

Housing Needs Study for Sutton-in-Craven Parish – January 2011

Introduction

Sutton-in-Craven Parish council undertook a housing needs study in Sutton-in-Craven Parish in January 2011.

A self-completion questionnaire was posted to households in the parish and responses, which were not identified in any way, were posted back using a reply envelope or taken to named collection points within the village.

The study's conclusions are given on page 6.

Survey responses rate and checks on validity

429 Questionnaires were returned from 1,508 households, a response rate of 28.4% of households

The estimated resident population in Sutton-in-Craven is 3,500. Questionnaires contained details of 953 people, approximately 27.2% of the estimated resident population.

The questionnaire is divided into two parts. The first deals with information on existing households, the second, housing need.

Part one: Information on existing households

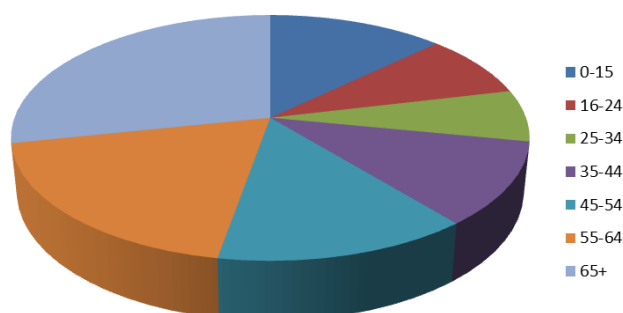
All respondents indicated that their present address was their main home. None were identified as second homes.

Profile of Responses

The gender and age profile of the persons included on the returned questionnaires is shown in Table 1.

445 Males and 508 Females

Age	Number	Percentage
0-15	121	12.9
16-24	79	8.4
25-34	64	6.8
35-44	103	11.0
45-54	129	13.7
55-64	178	18.9
65+	266	28.3
Total	940	100.0



- This figure indicates all members of the household.
- *Note: 13 did not give their age

People aged 60 and over are slightly over-represented in the survey responses, as are those aged 16-24 and 25-34 age group slightly under-represented.

Table 2: Shows degree of occupancy.

Occupants	Households	Percentage
1	114	26.5
2	199	46.4
3	48	11.2
4	47	11.0
5	18	4.2
6	2	0.5
7	1	0.2
Total	429	100.0

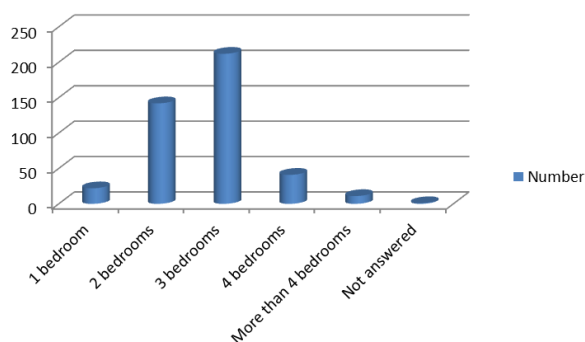
The survey shows that single persons and couples predominate.

Table 3: Housing Tenure

	Number found in Survey	% found in survey
Home Owner (no mortgage)	239	55.7
Home Owner (with mortgage)	131	30.5
Renting from a private landlord	18	4.2
Renting from a Housing Association	32	7.4
Renting from a Local Authority	2	0.5
A shared Owner (part rent/part buy)	3	0.7
Lodging with another household	0	0.0
Living with parents and relatives	0	0.0
In housing tied to your job	0	0.0
Other	2	0.5
<i>Not answered</i>	2	0.5
Total	429	100.0

Figures show that 86.2% own their own homes, 4.2 % rent from a private landlord, 7.4 % rent from a Housing Association, 0.5% from a Local Authority, 7% Shared Ownership, 0.5% specified other but not the details.

Table 4: Property size in terms of number of bedroom - % responses



	Number	%
1 bedroom	22	5.1
2 bedrooms	142	33.1
3 bedrooms	212	49.4
4 bedrooms	41	9.6
More than 4 bedrooms	11	2.6
<i>Not answered</i>	1	0.2
Total	429	100.0

Three bedroom houses are in the majority.

