
- The survey suggests the future need from parish respondents to be for smaller, two and three bedroom, detached homes in the parish, rather than 'sheltered/residential care' accommodation.
- Of those that indicated anticipation of a house purchase 62% had affordability less than the average current Seaview and Nettlestone house price value of £330K
- It is important to note that this survey deals only with the data provided by current parish households and does not attempt to comment on the housing needs of prospective second home owners which current comprise (from the survey) 27% of households – and it is suggested that this is an underestimate as the survey was conducted in June when many 2nd home owners are not attending their properties.

SECTION B: PARISH PRIORITIES

How important is it to you that the Parish Council should promote/support/encourage the following:

1 = Very important

2 = High on my priority list

3 = Undecided

4 = Low on my priority list

5 = Not important at all

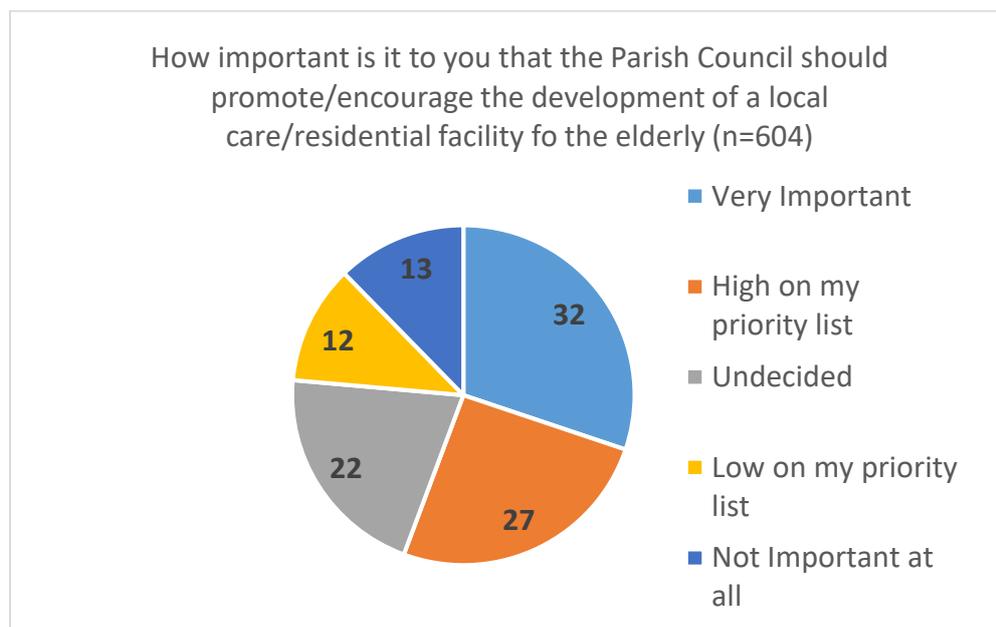
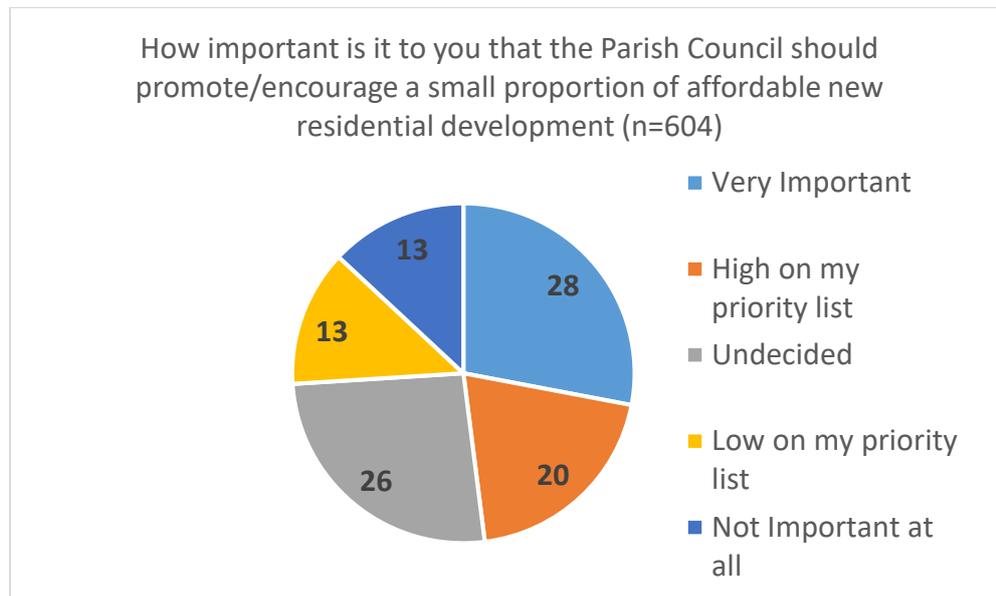
Respondents were able to rank each question individually and therefore did not have to prioritise the options on offer. The summary below therefore ranks each question according to those who rated the offering as **'very important'**

Local facilities that promoted and enhanced 'quality of life' were the highest rated matters of the options presented.

