



**TURNERS HILL
NEIGHBOURHOOD PLAN
2013 – 2023**

**QUESTIONNAIRE 3
HOUSING
TRANSPORT
PARKING**

Summary

The Housing Survey was hand delivered, and collected, to all households in Turners Hill Parish, excluding Worth Abbey, in February 2013.

Overall 730 questionnaires were delivered and a total of 202 survey forms were returned, giving the Housing Needs Survey a response rate of 27.7%.

Please note that throughout this document the numbers of respondents for each question will not necessarily match the total number of respondents as not all of the respondents provided answers to all of the questions. Similarly, some questions which allowed more than one answer to be provided (i.e. tick all that apply) and therefore the numbers will again not tally with the total number of respondents.

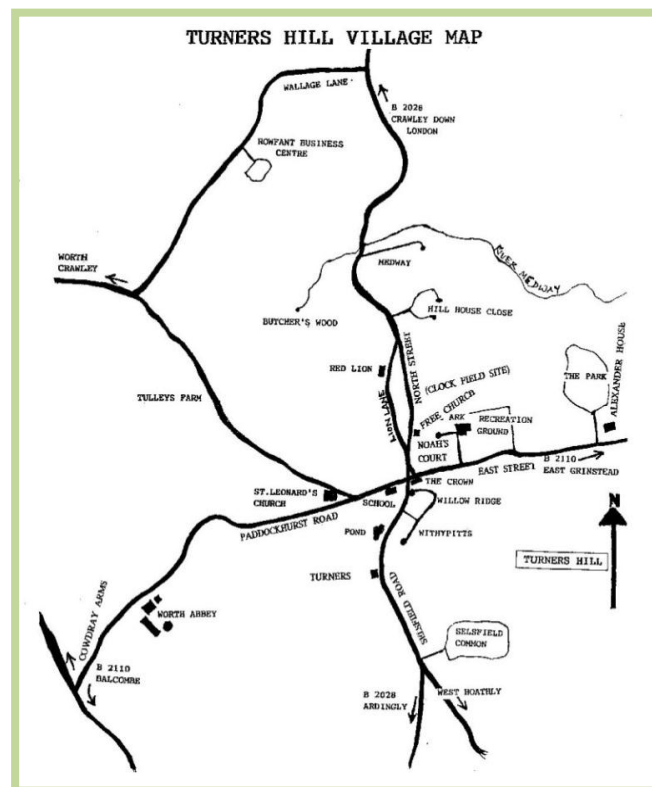
The Parish of Turners Hill

Turners Hill is a small village in the north of the County of West Sussex within the Mid Sussex District Council area. It stands at one of the highest points, about 600 feet above sea level, on a steep ridge of the Sussex Weald between the North and South Downs.

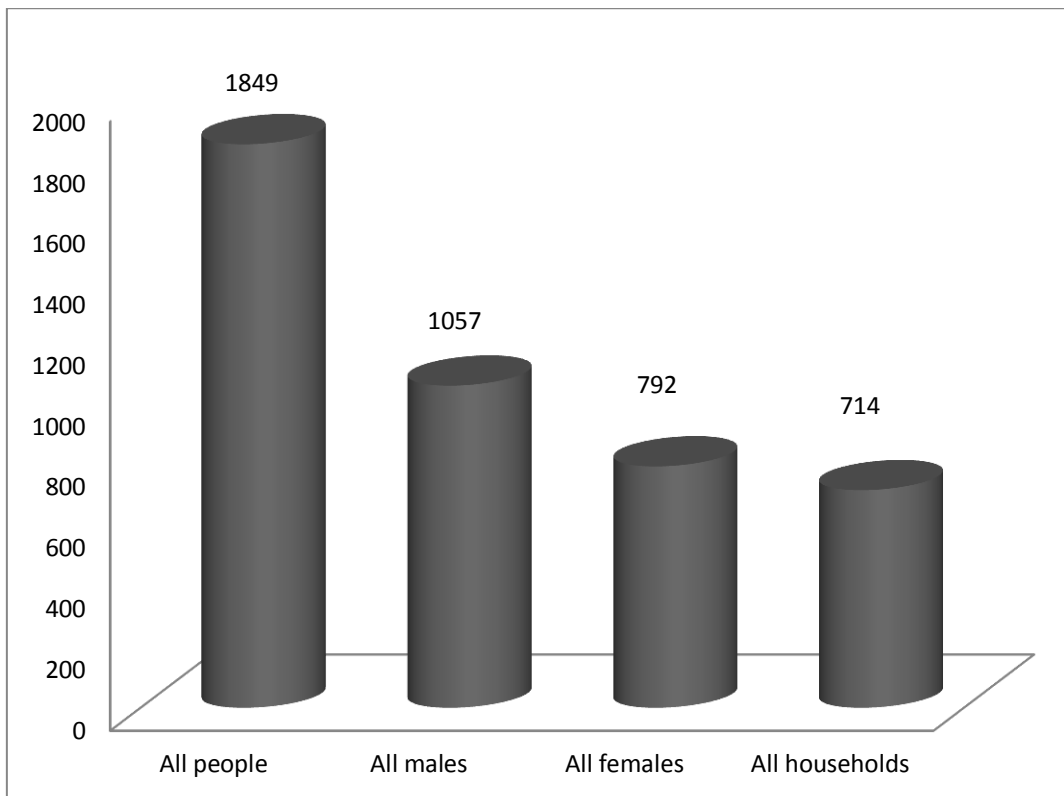
The village lies some 4 miles from East Grinstead and 5 miles from Crawley, 24 miles from the south coast and 35 miles from London.

The village is centred on a small village green which is at the junction of two historically important routes, now the B2110 running east to west, and the B2028 running north to south.

The Parish contains shops, services and facilities including a primary school, churches, playing field, village hall, 3 public houses and a restaurant.

