

Site Survey – Summary of results from public consultation

1. SUMMARY

The objective of this analysis was to determine what is the popular consensus regarding the most and least preferred sites for development within the combined parishes of Partridge Green, West Grinstead and Dial Post.

The sites presented during the exhibitions are those submitted to the Neighbourhood plan Committee by land owners and developers. The open day exhibitions were held on the 16th May 2015 in Partridge Green and Dial post, this was followed later in the year by presentations from developers in Partridge Green on the 25th September and in Dial Post on the 26th, the presentation in Dial Post followed a similar format to the May presentation as no developers were present.

A total of 14 sites were proposed, 9 of which are in Partridge Green and 5 in Dial Post, none were submitted from West Grinstead.

At the May open days members of the local population were asked to review the sites, ask questions and nominate their most preferred 3 sites and their least preferred 3 sites. There were a total of 148 respondents from both exhibitions 64 of whom left additional comments (see appendix A). The December presentations gave the developers the opportunity to present their plans in more detail and to argue why their sites should be considered, it should be noted that not all developers were able to attend the evening in Partridge Green and in this case Marcus Staples presented the proposals on their behalf. All developers were given the same 'air time' and the opportunity for people to ask questions was given at the end. Again questionnaires were passed out with a top 3 and bottom 3 'preferred' sites listed, for dial post only the top 3 were listed due to the small number of sites. The December presentation in Partridge Green attracted 73 respondents and 34 in Dial Post.

This presentation takes the results from the survey and presents the data in 3 different ways to try and identify if there are clearly preferred and non-preferred sites. Data is presented in the form of number of votes cast in total, factored results giving higher scores for the most and least preferred sites and lastly using an aggregate system which looks at combined for and against scores.

2. PROPOSED SITES

The following sites were nominated;

a. Partridge Green

Proposed site	P number
Huffwood trading estate	P – 1
Land North of the Rosary	P – 2
Land North of the Rise	P – 3
Land off Star Road (Brightstone site)	P – 4
Ash Wood and South of Star Road	P – 5
Dunstans Farm and Surrounding Land	P – 6
Dunstans – Field Behind	P – 7
Corner of B2135 & Mill Lane	P – 8
Site opposite Windmill Pub, Littleworth Lane (St Hugh's Land)	P – 9

b. Dial Post

Proposed site	P number
Between DP village & A24	D – 1
Site West of DP village – Knepp Estate	D – 2
Site West of DP village – Ms Mills land	D – 3
Oaklands site ,next to Old Barn Nurseries	D – 4
Site of old Blaker Works, DP	D – 5

3. RESULTS DEFINITIONS

The results are presented in 3 different forms as follows;

a. **Numbers of votes**

Using this method the total numbers of votes cast for each site are added up irrespective of the preference, so a first preference vote scores the same as a third preference.

b. **Factored results**

Using this method each first preference (Most preferred or least preferred) gets 3 points, second preferences get 2 points and 3rd gets 1 point, the total scores are then added up.

Using this method will differentiate between preferences and highlight more clearly the popular sites both in terms of those which are popular and those which aren't.

c. **Aggregate scores**

Scores are taken from both of the above methods and then the least favoured score is subtracted from the most favoured score for each site. This will have the result of removing the less polarised and contradictory results leaving the consensus opinion. If not considered it is possible to get a top 3 popular site which actually has an almost as significant number of negative votes. Using this aggregate system it will highlight any potential anomalies that would need further consideration to ensure the right final decisions are made.

4. RESULTS (May Presentations)

All results are presented in bar chart form but are not shown in any preference of order. The results will be analysed and conclusion draw in the latter part of this report.

a. Numbers of votes

From the above chart it can be seen that the Huffwood (P1), Blakers (D5) and Land off Starr Rd (P4) sites are most popular with the Land north of the Rosary (P2), north of the Rise (P3) and the corner of Mill Lane and the B2135 (8) being the least preferred.

b. Factored results

When the results are factored we do not actually see any change in the three most favoured and the three least favoured sites.

c. Aggregate scores

When the aggregate score is taken it becomes more apparent that popular consensus is favouring the 3 most popular sites and this opinion is not being weakened by any significant number of opposite votes.

When we consider the least popular sites again the same picture emerges in that the sites highlighted in methods 1 and 2 are also have the most negative aggregate scores.

5. RESULTS (December Presentations)

a. Number of votes

From the above results it is clear that in Partridge Green Huffwood (P1), the land of Star Rd (P4) and Ash wood (P5) still remains the most popular sites although the Land off the Rosary comes quite close behind Ash wood, in general the differentiation between scores is less marked. In terms of the least popular the land north of the Rise is seen as far more disliked than any other site with the land North of the Rosary second closely followed by St Dunstans, the most disliked sites have changed quite a lot with there being an increase in the number of people against the two sites on the Shermanbury road.

It is difficult to say why opinion shifts possible there was a higher representation from residents on the Rise and the tragic fatal accident last summer on the Shermnanbury Road may have swayed opinion on the Dunstans Farm and Dunstans Field, however this could equally have been

due to the lack of any positive proposal from the owners representative (Architect).