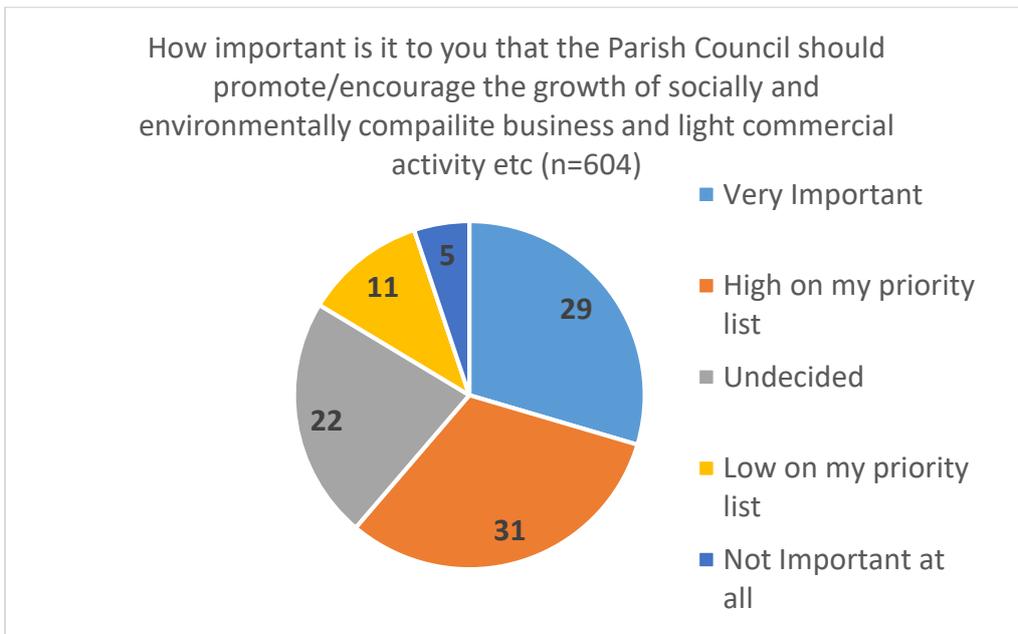
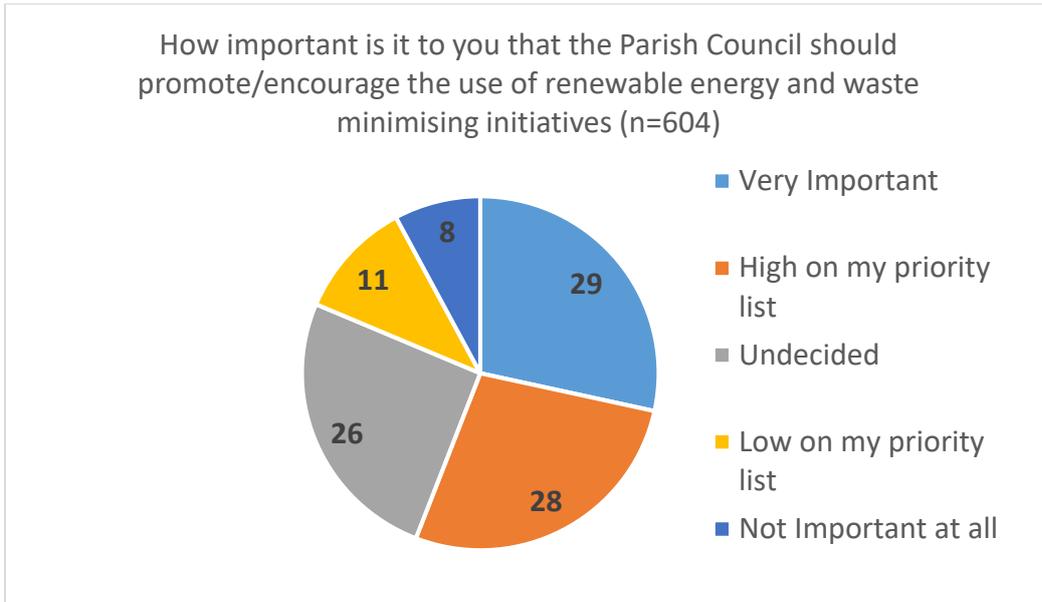
1. **54.3%** Activities and a supportive community network to ensure a safe crime free community.
2. **51.7%** Monitor infrastructure to ensure roads and pavements are maintained, safe and used responsibly.
3. **44.2%** Awareness and community involvement in projects that maintain, enhance and sustain the natural environment within the Parish for future generations
4. **41.9%** Raise awareness of local transport services and work to ensure they meet the needs of the local population wherever possible
5. **41.6%** Identify, maintain and develop key facilities and other services that enhance the quality of life within the Parish.
6. **31.5%** The development of a local care/residential facility for the elderly
7. **31.5%** the development of the local tourist trade by promoting and developing Parish amenities and the surrounding countryside with due regard to environmental impact.
8. **30.3%** continually improve the working methods of the Parish council and encourage broader involvement and contribution to the management of Parish matters by existing groups and general population.
9. **29.1%** The use of renewable energy and waste-minimising initiatives
10. **29.1%** The growth of socially and environmentally compatible business and light commercial activity, employment and redevelopment of any existing redundant facilities so as to ensure the prosperity of the Parish
11. **25.2%** the development of a wide range of stimulating activities for all ages and interests.
12. **28.1%** A small proportion of affordable new residential development