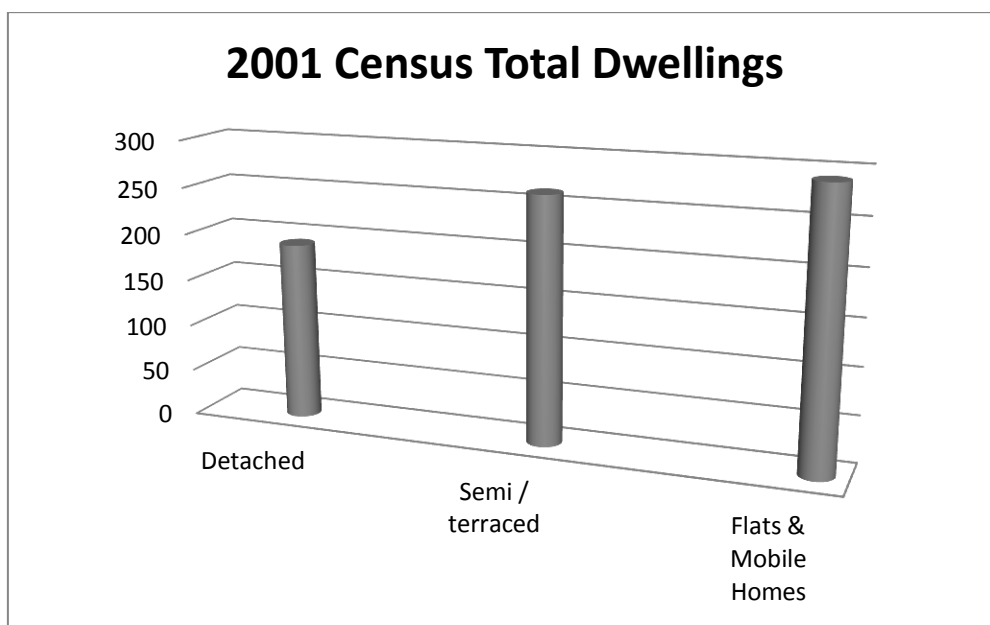


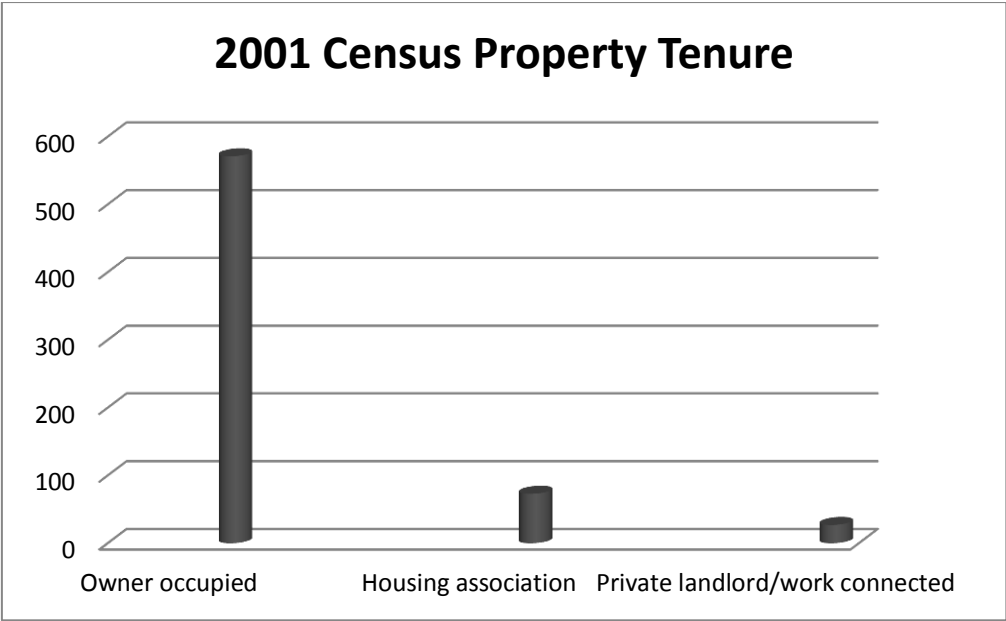
According to the 2001 Census, the population of the parish was 1849 persons.



Housing type in Turners Hill

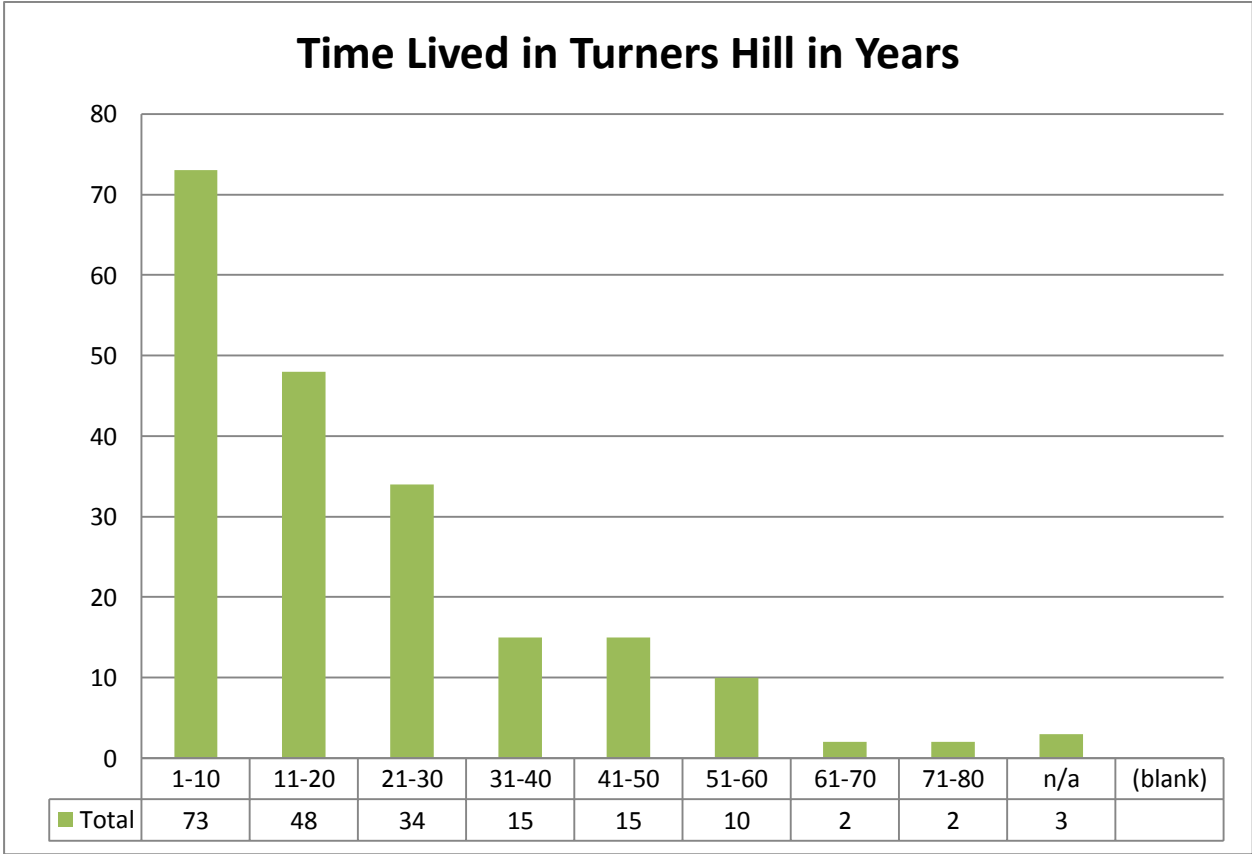
The chart below shows the housing stock as reported in the 2001 Census. A total of 743 dwellings of which 571 were owner occupied. The number of Flats & Mobile Homes is high due to Turners Hill Park which has some 245 Park Homes.





Completed Returns

Of the 202 returns residents completing the forms have lived in Turners Hill for the following number of years:

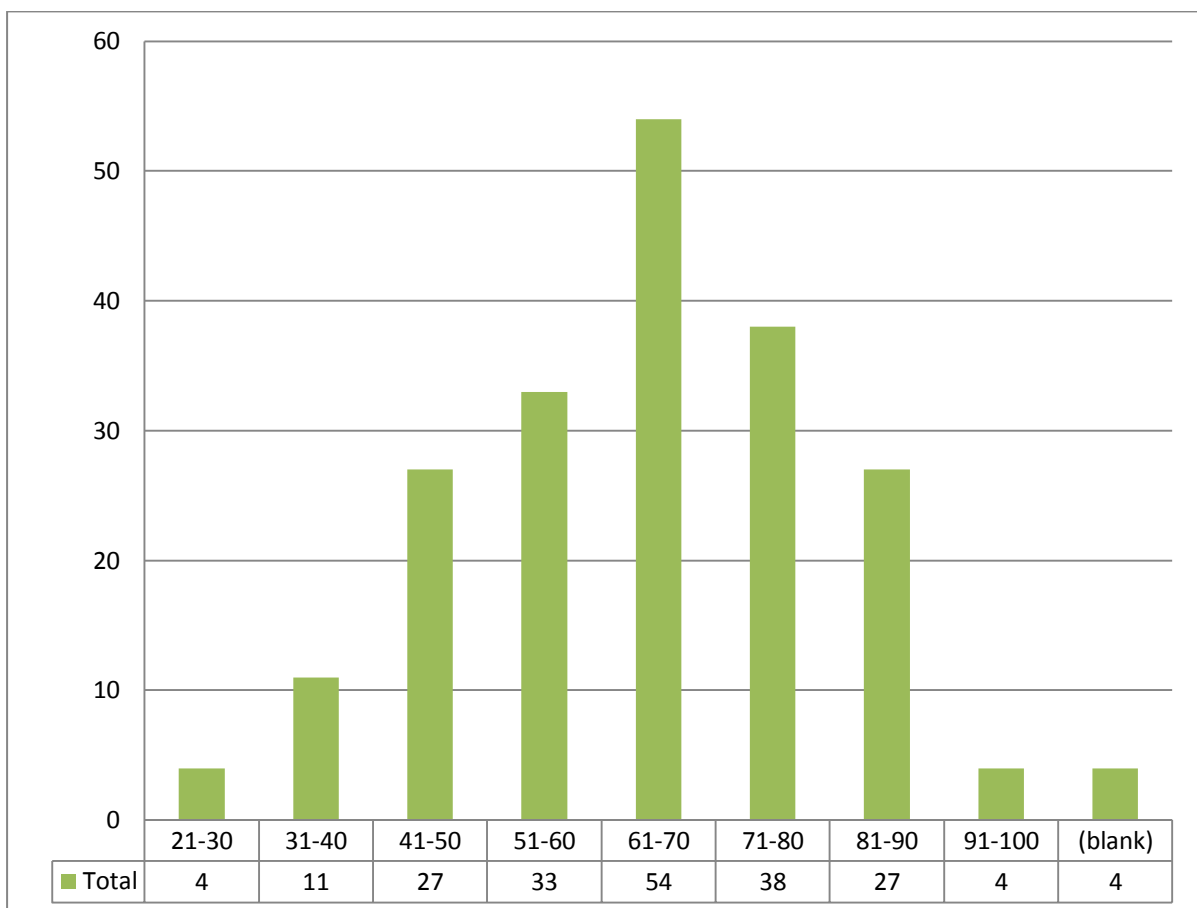


Residents moved to Turners Hill for the following reasons:

28 (14%)	for work or business in the Parish
52 (46%)	because they had relatives nearby
45 (22%)	due to the ease of commuting to work outside the Parish
6 (3%)	were offered a retirement home in the Parish
112 (55%)	due to a love of the countryside
19 (9%)	were born in Turners Hill
66 (33%)	for other reasons

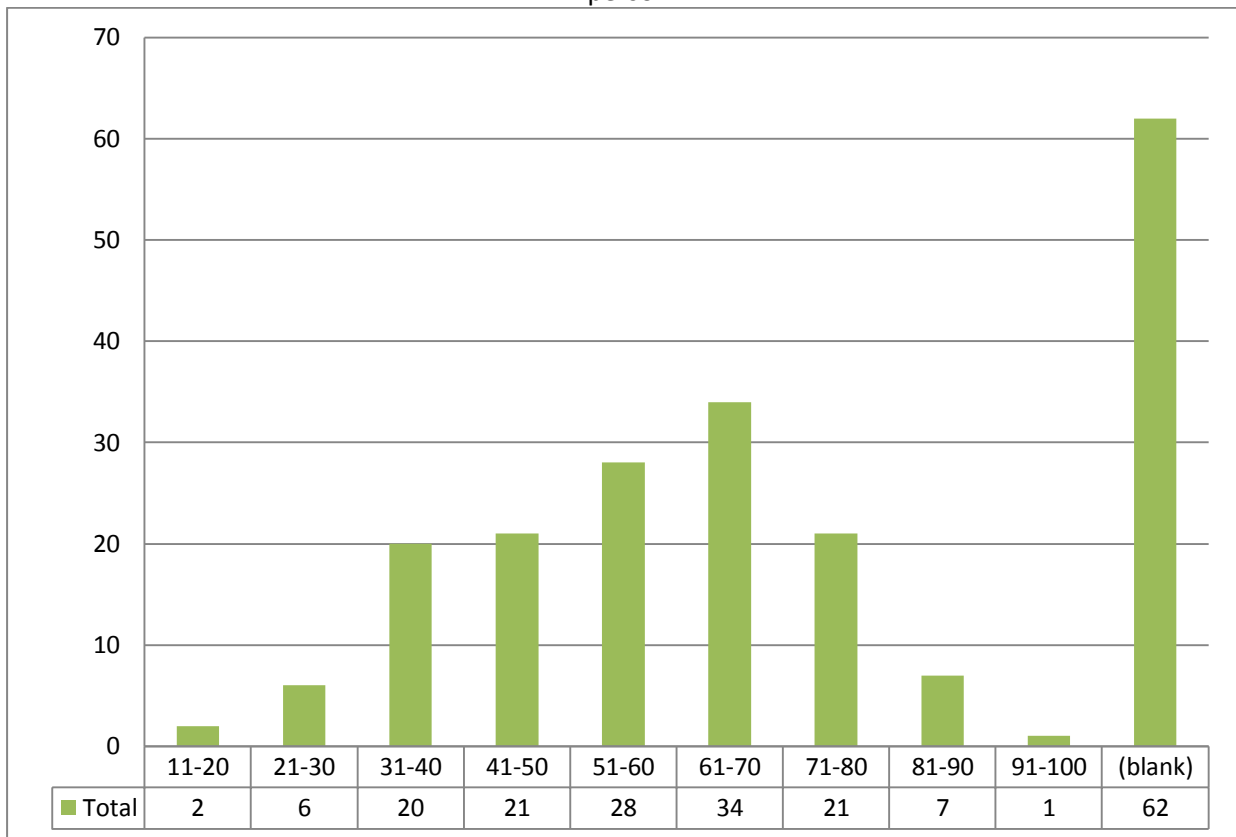
(This question was multiple choice)

The age range for those completing the forms is:

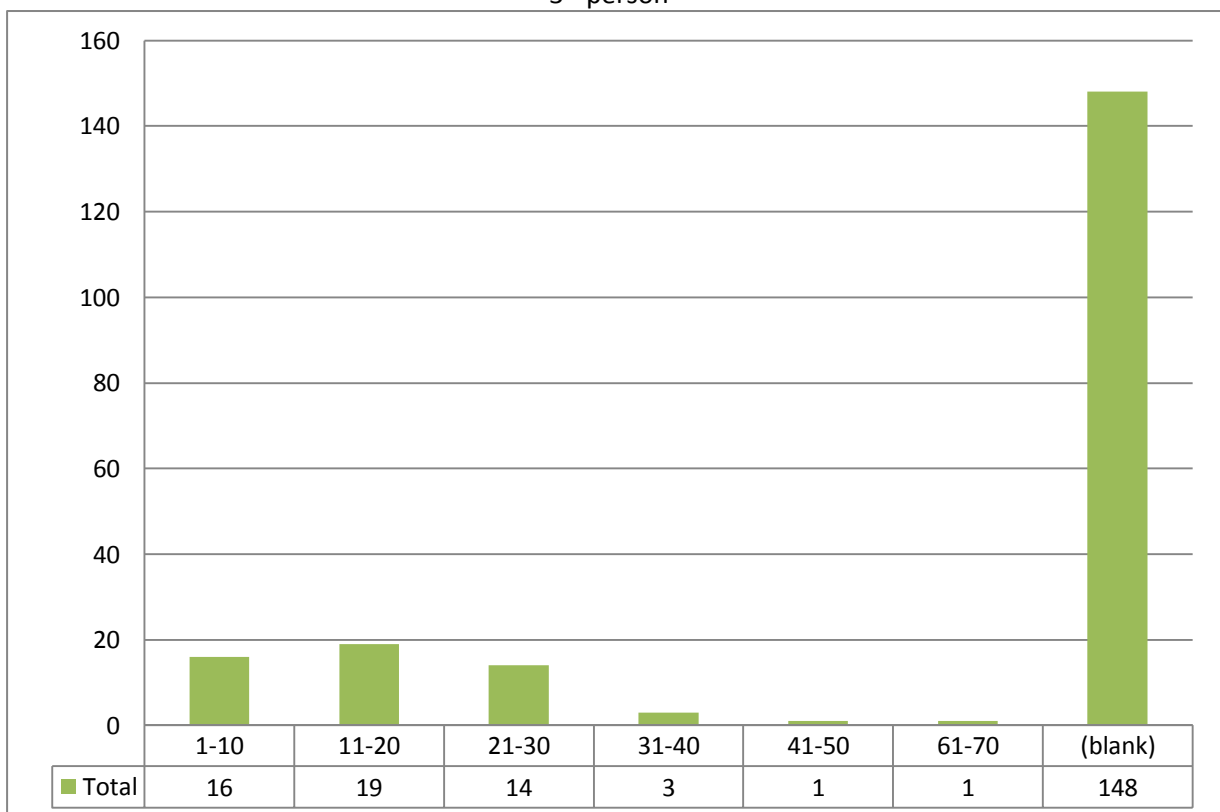


Whilst the age ranges for the remainder for the household are:

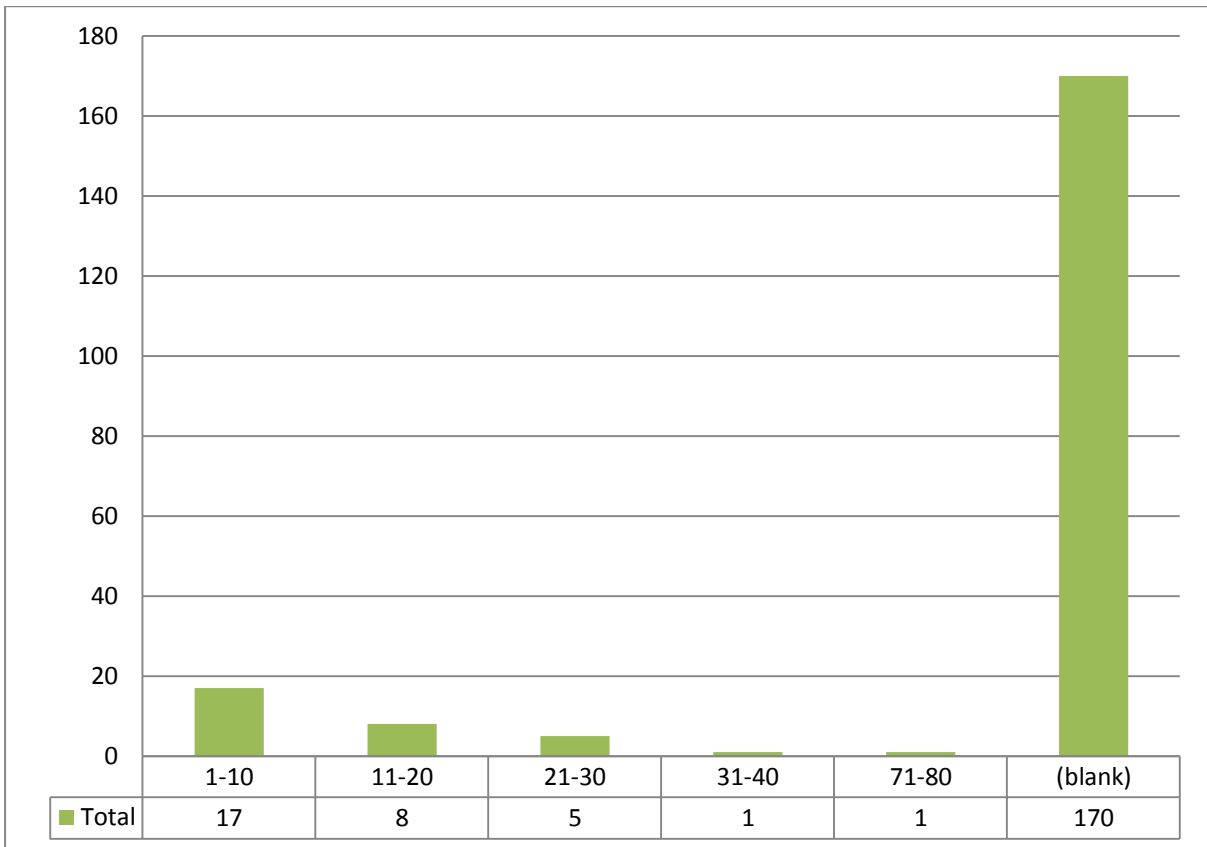
2nd person



3rd person



4th person



5th person

0.5 years old	1
3	1
4	2
6	1
11	1
34	1

6th person

1.5 years old	1
3	1
33	1

7th person

1.5 years old	1
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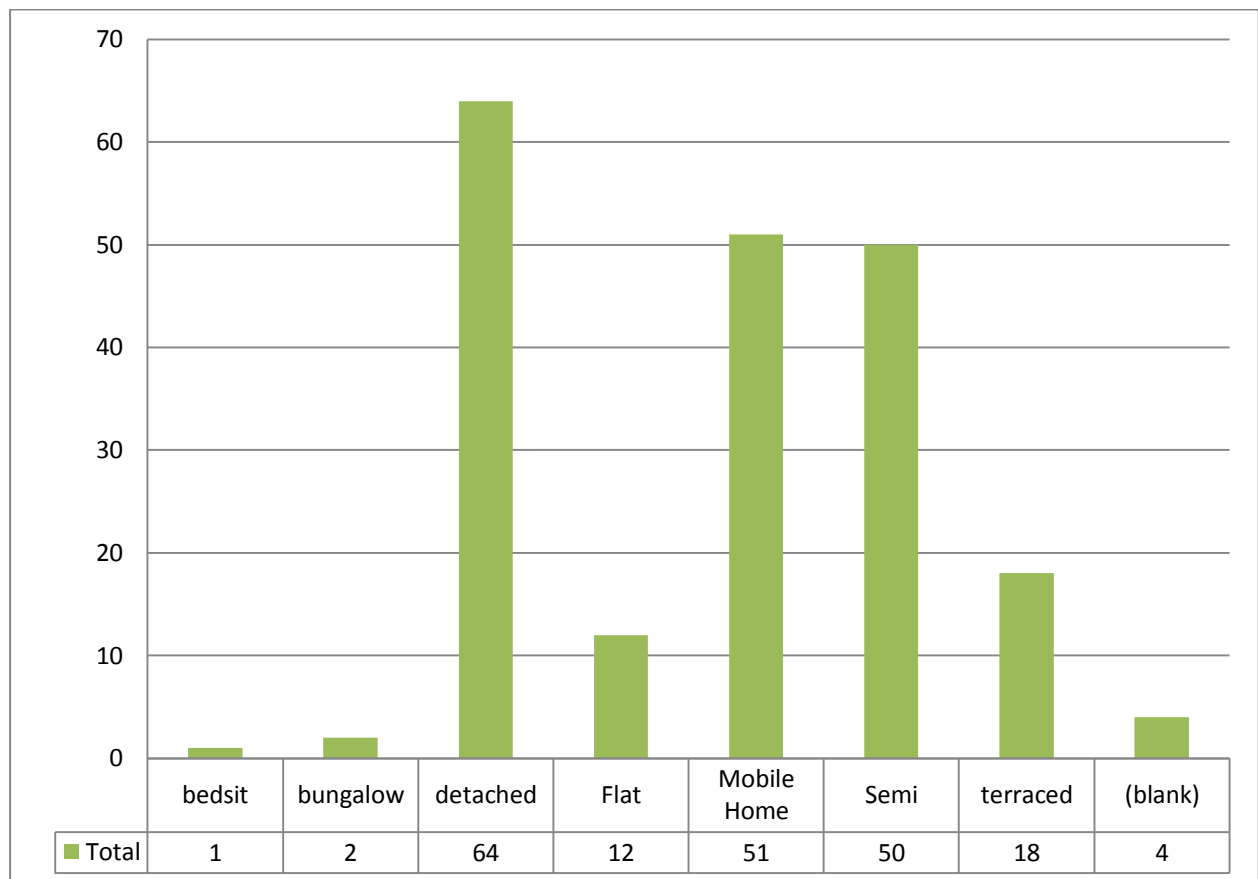
The Housing Survey consists of two main parts:

1 The first part of the survey form contains questions used to capture information on current household tenure, type and size as well as transport and parking needs, both of which are very important to residents.