Table 5: Length of residence in the parish

0-4 years	79
5-9 years	47
10-19 years	78
20 + years	225
Not answered	
Total	429

Table 6: Reasons given for moving to the parish of Sutton-in-Craven

Note: multiple responses were permitted so some people gave more than one of the reasons below.

Reason For Move	Number of times this reason is given
Always lived here	125
Countryside	94
Employment	53
Commuting	29
Relatives	64
Retirement	59
Other more general reasons – (found suitable house, marriage etc)	141
Total	565

Good schools, a good reputation for special needs education and to be near the hospital was mentioned more than once as a reason for choosing the area.

People who have moved out of the household and left the parish

75 (17.5%) households reported people who had left the parish in the last 5 years. The reasons for moving away are given below:

Table 7: Reasons why household members moved out of the parish

Lack of affordable housing	22
Lack of suitable housing	8
Lack of public transport	0
To take up employment elsewhere	21
To go to college or university	19
Other :	16
Total	86

Other included: Marriage, Death and Divorce

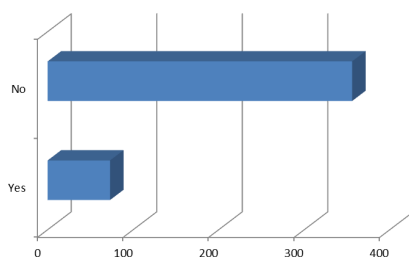
Note: Some *multiple responses were given.*

Need For Local Housing

The survey asked does anyone in the household anticipate the need for local houses in the village within the next 5 years

73 households said Yes

356 No



Part 2: Information on households in housing need

Table 8: Age of household members in housing need

Age	Numbers
0-15	6
16-24	45
25-34	15
35-44	9
45-54	8
55-64	13
65+	15
Total	112

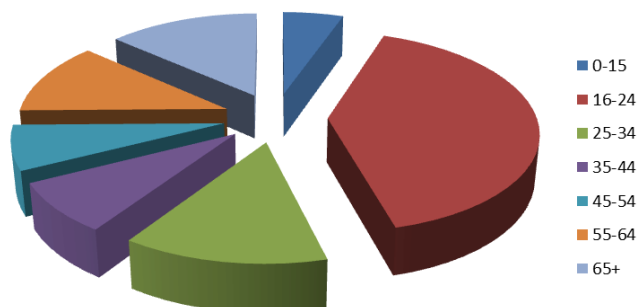


Table 9: Type of household housing need

Type	Number
One Person	74
Couple	14
One parent family	1
Two parent family	2
Total	91

Table 10: Anticipated type of housing and number of bedrooms required in the next five years.

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Flat	15	17			
Terraced	1	16	7		
Semi or Detached		6	7		
Bungalow	1	14	3	1	
Sheltered/Warden		3			
Total	17	56	17	1	

Table 11: Housing Needs by Tenure

To buy on open market	44
Sheltered Housing	7
Shared ownership with a Housing Association	12
Rent from Private Landlord	6
Rent from a Housing Association	20
Other (adapted)	2
Total	91

- Adapted for disability

Table 12: Maximum purchase price of property which could be affordable

Less than £74,000	28
£75,000 to £99,000	23
£100,000 to £149,000	15
£150,000 to £199,000	7
£200,000 to £249,000	0
£250,000 to £299,000	1
Over £300,000	2
Not answered	15
Total	91

New Homes to Meet Local Need

The survey asked if a need is proven in the Parish would you be in favour of a number of new houses to help meet the housing needs of local people.

Yes: 247

No: 159

23 did not specify

- Households who said yes specified the need for **LOCAL** people.

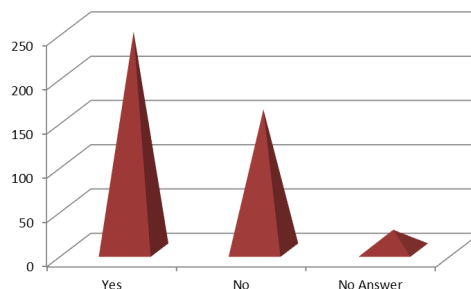


Table 13: The survey asked if a there is a proven need for more housing in the Parish what type of site do you think should be used?

New houses on:	Yes
Greenfield Land – Land not previously built on	50
Brownfield Land – Land previously built on e.g. factory	299
Conversion of existing buildings	341
Multiple use of existing properties e.g. accommodation above shops	302

Householders comment: Purely for disabled need, behind the bus stop on Holme Lane.

- The lack of infrastructure was mentioned more than once.

Table 14: The survey asked if you said yes to Greenfield and Brownfield Land, where in the Parish would be your preferred location.

Land on Holme Lane, known as the dog field/Alvic Field/Sheilings	37
Land on Holme Lane	6
Land on Bridge Road known as the Sand Park	21
Yeadon House	6
Land behind the Acres /Crag Lane	5
Land above Harper Grove	2
Mill (already being developed)	12
Sutton Lane	2

- Locations suggested by households more than once

*Land West of Holme Lane and north of Holme Beck, locally known as the ‘dog field’ or ‘Alvic field’ was the site preferred the most.

*A number of households commented that the site was an eyesore.

Conclusion

There is a high level of owner-occupation in Sutton-in-Craven, with 86.2% of survey sample owning their own homes.

75 households/persons had moved away in the last 5 years. 30 found it difficult finding affordable and suitable accommodation.

Smaller households predominate amongst those in housing need.

The survey indicated that 91 households were in housing need. Single person (including older people) and couples predominate amongst those in housing need, with over half of these looking to secure independent accommodation for the first time.

A large majority of those surveyed (247) households were in favour of a number of new houses to help meet the needs of **local** people.

Almost half(48.3%) of those in housing need expressed a preference for home ownership and the rest were divided between sheltered housing 7.7%, Shared Ownership with a Housing Association 13.2%, Rent from a Private Landlord 6.6%, Rent from Housing Association 22.0% and other 2.2%.

341 agreed to Conversion of existing buildings, 299 building on Brownfield Sites, 302 Use of Existing shops and 50 for Greenfield sites.

Land West of Holme Lane and north of Holme beck, locally known as the ‘dog field’ or ‘Alvic field’ was the site chosen by 37 households as the preferred location for new homes closely followed by land on North Road/Bridge Road known as the ‘Sand Park’ chosen by 21 households. Comments mainly consisted of these sites being an eyesore.

Some respondents expressed worries about existing affordable housing locally – some felt that it is used to house families from outside the immediate area.

Comments

1. Any new homes should be for the people connected with Sutton.
2. The village has been ruined by over-development.
3. More sheltered houses would be beneficial leaving more homes for families.
4. Disabled families/young people etc. needs must be treated with sensitivity. Not wishing to build on Greenfield Land or Brownfield is a poor excuse for leaving the few families in Sutton needing adapted homes, in housing that is completely inappropriate. Nor should disabled people/families be victimised because they happen to need an adapted home. Please handle this situation with care.
5. Sutton has a traffic problem and other infrastructure limitations. There is a lack of employment apart from retirees; all other new residents will likely be commuters.
6. There have recently been a number of new housing developments within the village e.g. houses on Woodturner's, Greenroyd Mill & land nearby on the old Silentnight site. These developments have been more acceptable as they were on old factory sites.

However, the building of houses on any fields, within the village will contribute to the destruction of the village. This includes the proposed new development for Thompson's Field which should be strongly opposed as this would destroy one of the only green spaces left between Crosshills and Sutton.

If we are forced to build further within the village, the only sites that should be considered should be on existing old housing and factory sites but not car parks = more cars which need more parking). The only land we are aware of that fits this criteria is Yeadon House. We understand that the residents are due to move to Greenroyd Mill leaving the building empty.

7. Greenfield sites should be used if it means young people can stay where they belong.
8. No more housing in Sutton. Nobody can afford to buy in Sutton so only local housing houses will be built making Sutton a council estate.
9. Not in favour of housing people from outside the village.
10. We feel that Sutton over the past years has been built to saturation point and any further development would be detrimental to the area, environment and the people.
11. Any increase in population of the village must be supported by infrastructure improvements first.
12. Sensible affordable prices for ordinary people.
13. All Greenfield land should be protected – our 'Green' is vital if quality of life here is to be sustained.
14. If a need is proven for new houses, particularly low affordable housing, the terms set should stand instead of mortgage companies and housing associations changing the conditions.
15. New homes have to be limited because of potential traffic issues, impact on local amenities, bigger classes at school, more strain on GP's.
16. Traffic Lights desperately needed at: Top of Holme Lane and end of Sutton Lane.
17. Before any further housing is considered there are many empty houses that are available for tenants. Also the Mill will require filling.
18. We feel the need for more affordable housing but more importantly better access to and from Sutton (Holme Lane at peak times = Disaster).

19. Specific need for smaller, cheaper properties to allow home owning e.g. Young People.
20. It is the large amount of open space that makes Sutton a pleasant place to live.
21. Schools full, Aire Valley main sewer full, Sutton Lane junction to busy.
22. Village is getting to populated and too busy on the roads. Build anymore and we will not be a village but a small town.
23. Let the village stay a village look at all the houses that are still for sale.
24. Sutton is developed enough as it is and any new housing should not be considered on flood plain land.
25. Anywhere as long as people in Sutton can have somewhere to live that does not cost a fortune.
26. No new housing in this area.
27. Provided any building is done honestly, appropriately and sympathetically – no objection and provided no amalgamation with Glusburn and Crosshills (small developments),
28. I think it is important to not spoil Sutton by developing on farm land etc.
29. There is a lot of new local accommodation in Sutton so no more unless proven to be required for local people.
30. We do not need houses this village is nearly a town.
31. We are concerned that as more new houses are built more pressure is put on local services- schools, sewage etc. also the village would lose its identity, eventually becoming another suburb of Keighley.
32. The affordable homes on (Thompsons-Woodturners) land. The 1st three storey is such an eyesore and should never have been allowed. The other lovely houses are made to look cheap and miniature by it.
33. Greenfield land should be kept for producing food or fuel.
34. I want to keep Sutton a separate village.
35. I feel that any available homes either rent or council should be offered to young and old people who lived in the village for a number of years.
36. Roads, drains, schools, village access are full to capacity how will we cope with more housing.
37. Son aged 26 moved out of our home 6 months ago into rented house in Sutton. We are subsidising the cost of his rent as there were a lack of decent affordable houses. He can't afford to buy a property and never will if he continues renting at the present rate.
38. I feel that the main focus should be on conversions of existing buildings into affordable housing to allow local/first time buyers to rent or buy quality housing at a realistic affordable price.
39. For housing the field next to the beck on Holme Lane. This field is a proper eye sore, wild and rough and the wall and fence at the road side is horrible.
40. Do not build on 'wasteland' on Holme Lane. Use it as 'leisure area'?
41. Please protect our Greenfield Sites at all costs.
42. We are in favour of additional housing if there is a proven need and that existing empty premises are being utilised. Care must be taken to ensure that the local infrastructure can cope with additional families.

43. Mass housing development would surely join up Sutton to Eastburn, Crosshills & Glusburn thus losing our identity as a separate location – Not Good!
44. This is a cautionary yes to support young and old people staying in the parish, not to support development for commuter belt growth. Insufficient infra-structure and public transport to support this.
45. How do you ensure that only local people can purchase new houses?
46. No more housing until there are better roads and access, also upgrade of services i.e. sewers, flooding and surface water problems. Also Sutton should not be linked to Crosshills with houses. Keep Sutton a village.
47. Village car parking should be increased in line with new houses.
48. There is more than enough housing in the village keep on building houses and we won't be a village anymore.
49. No point building houses if there are no jobs, so some development needed for work places.
50. Housing of a scale & style sympathetic to the village would get my support provided it would also be affordable and obtainable to locals.
51. Maybe the council should buy the many terrace houses for sale, do them up and sell as 'shared housing' ideal for first time buyers.
52. No more new houses.
53. We need surrounding Greenfields for health reasons.
54. The houses must be in keeping with the existing, not like the new 3 storey buildings on the Woodturners site.
55. The village has already been ruined by the incompetence of the planning department total power /decision making should be given to Parish Council in all aspects of building saving money and getting rid of the inconsistency of bureaucrats.
56. Leave room for the Cross Hills by-pass which was abolished, it needs re-instating.
57. Could land between the Sheilings and the beck be built on with low cost housing for villagers or if a need for the old people. Make the land to the side of Aire Valley Glass community parking and put double yellow lines along one side of Main Street.
58. The provision for the elderly should be in a quiet separate area.
59. A need for bungalows for disabled supported by carers.
60. More housing is always needed, but must be provided with care and to the detriment of our local community.
61. Please do not allow destruction of Greenfield sites on outskirts of village.
62. We should not be building on our Greenfield land. We need to protect fields any Countryside from development to protect our beautiful village for us all to enjoy.
63. In favour of new homes ONLY if for local people.
64. I think there is enough building going on in Sutton and that the Greenfields should be kept as you will be endangering the village life and becoming town status.

65. Sutton is a lovely village with great amenities which attracted my move from Steeton to create my first family home. I just worry about overcrowding and selling it as a "commuter village" to Leeds etc.
66. Greenroyd Mill is currently being converted, do you envisage all the apartments to be occupied if not no need for more! Look around at all the houses for sale now.
67. This village is already overdeveloped and when Greenroyd comes on it will be even more congested. Bus drivers already struggle to get through traffic here. More buildings mean more cars and more population. We are a village not a town. We need the surrounding green fields for health reasons.
68. There is no need to build any new houses. There are many for sale I would happily live in but they are too expensive! The simple answer is for house prices to drop. Also the infrastructure will not cope with more residents.
69. If you build more properties to let or council properties then what kind of folk would be living there?
70. If we had wanted to live in a town we would have moved to one. Building more and more houses this area will in affect be a town.
71. Once all suitable brownfield/existing buildings/shops have been developed, further development of Sutton should be halted. Retain our village and its character. It is big enough.
72. We have just moved back into the village because of the Greenfield land and the peace I would not like to see any of the green land built on.
73. Green housing initiatives – cavity wall insulation, solar and PV tiles, garden or allotment provision for food production – would make a perfect village.
74. No increase in local employment. Newcomers would be commuting if not retired. Sutton has traffic problems already.
75. Housing (new build) should not be built of Greenfield Flood Plain land.
76. Desperate need for car parking (off road) throughout village esp. Sutton Mill and High Street.
77. Villages like ours should not be allowed to grow uncontrollably as it ruins the character of the village. Is the conversion of the mill not enough to provide for those extra housing needs?
78. I would like Sutton to be a nice clean place to live but there are some places that are an eyesore that need sorting out not left to look like dump.
79. Let parish people find and build themselves or help other parish people to do so. No outside, contractors, associations.
80. Provided any building done honestly, appropriately and sympathetically no objection.
81. There is a massive housing shortage all over the UK, but very little space in Sutton to build and I like it as it is.
82. Lots of council properties have huge gardens could houses be put on these?
83. Don't want any more houses built on fields as there is no room in the schools as it is.
84. Car park built on Holme Bridge field (Thompson's field) and if housing needed no doubt It could be Alvic field.
85. Build anywhere that young people can stay.
86. Thank you for asking our opinion.

87. You can't build "Local houses for local people" if you build houses anyone can-and will- buy them. Nobody has a right to live in particular area, we all have to follow work –it's tough but the same for all. Recent increases in population have placed exceptional strain on infrastructure. I would like to see some improvements to roads before more housing.

88. When we first married. We couldn't afford a house in Horsforth, we had to move to Birstall. It has always been so, there are plenty of small starter homes; 1up, 1 down etc. in the surrounding areas.

We are particularly lucky in our villages since many of the properties built housed mill workers and are quite small. We are tremendously lucky to live in our village, give the young ones something to aspire to as we had to do with a bit of hard work they will eventually be able to move back.

Please, please do not ruin our village. We have lived here now for 11 years in that time four new developments have sprung up. The traffic situation becomes worse by the week. Our two infant schools are already oversubscribed my daughter teaches at Cononley and confirms this to be true.

89. Sutton is a lovely community and if it is all going to change with the type of people who may rent these new properties then I will have to move again. If you are going to build new houses then I don't think it should be council properties but if it is be careful who you rent to. Also can the Sutton Schools take in more pupils and do we really want bigger classes?