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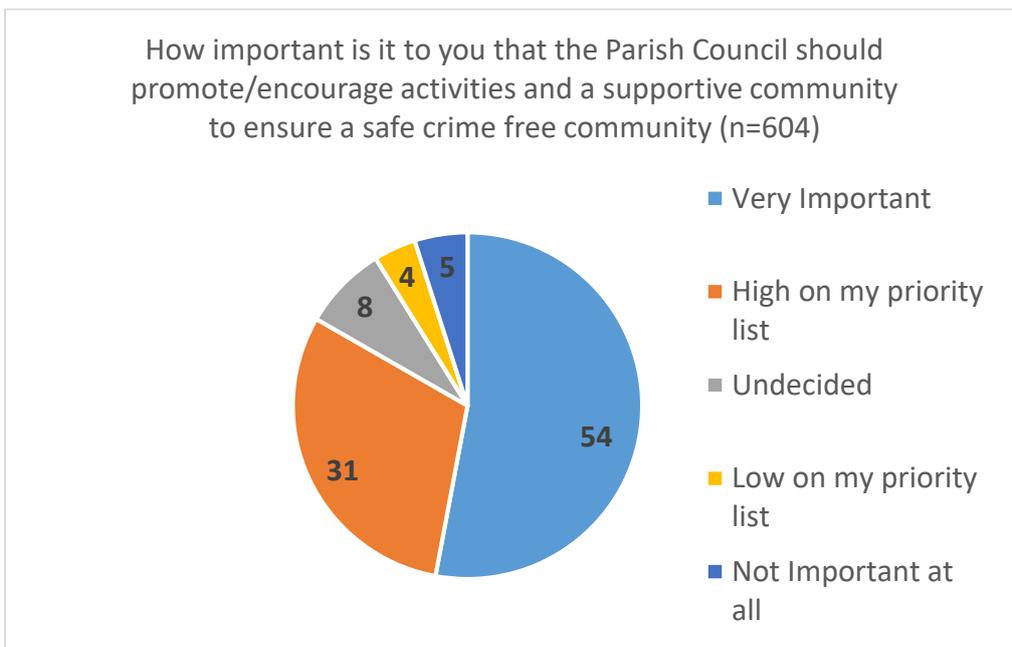
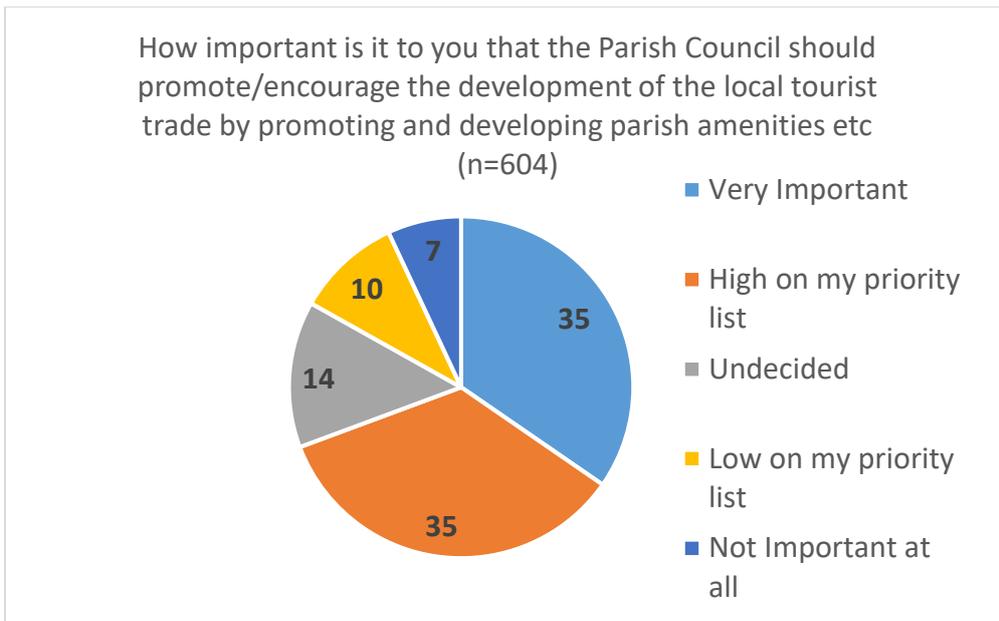
Detailed results for each question, shown % results, are shown in the pie charts below:



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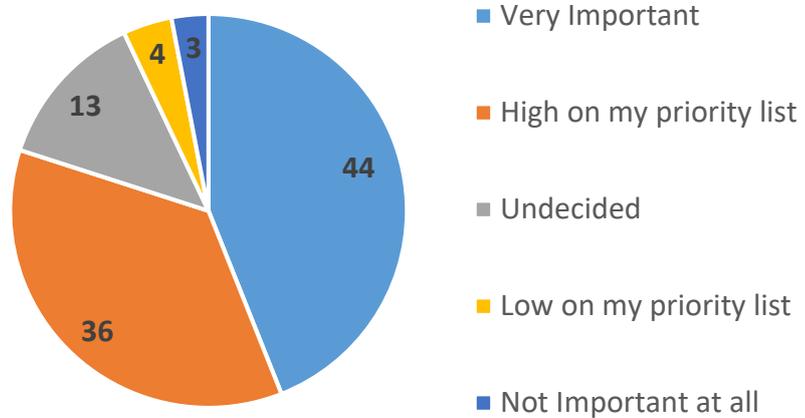


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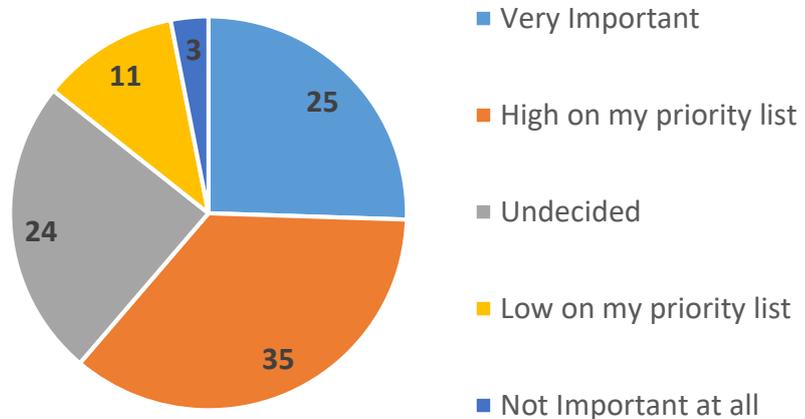


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How important is it to you that the Parish Council should promote/encourage awareness and community in projects that [promote] the natural environment for future generations (n=604)

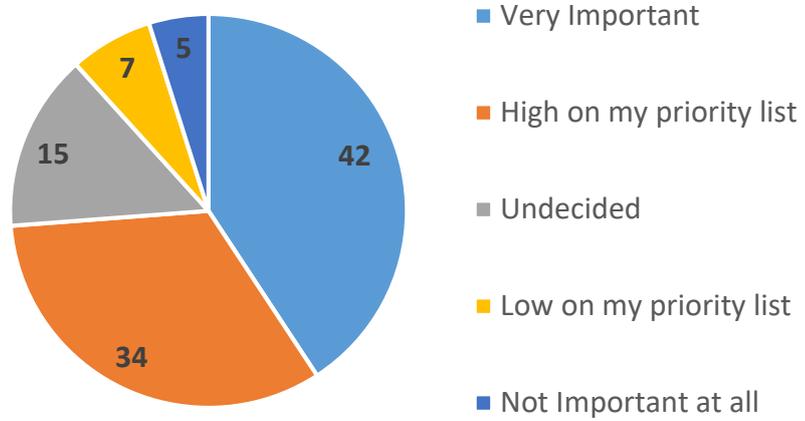


How important is it to you that the Parish Council should promote/encourage the development of a wide range of stimulating activities for all ages and interests (n=604)