With respect to Dial Post Blakers (D5) came second to Oaklands (D4), however this could be that permission had already been granted to develop Blakers in a manner supported by the village.

b. Factored results

What is interesting with the factored results is that although Huffwood (P1) remains the most popular site in Partridge Green followed by the land off Star Rd (P4), Ash Wood (P5) becomes less popular than the Land North of the Rosary (P2), however the sites which are least popular remain largely unchanged.

In Dial Post the Oaklands (D4) site is voted as most popular with Blakers (D5) a fairly close second.

c. Aggregate scores

When considering the aggregate scores a very clear picture emerges for Partridge Green with Huffwood (P1), the land off Star Road (P4) and Ashwood (P5) being clear favourites, the picture in Dial Post show Oaklands (D4) and Blakers (D5) as clear favourites.

6. DISCUSSION

From an assessment of the results very clear conclusions are coming out with the same 3 sites coming out as most preferred and the same 3 as least preferred in Partridge Green and two clear favourites in Dial Post. Given that the 3 different methods can potentially show very different and contradictory results it is good to see consistency and this can allow the decisions on which sites are preferred by the population for development to be made known that they are based on sound and accurate data.

It should also be noted that between these extremes there are a number of sites which have either very little support but may warrant future assessment if the preferred site are not actually deemed suitable based on the actual development needs.

7. CONCLUSION

In conclusion it is shown that the most preferred sites are in order of preference;

a. **Partridge Green**

Huffwood (P1)

Land off Star Rd (P4)

Ashwood (P5)

b. **Dial Post**

Oaklands (D4)

Blakers (D5)

In all cases these are 'Brownfield' sites supporting the strength of comments in favour of brownfield development over Greenfield sites.

APPENDIX A – Additional comments from Open Day 16th May

Approximately half the number of people who left feedback forms added a comment to the form. (148 responded, 64 left comments).

Only comments mentioned 3 or more times have been summarised here

Comments can be divided into related topics.

Environmental impact

- a) 30 - preference for building on Brownfield sites.
- b) 8 – preservation of Greenfield sites important.
- c) 7 – housing on/near existing industrial site – Huffwood – would have least impact on the environment.
- d) 6 – avoid building on agricultural land.
- e) 6 – preference for small sites with few houses rather than large sites with large numbers of houses in both PG & DP.
- f) 3 – Ash Wood important for wildlife.

Infrastructure

- a) 6 – infrastructure needs to be improved before houses built
- b) 18 – specific points mentioned which included road congestion & speed, flooding & sewerage disposal, size & capacity of village school, doctors & shop.
- c) 6 – lack of services in Dial Post

Housing needs

- a) 8 – commented housing needs to be ‘affordable’ suitable for ‘first time buyers’ to ‘keep the youth in the village’ & for ‘people with local connections’ and ‘with sheltered housing for the elderly’.

Other comments

Keep village and rural atmosphere.

Open views cherished

Maintain village boundaries

Keep green spaces on outskirts of village

Do not mix housing and industrial areas

Develop Blakers site

APPENDIX B – Additional comments from Presentations 25/26 December

Only comments mentioned 3 or more times have been summarised here.

Comments have been divided into related topics to assist with comparison with feedback from previous exhibitions.

PARTRIDGE GREEN

Environmental impact

84 – preference for preserving Greenfield sites and the rural character of the Parish

83 – preference for building on Brownfield sites

33 – preference for small scale development – large developments would alter the character of the Parish

30 – preference for building within the current built up area of PG

30 – retention of small businesses and encourage more on Star Road

27 – preference for building in the centre of PG to enable ease of walking to shops and other services

25 – extend the existing housing developments to fit with the current layout of the area

18 – maintain strategic gap between settlements

17 – protect ancient woodland

9 – protect wildlife corridors

5 – protect heritage – listed buildings

Infrastructure

166 – dangerous access to proposed sites, traffic congestion & transport issues

63 – drainage and surface water flooding issues

27 – sewerage disposal

10 – impact on schools

7 – impact on doctor surgeries

Housing

26 – preference for affordable homes (flats & starter homes)

21 – preference for low density housing

11 – preference for limiting to maximum of 2 storey housing

8 -- preference for a mix of dwellings

6 – ensure sufficient parking allocated

Other

23 – liked the proposal for community involvement in developments

DIAL POST

Environment

23 – maintain green countryside and wildlife habitat

23 – preference for brownfield sites

5 – no development in designated isolated area (HDC policy)

5 – no development outside current built up area

Infrastructure

35 – access issues , poor or dangerous

23 – no infrastructure or amenities to support development

4 – flooding, surface water drainage issues

3 – too much traffic for a village with no amenities

Housing

16 – happy to replace existing, currently occupied dwellings

6 – too many dwellings if all land offered is used

3 – sufficient parking must be supplied

Other

7 – impact on Bentons Lane residents must be considered

3 – travellers must not be displaced