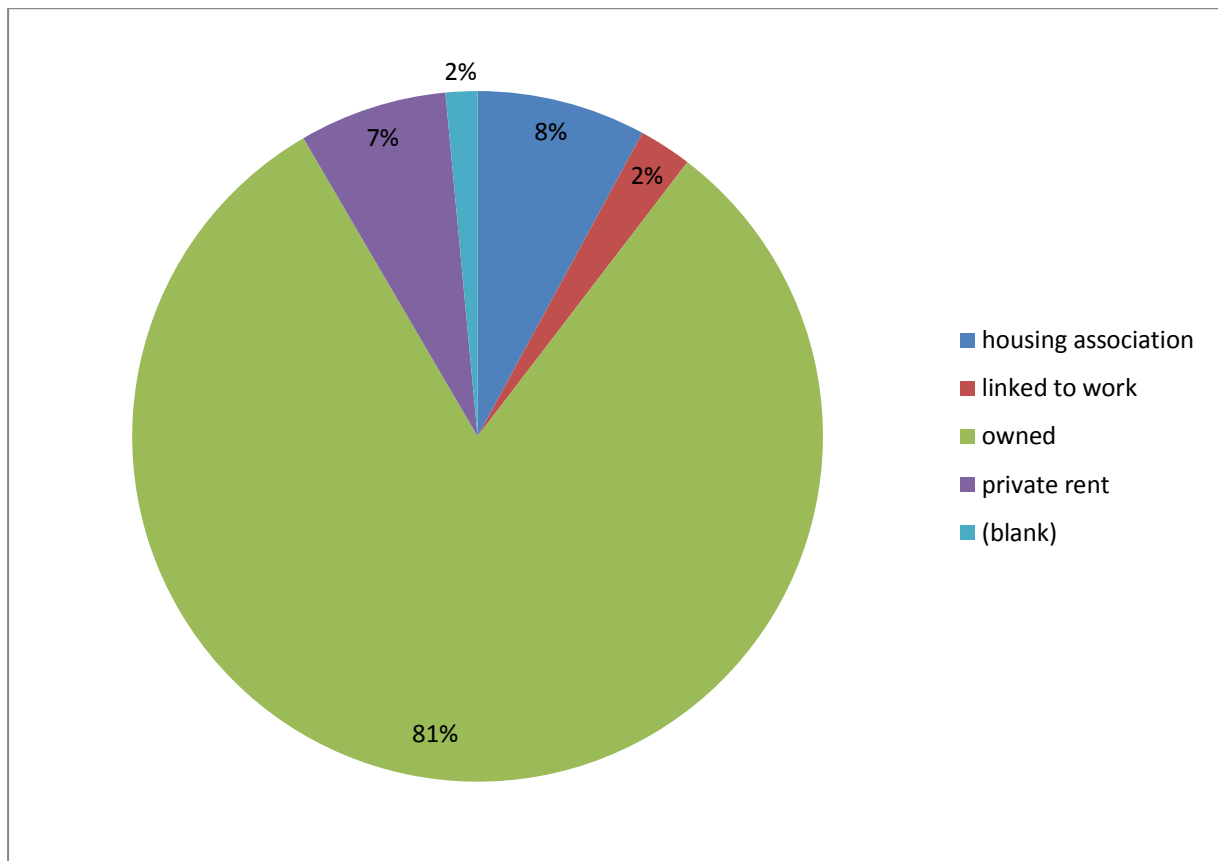
2 The second part contains questions used to identify those who believe they have a housing need and asks them to provide information to support this. It also asks respondents whether they support the concept of housing development in the community and if so, what type of housing and what amount is required over the next 20 years.

The aim of the survey was to determine the existing and future housing needs of residents and identify the scale and nature of local requirements.

The type of home respondents live in breaks down as follows:



Property tenure is predominantly of private ownership as shown:



A total of 12 respondents reported that a member of their household was in need of accommodation and 50 respondents reported that they were themselves in need of alternative accommodation now or in the near future.

Of those in the first group, a total of 6 of the respondents with a housing need stated that they would need to move within the year, 1 within two years and 1 within 5 to 10 years. 4 respondents did not provide a response to the question. Ten wish to stay in Turners Hill. The following shows the types of property required

1 bed flat	1
1/2 bed house	1
2 bed	1
bungalow	1
flat	2
flat/house	1
no stairs	1
small house/flat	1
smaller	1

One person might be interested in purchasing or renting a property and 7 wish to rent. The age range of those in need:

3½ (with family)	1
17 & 19	1
18+	1
19	1
22	1
25	2
33	1
34	1
80+	1

Household members in need require homes for the following reasons:

age mobility	1
disabled child	1
independence	2
new baby	1
owing to ill health need own space	1
to leave home	1
work EG no transport	1

Only 2 people are registered on the common housing register with one about to register.

Affordability

To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents in need were asked for their gross annual income.

Those respondents who have the highest income were still below the figure determined to be able to afford a property in Turners Hill.

The most common annual incomes are the less than £9,999 and £10,000 - £17,999 categories.

Eight people have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing and only 1 person has earnings in the £25,000 - £29,000 band which is still not sufficient to purchase a property in Turners Hill.

Affordable Rural Housing

Affordable housing is housing made available for either rent or on a shared ownership basis (part purchase/part rent), based on a clear evidence of need, to those otherwise unable to afford housing at market prices.

Average House Prices

The Land Registry's figures for Mid Sussex District from January to March 2012 have been used to obtain the average entry levels for purchasing a property in the district. This is calculated on the basis of a 90% mortgage with a 3.5 x gross income lending ratio. From this it can be seen that the lowest income required to purchase an average price two bed terraced house would be £57,857.

Average House Prices in Mid Sussex District Housing Type	Average Price	Income Required
All Housing	£274,610	£70,614
Detached	£418,737	£107,675
Semi-Detached	£275,532	£70,851
Terraced	£221,979	£57,080
Flat	£147,139	£37,835

Source: Land Registry (2012)

A property search on www.rightmove.co.uk was also carried out to provide an indication of prices of properties available in Turners Hill between August 2012 and April 2013.

This table shows the average prices for properties on sale in Turners Hill during that time.

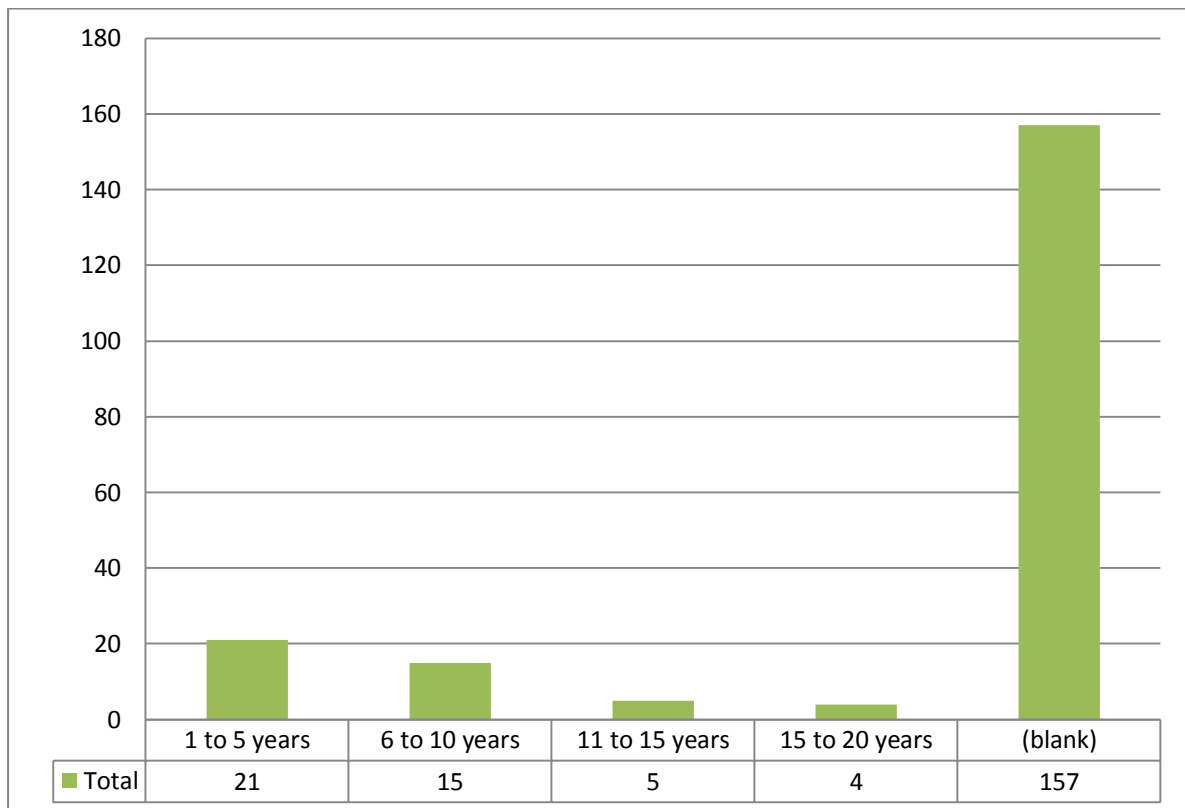
Average property prices Property Type	Location	Lowest Price	Income Required
1 bed flat	Turners Hill	None available during this time	
1 bed mobile homes	Turners Hill	£73,950	£19,015
2 bed mobile homes	Turners Hill	£144,995	£37,284
2 bed terraced	Turners Hill	£235,875	£60,653
2 bed semi-detached	Turners Hill	£310,000	£79,714
3 bed terraced	Turners Hill	£273,333	£70,285
3 bed semi-detached	Turners Hill	£295,250	£75,921
3 bed detached	Turners Hill	£365,000	£93,857
4 bed semi detached	Turners Hill	£327,500	£84,214
4 bed detached	Turners Hill	£484,000	£124,457
5 bed detached	Turners Hill	£780,000	£200,571