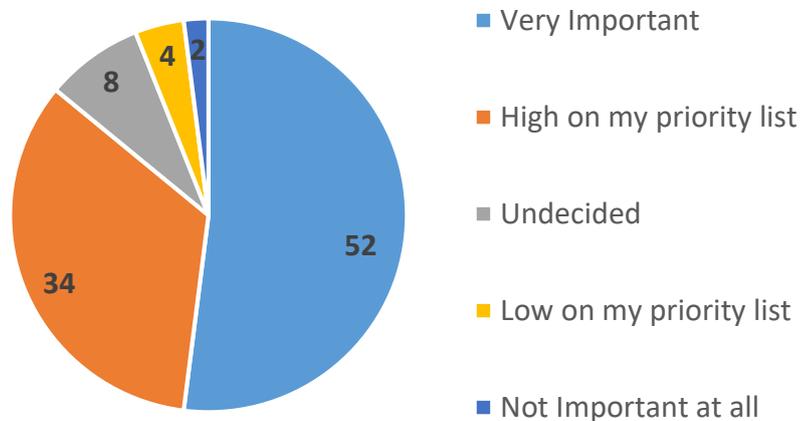


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How important is it to you that the Parish Council should promote/encourage awareness of local transport services and work to ensure they need the needs of the parish (n=604)

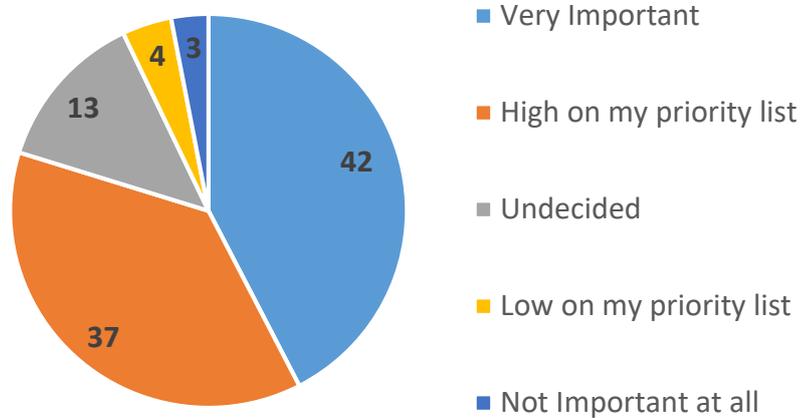


How important is it to you that the Parish Council should monitor infrastructure to ensure roads and pavements maintained/safe/used responsibly (n=604)

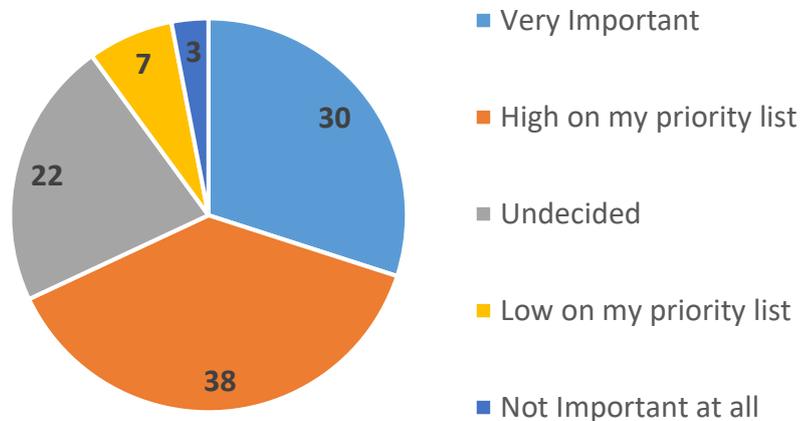


Seaview and Nettlestone Parish Council Consultation Survey 2016

How important is it to you that the Parish Council should identify, maintain, develop key facilities and other services that enhance quality of life in parish (n=604)

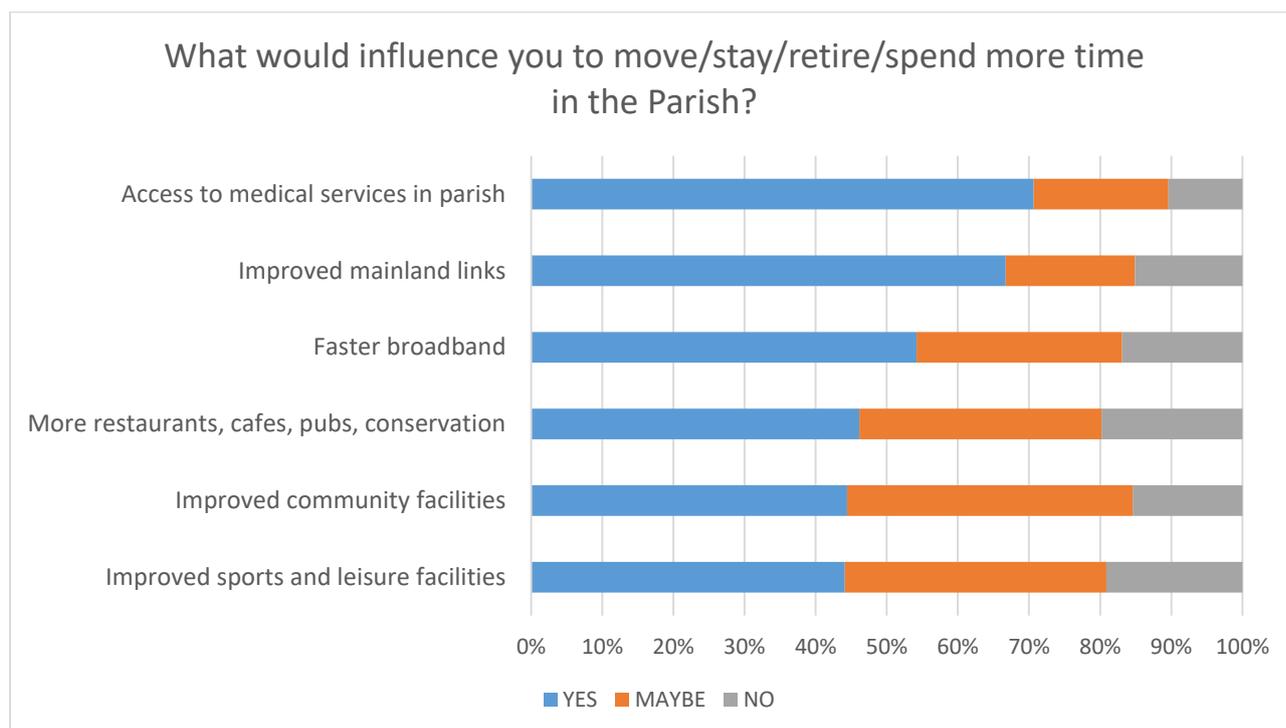


How important is it to you that the Parish Council should continually improve the working methods of the parish council and encourage broader involvement etc (n=604)



SECTION C: Which of the following would influence your decision to move/stay/retire/spend more time in the Parish

- The primary influencing factor would be the provision of medical services in the parish



SECTION D: COMMENTS

The comments below have been grouped according to ‘theme’. They are ordered in alphabetical order by group – not by any judgement of importance.

Comments are as much data as the responses to ‘tick boxes’.

They are invaluable as they provide the Parish Council with important qualitative information that illustrates and enhances parishioners views related to the quantitative data.

Comments also allow for subjects and ideas to be put forward that had not been considered or not explored previously by the Parish Council.

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1. I think we need more housing not more affordable housing. Affordable housing just makes developments unviable for developers.	Housing
2. Stop development/ change of use of summer only housing on SV duver	Housing
3. Why would the PC promote/support/encourage affordable development when it always nods through planning permission to enlarge existing affordable properties for profit and removing them from the 2/3 bedroom housing stock for people to downsize to and free up larger family properties?	Housing
4. No further property to be built which would further increase the number of second homes. There is no need for more housing as evidenced by the large number of houses on the market which do not sell. Of course the owners may be unwilling to drop their prices but in the end they will have to.	Housing
5. We are most concerned by the number of second homes and holiday homes in the parish. These push up the price of homes, so it isn't just social/affordable housing needed, but also reasonable priced homes for local people who struggle to get by without any benefits. It is ever more obvious by the small number of children attending Nettlestone Primary that can actually walk to school, people just can't afford to live here.	Housing
6. Second home owners do not contribute to the local economy for the vast majority of the year, hence businesses only open during the summer or closing down. We need a rule as in St Ives and other rural areas such as Exmoor, where only locals or those wanting a first home can purchase...	Housing
7. I agree wholeheartedly with development of facilities within most existing buildings and sites but object strongly to any development which impinges on undeveloped parts of the parish.	Housing development
8. The poor (dangerous) state of some of our roads, dog fouling and closure of public toilets are both an island and a parish problem. What can be done at a parish level to improve this situation for both permanent residents and visitors?	Infrastructure
9. I hope the PC is not going to make any claim on infrastructure improvements when in declined to nominate a member to work with Island Roads and left it to members of the public to volunteer to work with them?	Infrastructure - roads
10. I consider that to improve safety a 20mph speed limit should be in place on the High Street and measures to slow down cyclists	Infrastructure - roads
11. Gloomy LED street lighting, problem being that new lighting is using old spacing of lamp standards that had much more powerful bulbs. The current lighting is little better than Victorian gas lamps - makes Seaview look dark, miserable and unloved. Seafield Road, for example has one single street light for its total length.	Infrastructure: lighting