Only 2 properties were available for rent in Turners Hill when the search was made; a one bedroom bungalow at £9,300 per annum and a 3 bedroom semi-detached house at £14,400 per annum.

The search criteria were extended to a 5 mile radius. The results of this search show that to rent a 2 bedroom flat would require an income of £36,000 per annum, £42,000 for a 2 bed semi-detached house and £52,800 for a 3 bed terraced house.

Lowest current property rental prices Property Type	Location	Lowest Price	Income required
			(@25% gross income)
2 bed flat	Ardingly	£750pcm	£36,000
2 bed semi-detached house	Balcombe	£875	£42,000
3 bed terraced house	Lindfield	£1,100	£52,800
3 bed semi-detached house	Turners Hill	£1,200	£57,600
4 bed detached house	Balcombe	£1,750	£84,000

Of the 50 residents in the second group who will themselves require alternative housing, the following timescales are given:



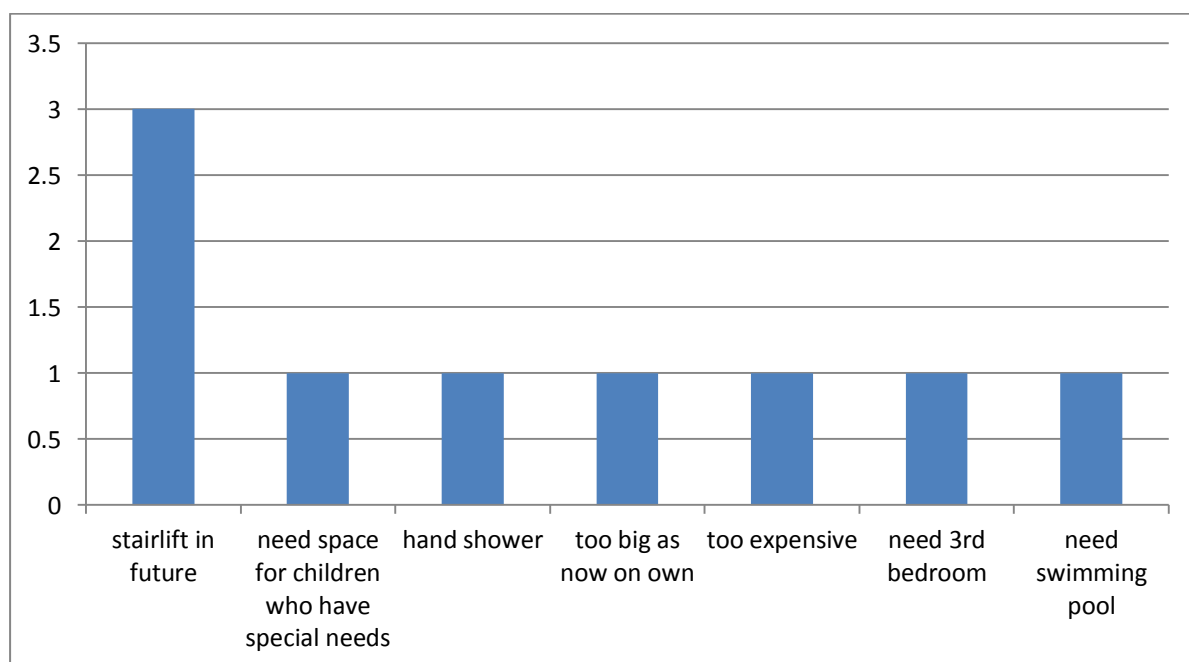
Those in this group have lived here for and fall into the following age groups

Years in village							
1-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80
13	14	8	4	5	3	1	2
Age Range							
21-30	31-40	41-50	51-60	61-70	71-80	81-90	91-100
1	2	6	7	12	11	7	2

Residents within this group are in the main looking for smaller properties. Two require a one or two bedroom flat; one a mobile home; five are looking for a bungalow; five require sheltered / retirement property; three require a two bedroom house while three are looking for larger family homes. 39 own their property, 4 rent from housing association, 5 rent privately and 2 live in property linked to their work.

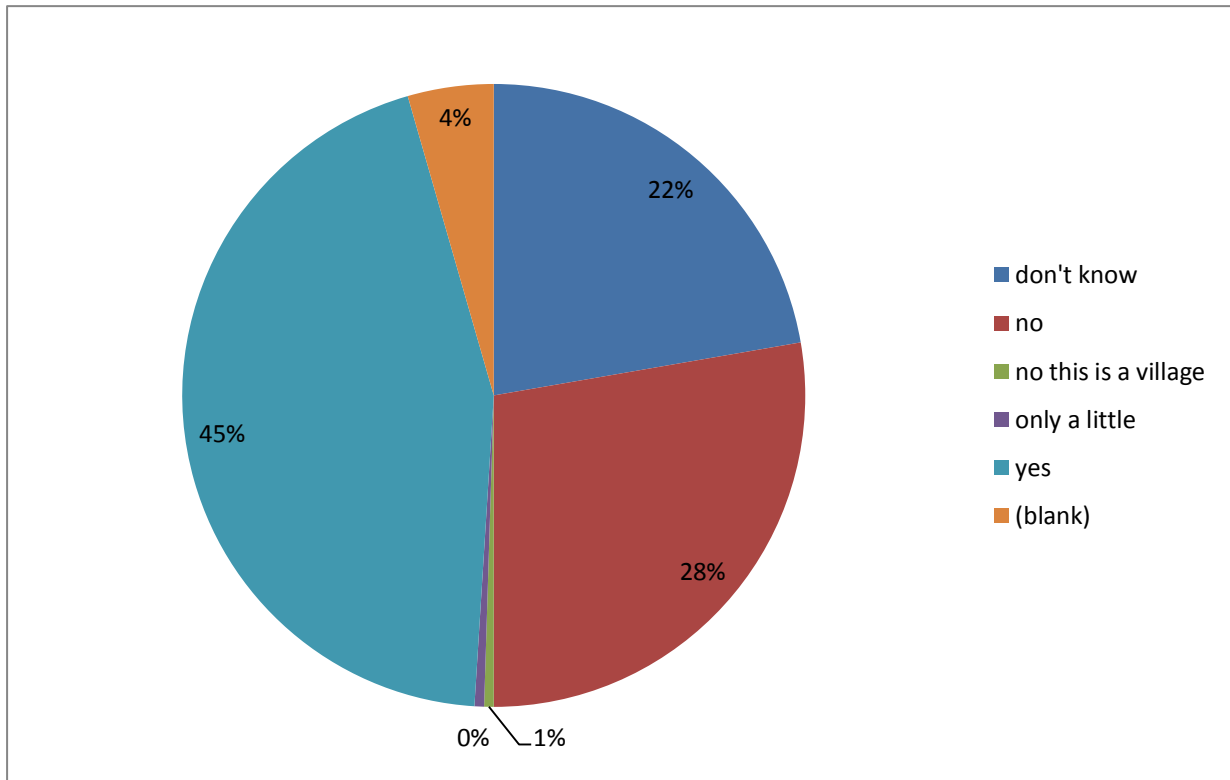
The reasons given for requiring alternative accommodation relate in the main (44 people) to age and health with people needing to be on a level with easier access to services and transport. Current homes are proving too large and expensive to manage. Others require suitable properties for bringing up disabled children and children with special needs (2 families); one requires larger property to provide separate rooms for children; one requires flatter terrain for electric cars and three wish to purchase suitable properties.

Nine respondents stated that their current home was unsuitable for their needs for the following reasons:



Future Housing Development.

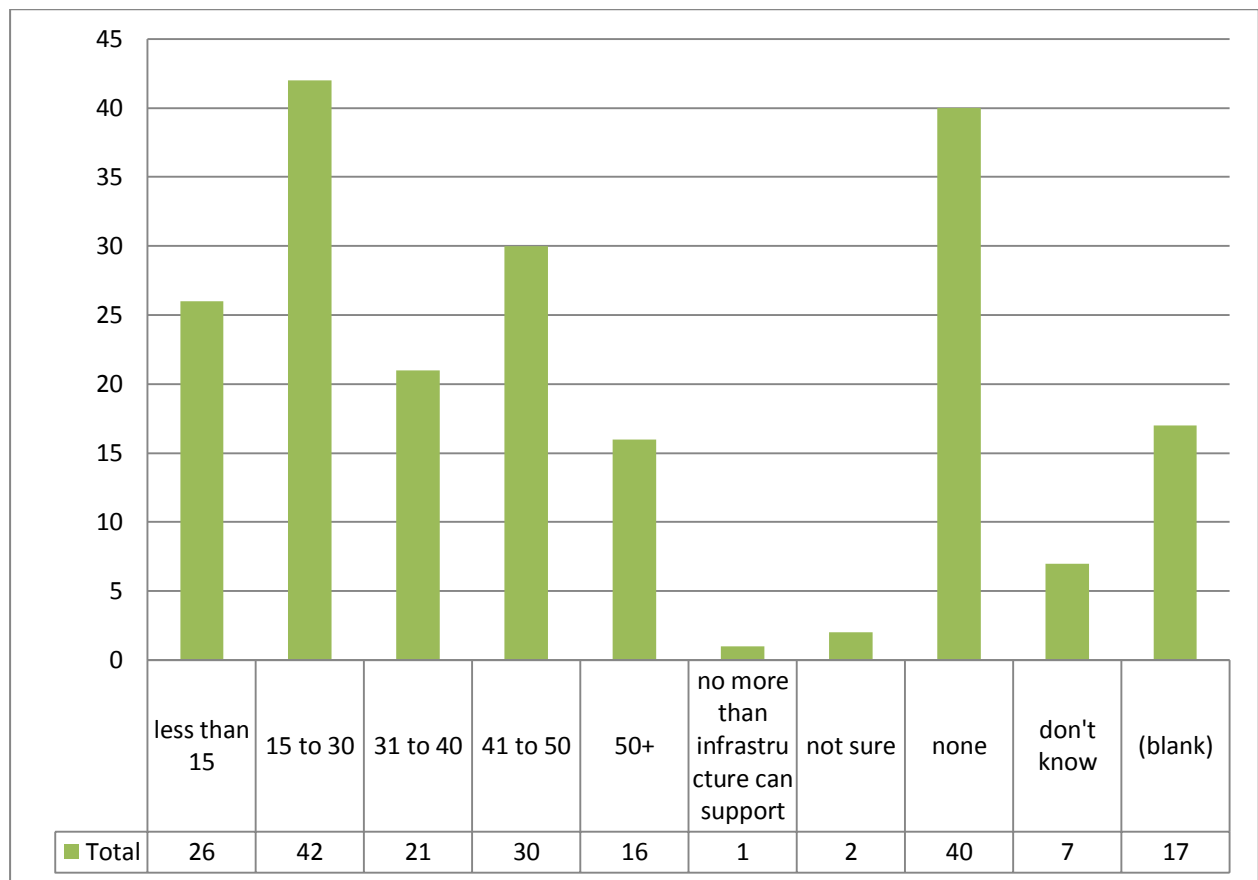
Of the respondents to the survey 90 (45%) were in favour of housing development in Turners Hill while 57 (29%) wanted no new development. There were 45 (22%) who didn't know if there should be any such development. Only 9 residents did not respond to this question.



The preferred housing types were:

	AGREE	DISAGREE	NOT SURE	DON'T KNOW	BLANK
SOCIAL HOUSING FOR RENT	68	49	13	11	61
SHARED OWNERSHIP	56	32	23	13	78
PRIVATE HOMES FOR RENT	41	49	20	11	81
SMALL HOMES FOR SALE	109	16	11	8	58
FAMILY HOMES FOR SALE	83	17	16	10	76
HOMES FOR RETIREES	87	24	15	10	66
BUNGALOWS	72	25	20	10	75

Residents replied to the question “How many homes should be built over the next twenty years” as follows:

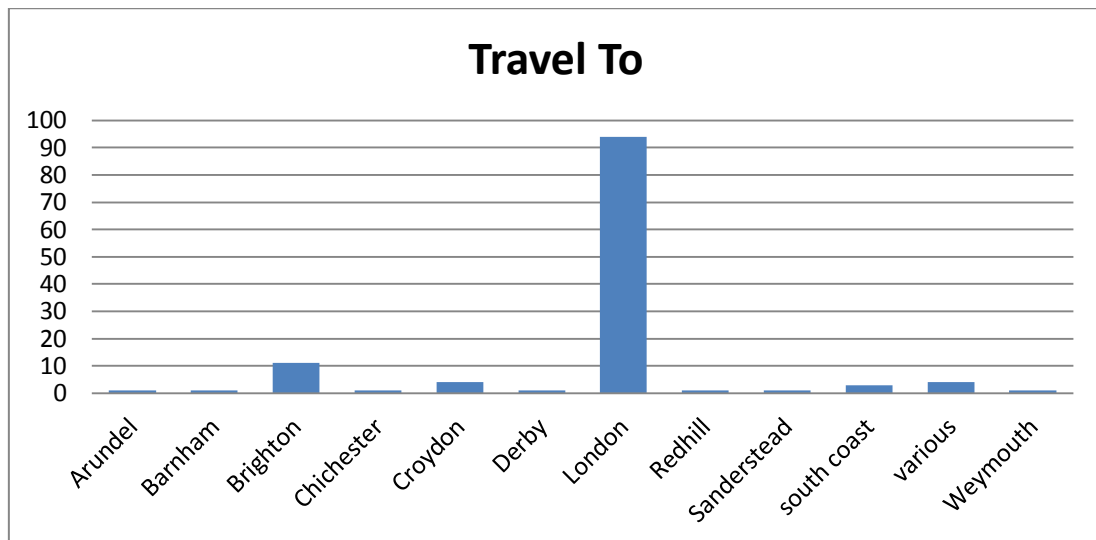


Transport

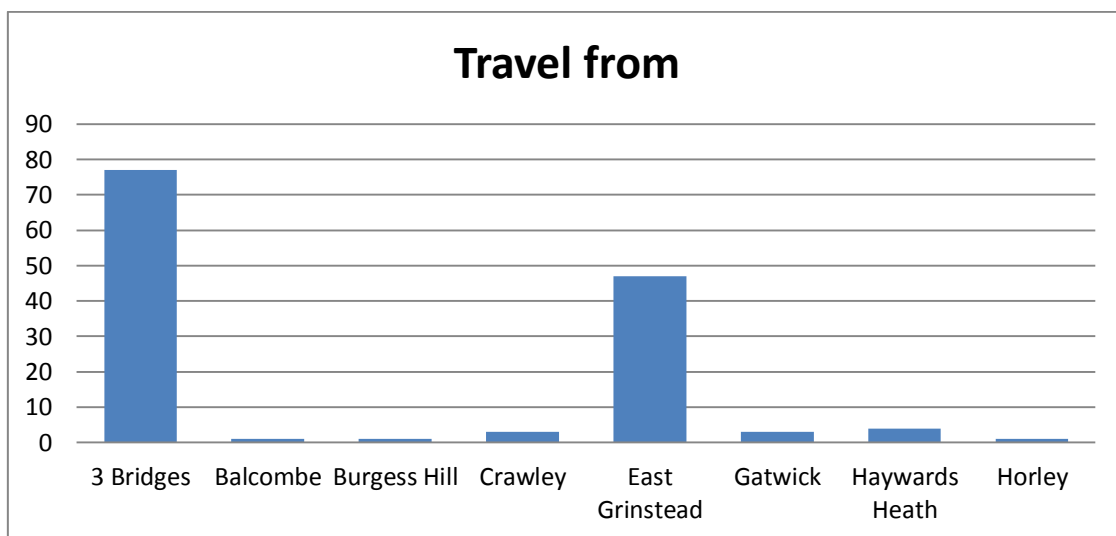
The question “What modes of transport do you use and how frequently” demonstrates the high dependency of the car.

			DAILY	WEEKLY	MONTHLY	OCCASIONALLY	NEVER	BLANK
WALK			75	28	3	19	1	76
CAR/VAN			145	26	0	6	1	24
MOTORBIKE/ SCOOTER			3	0	2	5	1	191
BICYCLE			1	8	4	32	1	156
BUS			18	13	4	44	1	122
TAXI			6	9	5	76	1	105
RAIL			8	10	14	79	1	90

Those travelling by rail go to:

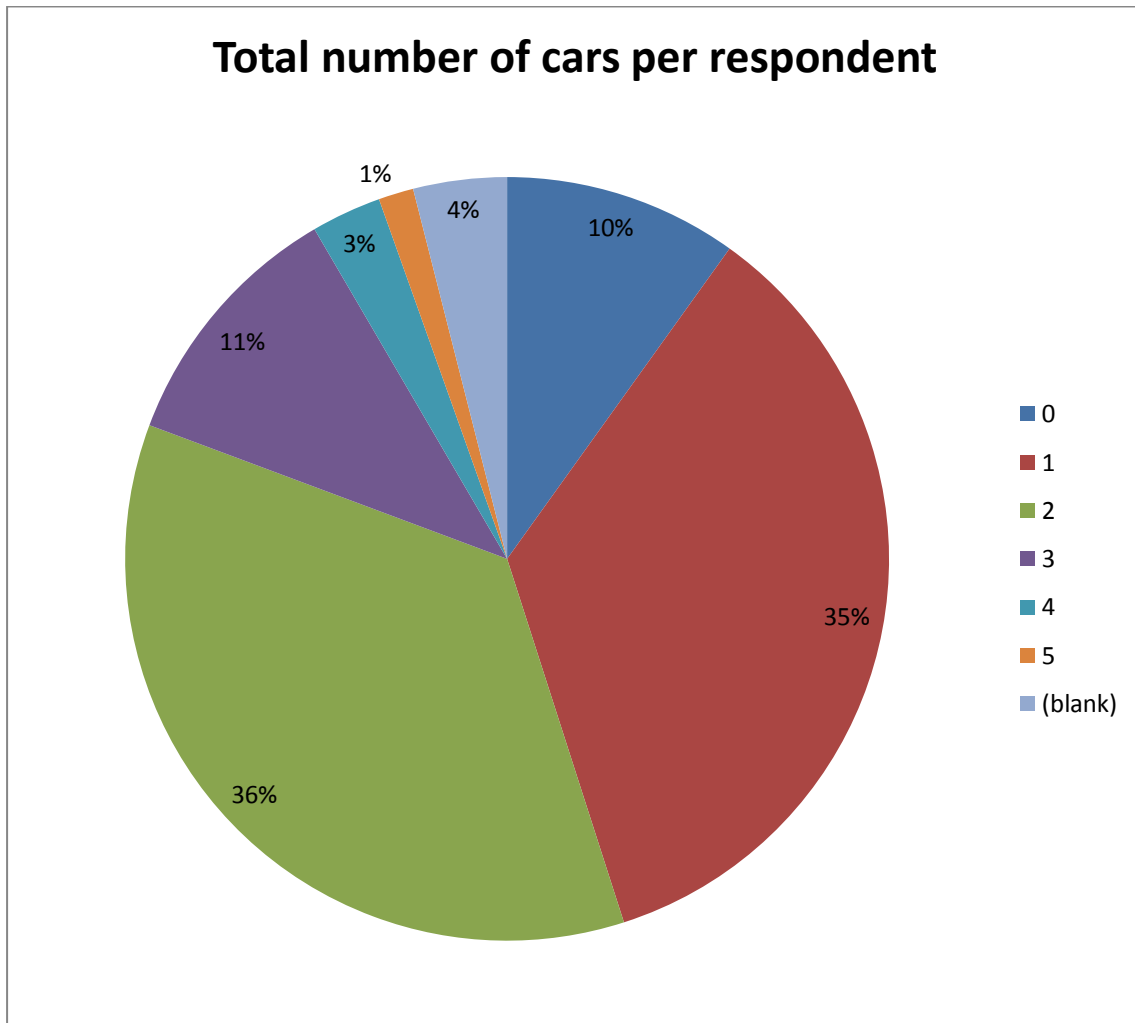


They travel from:

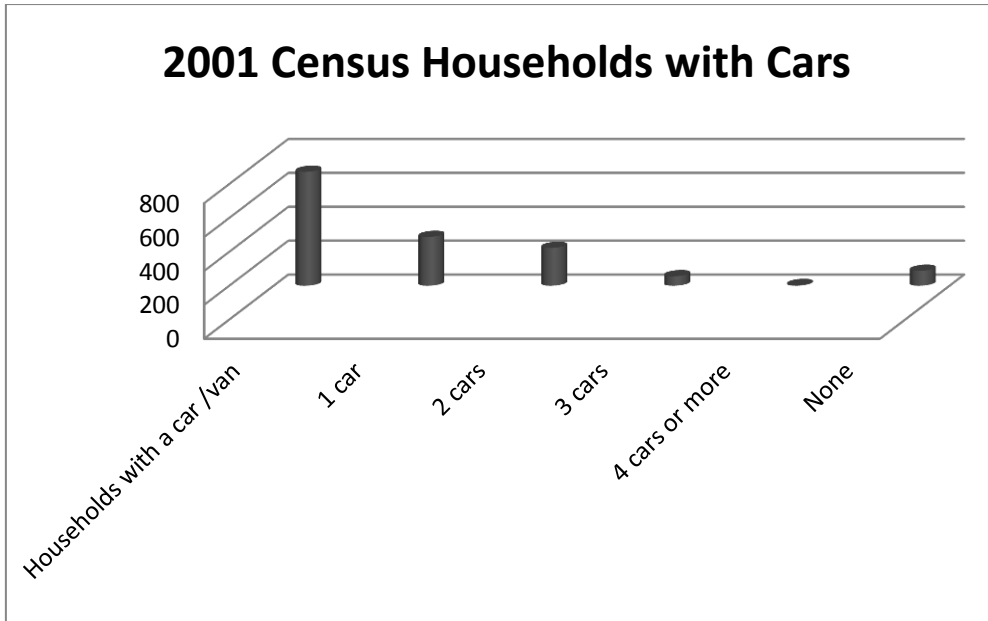


Car ownership

Replies on car ownership confirm residents' dependency on the car in this rural village with poor public transport services.



	1 car	2 cars	3 cars	4 cars	5 cars
Number of cars parked on own land	62	60	15	4	3
Number of cars parked on street	15	8	1		
Number of cars parked in a car park	10				



Residents were asked if they had been affected by changes to the bus service which now means they are unable to access the Crawley Down Health Centre by bus. 29 (14%) stated they had been; 60 (30%) said they were not affected while the remainder felt it did not relate to them.