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12. Good quality public toilets	Infrastructure: Toilets
13. No5 - drains and clearing of drains at west end of Bluett ave and in Salterns. The approach does not cater for 'shared second homes'. Ownership of ours is shared by 6 adults, representing 5 families and 13 individual users, more pending I hope. Thus useage is much greater than the form allows to be suggested. This may be extreme in our case but I doubt it is unusual.	Infrastructure: Drains
14. The cost of travel to and from the island is very expensive, particularly for occasional visitors. I am in favour of a fixed link - bridge or tunnel.	Mainland travel
15. I am happy with the current Parish Council and its efforts on our behalf	Parish council
16. good luck with the survey	Parish council
17. Good luck with it all!	Parish Council
18. Section C - some of the statements were not terribly clear	Parish council
19. if you are wanting lots of people to do this survey, it needed a better link from the Parish website, took sometime to find it on the website, plus inside the front cover of the questionnaire the web address is actually wrong (.com instead of .co.uk) - I'm presuming you have paid Olek Creations for there work, there surely shouldn't be such mistakes?	Parish Council
20. Whilst we appreciate this is a housing needs survey we would like the consultation to include the views of all local businesses.	Parish Council
21. We need a rubbish collection that works for second homes is large bin area so we can deposit smelly type rubbish after a weekend on s Sunday night. Like they do in France.	Rubbish collection
22. No1 concern - decent rubbish collection.	Rubbish collection
23. I think the recycling sites are the best I have seen, but think the new paper boxes are a big mistake as there is no lid and paper will fly around.	Rubbish collection
24. Question D3 I have answered as Yes but that only relates to conservation not more pubs etc The 'environment' of our village is important, trees / verges / footpaths / access to beach / walking routes and local shops - post office. Well done – thanks	Seaview 'environment'
25. There is tremendous scope for improving the village sea front at Seaview including pedestrianisation , improved street furniture and planting , This will have a knock-on effect in improving tourism and enhancing the environment of all who live and holiday in Seaview . As an architect I would be delighted to start this initiative .	Seaview 'environment'
26. Question 3 in this Section D seems to ask two very different questions and so is difficult to answer. I support the "conservation of the built	Seaview 'environment'

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and natural environment" but do not support "more restuarants cafes and public houses	
27. Honour the conservation area and stop ugly horrid houses getting planning permission	Seaview 'environment'
28. You also need to attend to the Public slipway issues and access due to the falling beach level it is often a problem.	Seaview 'environment'
29. pedestrianise Seaview esplanade encourage more permanent people to live in village	Seaview 'environment'
30. Also to work ever closer with the SVYC to encourage village useage including through promoting a better dinghy slipway eg on the Esplanade.	Seaview 'environment'
31. Can the PC raise a local by-law to outlaw bonfires? We all pay a lot of money towards waste recycling on the Island so there is no need for bonfires polluting the air and spoiling the environment.	Seaview environment
32. It is essential that Nettlestone and Seaview retains its rural status. The Parish Council should be looking at Local Green Space designation as a way to provide special protection against development for green areas of particular importance to the local community.	Seaview environment
33. We intend to retire to the Parish	Second Homers
34. seaview is a lovely village - very peaceful, yet needs growth to maintain its charm and facilities by attracting new residents. we are coming down more and more for our holidays now - at least 4 times per year	Second Homers
35. We have owned a holiday home here for 25 years which we use for some 15% of our time but find it difficult to engage with the community. We are not yacht Club members. We appreciate the Parish Council website and parish mag but to some extent still feel left out. We try and engage locally but ti is difficult.	Second Homers
36. maintain sportsclub and village shop	Shops and facilities
37. Our very pressing need is to have our Post Office restored.	Shops and facilities
38. The village shop needs help to stay open so people can buy essentials locally	Shops and facilities
39. What about the 2 public houses and the Post Office that all suddenly closed without so much as a murmur from the PC?	Shops and facilities
40. Essential to maintain the pharmacy and to bring back the Post Office, even if only for a few hours per day or a few days each week. Encourage the few remaining shops to continue, or else encourage a "Community Shop" run by volunteers.	Shops and facilities
41. Do whatever can be done to encourage shops (of any sort) into the parish	Shops and facilities
42. I think it is essential to preserve basic public amenities such as public toilets and support private amenities such as pubs, cafes, etc near to places of interest so as not to kill off revenue from tourism	Shops and facilities

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43. A better shop/general store in Seaview village would an great benefit	Shops and facilities
44. Save the village shop, possibly a cooperative	Shops and facilities
45. Maintain public boat storage near sea - too much bay blocking at Halland. Need space at Duver.	Shops and facilities
46. Broadband is a big issue as if we don't get better speeds then no businesses can operate.	telecoms
47. I work from home and having access to fast broadband is important	telecoms
48. Online survey does not ask 'how long we have lived here' The answer is over 25 years and come frequently during the whole year - so we have a definite view on the need to generate more year round employment (i.e more reliable broadband and affordable transport around the Island and to the mainland.to encourage a market to attract more year round local businesses and services.	Telecoms
49. How good generally is o2 mobile reception and where is nearest mast. Indoors here phone use for speech is virtually impossible and text is very intermittent. Enquiries to o2 say reception should be ok, but it is not! Shown no improvement over last 3 years	Telecoms
50. There needs to be more parking at sensible money. the charges in the Village car park and on the Duver just mean they are not much used.	Tourism / parking
51. making car parks free promoting tourism into Seaview encouraging a cafe style environment within the village	Tourism / parking
52. The village needs more & more economic parking.	Tourism/parking
53. The decision to charge for parking in Seaview has killed the number of visitors. On an average day there are now only 4 cars parked, whereas in the past it was full. It is economic madness to spend thousands on wardens and a ticket machine that raises no revenue but instead drives away the vital tourists who used to come and spend their time and money in Seaview. The result is that our local shop, our post office and 2 restaurants have closed.	Tourism, car park

Appendix: Introduction to Survey

Parish Plan 2016 – 2026

Those of us fortunate enough to live either permanently within the Parish of Nettlestone and Seaview, own a second home or regularly spend holidays here know that our Parish is a special place. On an Island, surrounded by beautiful countryside and with wonderful beaches and boating facilities, ours is a unique location.

The current Parish Plan, prepared in 2005 and accepted by the IW council as a secondary planning document in 2012, has guided many decisions during that time both at local and at county level. However, much has changed and it is time to produce our new Parish Plan for the coming decade.

It is essential that we consult with the residents and we are therefore required to carry out this survey. It will form an important part of the new plan and will hopefully be a guide to planning decisions or potential new housing developments within the Parish over the next ten years.

The bigger the response, the better we can plan for the future and what's more, the bigger the response, the more credence any final plan will be given by the IW Council.

It is our hope that everyone with a property in the Parish will take a few minutes to complete and return this questionnaire either by post (hard copy) or electronically via the link on the Parish council website.

Sections a and b of the survey are designed to identify the current housing situation and the future housing needs of the community. analysing the information will identify how many additional homes are required in the community and what size and type that they should be.

Sections c and d will help us identify your requirements and ideas as to how the community can develop over the coming decade. it is our intention to hold up to 2 open sessions in the Parish to enable residents to come along and talk to councillors and other individuals involved in this project and put forward any views or ideas that they may have concerning the development of the Parish.

Your privacy is taken very seriously and any survey information that you provide will remain totally confidential and will be retained by the Parish council under the data Protection act.

The final results of this survey and the community consultation are vital and will be incorporated into the new Nettlestone and Seaview Parish Plan which will be published later this year

Section B

to help us plan for potential growth in the area we would like you to tell us if you or any member of your household may have any plans to move in the next five years, and if so, what type of home they might be looking for and how much they would expect and/or be able to afford to pay for it. the following questions are only for those that have future housing requirements.

Why do we ask you to tell us about your housing costs? this survey is to help us determine the current and future housing needs for people who live in Nettlestone and Seaview Parish. in order to make sure that we plan the right kind of housing for everyone - whatever type of housing you need -

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whether you want to buy or rent - we need to know not only what kind of home you might need but also what price range you can afford. by giving us this information you will help us to plan for the right type and size of new housing to meet the needs of the existing community. Please be assured that the information you provide will remain confidential and that no information will be published which identifies you or your home.

Buying a home it is important that we can understand what you can afford so that we can compare it against the price of local housing within the local marketplace.

This will allow us to understand what types of housing should be provided to meet local need.

Renting a home if you rent your home it is also important that we understand what you can afford. This is to give us an idea of what residents need and help us plan to work with affordable housing providers to ensure that we take into consideration everyone's housing need.

What is 'affordable housing'? Affordable Housing is defined in the National Planning Policy Framework as: "Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision"