

Wyre Borough 2010 Rural Housing Needs Assessment

**Final Report for Wyre Borough Council
July 2010**



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Wyre Borough Rural Housing Needs Survey 2010

1.0 Introduction

Background and objectives

- 1.1 arc4 Limited was commissioned in the Autumn of 2009 to carry out a Rural Housing Needs Assessment across the rural parishes of Wyre Borough in North Lancashire.
- 1.2 The aims of the study are to:
 - Identify the annual need for affordable housing in the rural areas of Wyre over the next five years, taking into account the existing backlog of unmet need and newly-arising need; to include details of the accommodation required by type, size, tenure, affordability and location, set within the context of findings of the Fylde SHMA;
 - Inform and form part of the evidence base in support of various Local Development Framework documents including the Core Strategy.
- 1.3 Wyre Borough is currently preparing its Local Development Framework and an 'Issues and Options' document has been consulted upon. This suggests that development in rural areas would be mainly to meet local demand, with a high proportion being affordable housing.

Fylde Strategic Housing Market Assessment

- 1.4 PPS3 states that evidence to support affordable housing policies needs to be presented in a Strategic Housing Market Assessment (SHMA). The Fylde SHMA was published in April 2008 and provided a strategic overview of housing market dynamics across the Fylde peninsula which includes Wyre Borough. The SHMA suggested an annual shortfall of 570 affordable dwellings across Wyre Borough. Addressing affordable shortfalls in rural areas to ensure long-term community sustainability was a key message to emerge from the SHMA.
- 1.5 This rural housing needs survey seeks to complement the Fylde SHMA by providing an evidence base on the characteristics of households and dwellings in the rural area, the extent of housing need and the extent to which affordable housing is required.

Geography

- 1.6 Map 1.1 illustrates the location of parishes which constitute the rural area of Wyre Borough. Appendix A shows rural parishes boundaries overlaid on a 1:50 000 Ordnance Survey map.

Map 1.1 Wyre Borough Rural Parish Geography



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Research methodology

- 1.7 To deliver the rural housing needs study a multi-method approach was adopted consisting of:
- A sample survey of households in Garstang and Preesall; and a survey of all households in the remaining parishes. A total of 11,818 households were contacted and 3,001 questionnaires were received and used in data analysis. This represents a 25.4% response rate. A full breakdown of response rates is presented in the data tabulations which accompany this report; and
 - Consultation events with local residents through a series of four community events focusing on clusters of parishes during March 2010.

Report structure

- 1.8 This report is structured in the following way:
- Chapter 2 reviews **household survey results** and includes a review of dwelling stock, household profiles; future housing requirements of households intending to move; and the scale of new household formation and their dwelling preferences; dwelling and household profiles;
 - Chapter 3 considers the **scale of housing need** across the rural areas and how this translates to affordable housing requirements.
 - Chapter 4 reviews issues raised in **community and parish consultation**
 - Chapter 5 completes the report by considering **policy options** and next steps.

2.0 Household survey results

Overview

- 2.1 The rural household survey was split into three sections: Part 1 considered the characteristics of dwelling stock, households and residents; Part 2 considered future housing requirements by focusing on the aspirations of households planning to move in the next five years; and Part 3 focused on newly-forming households by reviewing how many new households were likely to form in the next five years and their housing aspirations.
- 2.2 An overall response rate of 25.4% was achieved (see Table 2.1)

Table 2.1 Survey responses

Area	Occupied Households (2010 Council Tax)	Households contacted	Total Response	Response rate	Sample Error*
Barnacre	756	756	225	0.298	
Bleasdale	61	61	14	0.230	
Cabus	783	783	218	0.278	
Catterall	904	904	194	0.215	
Cloughton-on-Brock	243	243	77	0.317	
Forton	495	495	107	0.216	
Garstang	2096	1623	482	0.297	3.92%
Great Ecclestone	622	622	145	0.233	
Hambleton	1216	1216	325	0.267	
Inskip with Sowerby	333	333	83	0.249	
Kirkland	126	126	16	0.127	
Myerscough & Bilsborrow	441	441	108	0.245	
Nateby	191	191	38	0.200	
Nether Wyresdale	303	303	72	0.238	
Out Rawcliffe	237	237	48	0.203	
Pilling	761	761	186	0.244	
Preesall	2630	1675	414	0.247	4.42%
Stalmine with Staynall	670	670	179	0.267	
Upper Rawcliffe with Tarnacre	273	273	57	0.209	
Winmarleigh	105	105	13	0.124	
Total	13246	11818	3001	0.254	

*Sample survey in Garstang and Preesall

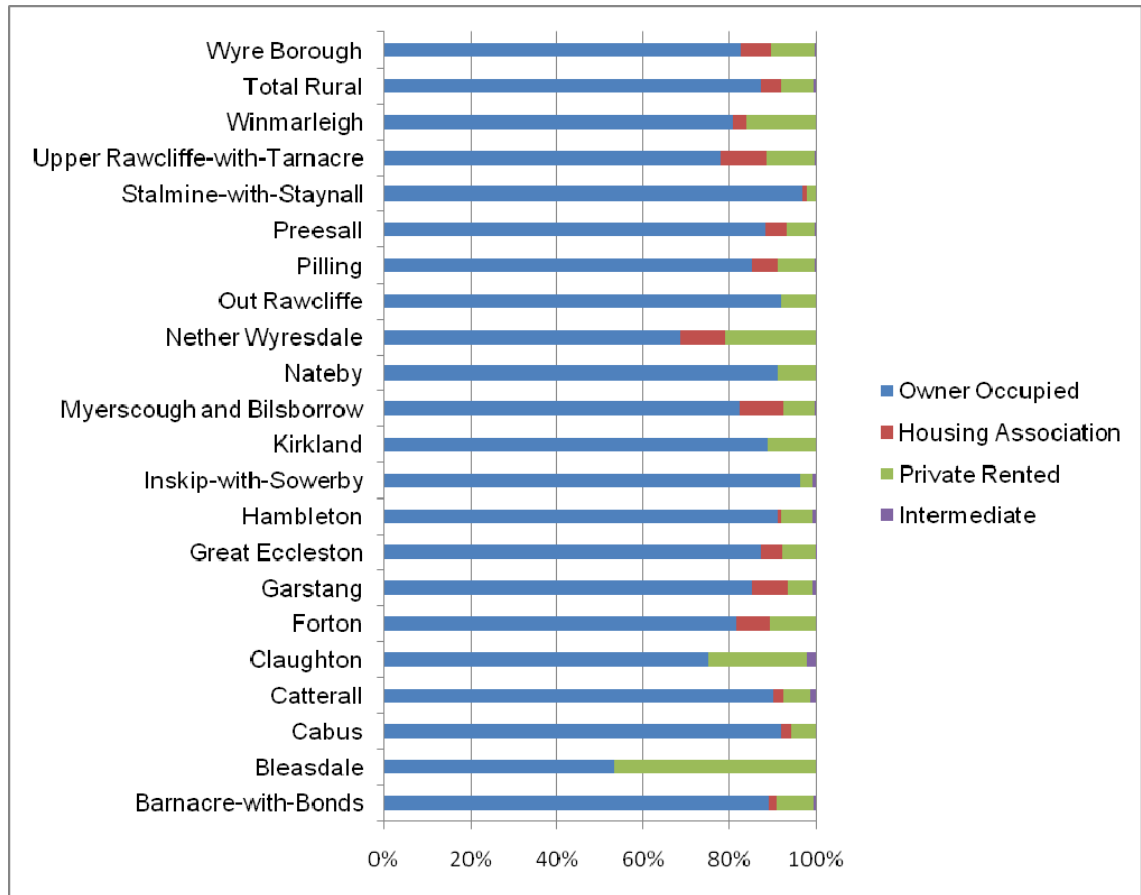
- 2.3 This report is accompanied with a set of data tabulations which present the household survey data for each Parish. It is important to note that the survey responses have been weighted (to correct for any response bias) and then grossed up (to the total number of households). This process is explained at Appendix B. Data presented in this report is based on weighted and grossed survey results. In effect, the 3,001 responses have been weighted and grossed to reflect a total of 11,818 occupied dwellings.
- 2.4 All survey findings presented in this report are for grossed/weighted responses.

Your home and household (Questionnaire Part 1)

Tenure (Q2)

- 2.5 Evidence from the 2010 household survey indicates that across the rural area, 87.4% of occupied dwellings are owner occupied, 4.5% are rented from a Housing Association, 7.6% are private rented and 0.4% are intermediate tenure. The extent to which tenure profile varies by Parish is presented in Figure 2.1.
- 2.6 Notable observations include:
- The proportion of households living in owner occupied dwellings exceeded 90% in seven parishes and was highest in Stalmine with Staynall (97%) and Inskip with Sowerby (96.4%);
 - The proportion of households living in social rented dwellings was highest in Upper Rawcliffe with Tarnacre (10.7%), Nether Wyresdale (10.3%), Myerscough and Bilsborrow (10%) and Garstang (8.5%);
 - In general, there were higher proportions of households who rented privately (7.6%) rather than rented from a Housing Association (4.5%). The proportion renting privately was highest in Bleasdale (46.8%), Claughton (22.8%), Nether Wyresdale (21%) and Winmarleigh (16.2%) and this is likely to be due to agricultural workers renting tied accommodation.

Figure 2.1 Tenure profile

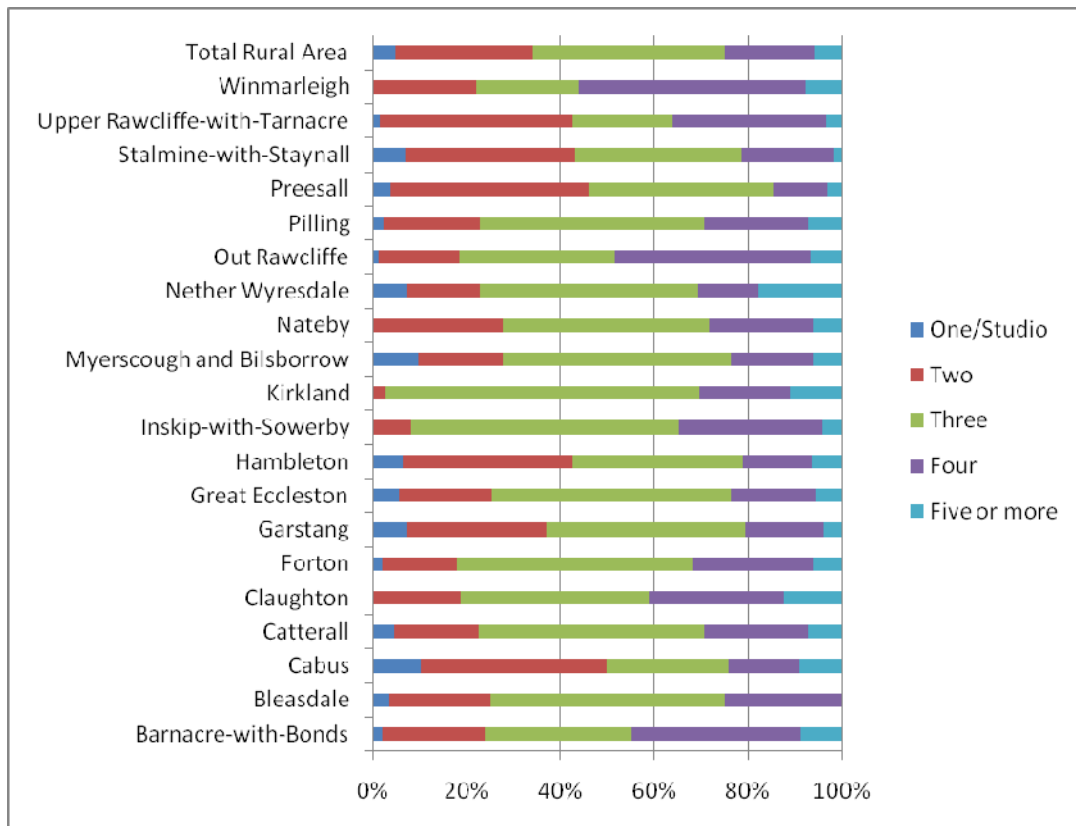


Source: 2010 Parish Survey and 2001 Census (Wyre Borough data)

Number of bedrooms (Q3)

2.7 Across the rural area, 4.8% of occupied dwellings had one bedroom (or were studios/bedsits), 29.2% had two bedrooms, 40.9% had three bedrooms and 24.1% had four or more bedrooms (Table 2.2). Figure 2.2 illustrates how the number of bedrooms varied by Parish. Notably, the proportion of properties with four or more bedrooms was highest in Winmarleigh (56% of occupied dwellings) and Out Rawcliffe (48.3%). With regards to smaller dwellings, the proportion of occupied dwellings with one or two bedrooms was highest in Cabus (49.8%) and Preesall (46%).

Figure 2.2 Number of bedrooms



Source: 2010 Parish Survey

2.8 The extent to which the number of bedrooms varies by tenure is illustrated in Table 2.2. This indicates that social rented and intermediate tenure properties tend to be smaller, with over half (54.9%) of social rented properties having one or two bedrooms along with 62.3% of intermediate tenure properties. Owner occupied dwellings tend to be larger, with 27.6% having four or more bedrooms. Private rented dwellings tend in general to have up to three bedrooms, but around 11.2% have four or more bedrooms.

Table 2.2 Number of bedrooms by tenure

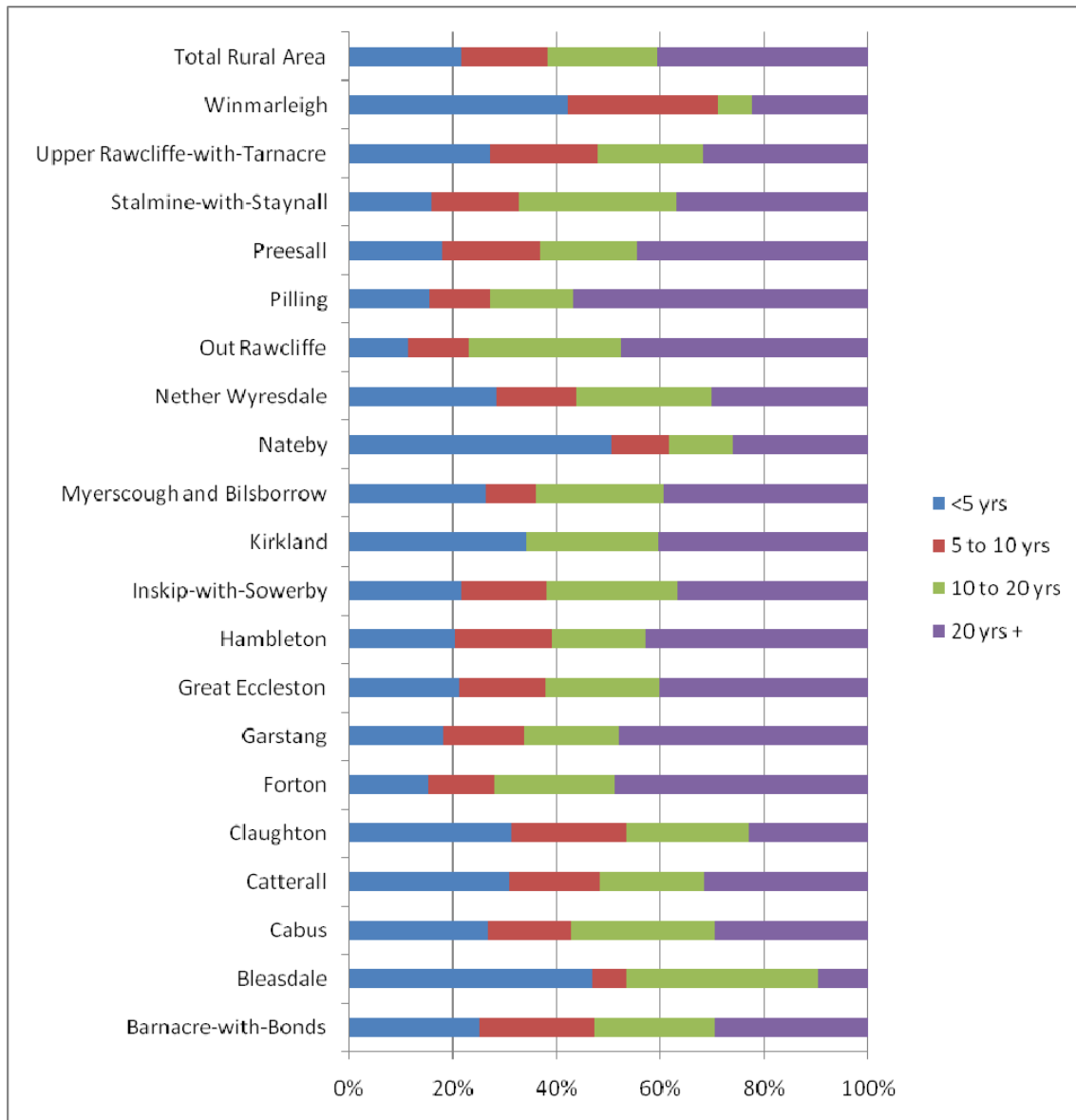
No. Bedrooms	Tenure (%)				
	Owner Occupied	Social Rented	Private Rented	Intermediate	Total
One/Two	31.1	54.9	52.9	62.3	34.0
Three	41.2	45.1	35.9	37.7	40.9
Four+	27.6	0.0	11.2	0.0	25.1
Total	100.0	100.0	100.0	100.0	100.0
Base (valid responses)	11478	450	1139	69	13136

Source: 2010 Parish Survey

Length of residence (Q4)

2.9 There is some degree in variation in the length of residence by Parish (Figure 2.3) and tenure (Table 2.3). Overall, 21.8% of households had lived in their current accommodation for less than 5 years, 16.6% for between 5 and 10 years, 20.9% for between 10 and 20 years and 40.7% for at least 20 years.

Figure 2.3 Length of residence by parish



Source: 2010 Parish Survey

Table 2.3 Length of residence by tenure

Length of residence	Tenure (%)				
	Owner Occupied	Social Rented	Private Rented	Intermediate	Total
<5 yrs	18.5	35.0	49.9	20.0	21.8
5 to 10 yrs	17.1	9.4	14.9	8.6	16.6
10 to 20 yrs	21.5	22.9	13.4	30.0	20.9
20 yrs +	42.9	32.7	21.8	41.4	40.7
Total	100.0	100.0	100.0	100.0	100.0
Base (valid responses)	11451	449	1127	70	13097

Source: 2010 Parish Survey

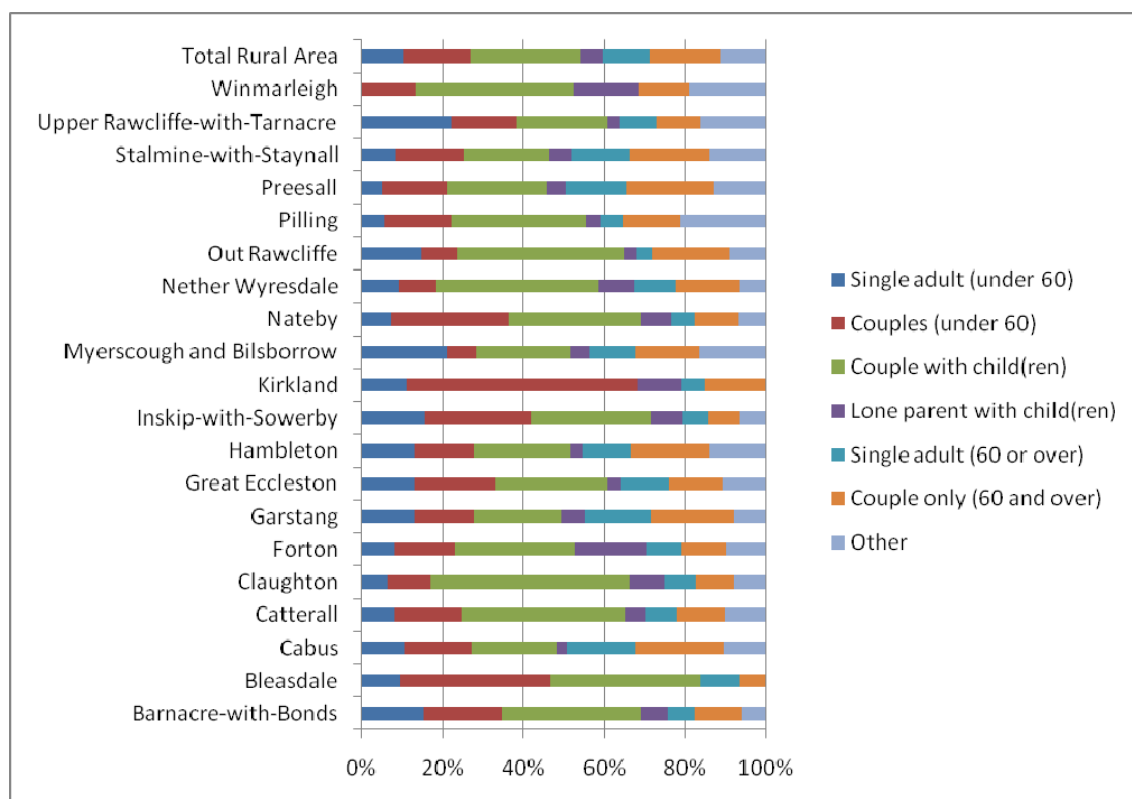
- 2.10 The proportion of households living in their accommodation for at least 20 years was highest in Pilling (57%), Forton (48.8%) and Garstang (48%). In contrast, 50.5% of households in Nateby had lived in their accommodation for less than 5 years, along with 46.8% of households in Bleasdale and 42.1% in Winmarleigh.
- 2.11 There are some strong relationships between length of residence and tenure (Table 2.2). Around half of private renters (49.9%) had lived in their accommodation for less than 5 years, compared with 35% of social renters and only 18.5% of owner occupiers. Owner occupiers were most likely to have lived in their accommodation for at least 20 years (42.9%).

Household profile (Q5 to Q7)

- 2.12 Across the rural area households tend to be small, with the majority comprising one (22.2%) or two (38.5%) people. Additionally, 15.9% of households comprise three people, 16.6% four people and 7% five or more people. Overall, 29.1% of households across the rural area are either headed or contain someone aged 60 or over. The proportion households containing someone aged 60 or over is highest in Cabus (38.9%), Garstang (37.1%) and Preesall (36.6%)
- 2.13 Figure 2.4 summarises how the profile of households varies by Parish. Household size by tenure is summarised in Table 2.4 and household type by tenure is summarised in Table 2.5. Analysis of household size and type by tenure indicates that:
- The proportion of households with four or more occupants was highest amongst owner occupiers (24%) and private renters (22.8%) households;
 - 34.2% of social renting households comprised one person along with 40% of intermediate tenure households;
 - Of owner occupier households, 30.1% were older singles and couples, 26.7% were couples with children and 17.5% were couples (both under 60). Lone parents accounted for 23.3% of social renting households and 19.5%

of private renting households. A further 29.4% of private renting households were couples with children and 15.7% were older singles and couples.

Figure 2.4 Household type by Parish



Source: 2010 Parish Survey

Table 2.4 Household size by tenure

Household size	Tenure (%)				
	Owner Occupied	Social Rented	Private Rented	Intermediate	Total
One	21.3	34.2	26.2	40.0	22.2
Two	39.5	27.7	30.6	42.9	38.3
Three	15.2	22.8	20.4	10.0	15.9
Four	17.0	10.0	15.7	0.0	16.6
Five	5.6	4.7	4.5	7.1	5.5
Six or more	1.4	0.7	2.6	0.0	1.5
Total	100	100	100	100	100
Total (valid responses)	11494	448	1140	70	13152

Source: 2010 Parish Survey

Table 2.5 Household type by tenure

Household type	Tenure (%)				
	Owner Occupied	Social Rented	Private Rented	Intermediate	Total
Single Adult (under 60)	9.4	15.6	19.5	8.7	10.5
Single Adult (60 or over)	11.9	18.4	6.8	31.9	11.8
Couple only (both under 60)	17.5	0.0	13.4	17.4	16.5
Couple only (one or both 60 or over)	18.2	10.4	8.9	21.7	17.2
Couple with 1 or 2 child(ren)	22.5	17.6	23.6	4.3	22.3
Couple with 3 or more children	5.1	5.6	5.8	7.2	5.2
Lone Parent with 1 or 2 child(ren)	3.4	23.3	13.7	1.4	5.0
Lone Parent with 3 or more children	0.4	0.0	2.0	0.0	0.6
Family with adult child(ren)	6.9	4.2	0.5	4.3	6.2
Other type of household	4.7	4.9	5.7	2.9	4.8
Total	100.0	100.0	100.0	100.0	100.0
Base (valid responses)	11492	450	1138	69	13149

Source: 2010 Parish Survey

Overcrowding and under-occupancy

- 2.14 Using the ‘bedroom standard model’¹ it is possible to review the extent to which households are overcrowded or under-occupying. Overall, around 2.1% of households can be described as overcrowded, with fewer bedrooms than required by the household; 17.4% of households have a sufficient number of bedrooms relative to requirements; and 80.5% of households are under-occupying, with at least one spare bedroom about the bedroom standard requirements for that household. Overall, 37% of households are severely under-occupying, whereby they have at least two spare bedrooms.
- 2.15 Of households who are overcrowded:
- 63.4% are couples with children, 9.3% are lone parent families and 27.4% are other types of household (including families where there are adult children still living at home);
 - 80% are owner occupiers and a further 8.2% are social renters, 10.6% private renters and 1.2% live in intermediate tenure dwellings
- 2.16 Of the 280 households who are overcrowded, further analysis presented in section four of this report suggests that 56 intend to move to address their overcrowding situation.
- 2.17 In terms of severe under-occupancy, there are around 4,900 households who have two or more spare bedrooms relative to their requirements based on the bedroom standard model. The household type and tenure of these households is illustrated in Table 2.6. This illustrates, for instance, that 31.3% of under-

¹ See para 3.8 for a full description of the ‘Bedroom Standard Model’

occupying households are couples (both under 60); but the actual proportion of couples (both under 60) who are severely under-occupying is 69.7%. The proportion of households severely under-occupying is also high amongst couples (one or both 60 or over) and amongst single adults under 60 (37.1%). In terms of tenure, 95.8% of severely under-occupying households are owner occupiers; but severe under-occupation is experienced across all tenures, including 4.8% of households renting from a Housing Association.

Table 2.6 Severe under-occupancy by household type and tenure

Underoccupancy by household type	Frequency	% of responses	Total households	As % of households
Single Adult (under 60)	512	10.5	1380	37.1
Single Adult (60 or over)	476	9.8	1563	30.5
Couple only (both under 60)	1515	31.1	2173	69.7
Couple only (one or both 60 or over)	1084	22.2	2290	47.4
Couple with 1 or 2 child(ren)	724	14.8	2930	24.7
Couple with 3 or more children	101	2.1	695	14.5
Lone Parent with 1 or 2 child(ren)	94	1.9	662	14.2
Family with adult child(ren)	232	4.8	830	28.0
Other type of household	137	2.8	650	21.1
Total	4876	100.0	13246	36.8
Underoccupancy by tenure	Frequency	% of responses	Total hhs	As % of hhs
Owned (no mortgage)	2497	51.3	5961	41.9
Owned (with mortgage)	2163	44.5	5615	38.5
Rented from a Housing Association	22	0.4	452	4.8
Rented Privately (furnished)	20	0.4	141	13.9
Rented Privately (unfurnished)	102	2.1	869	11.7
Tied to your job	45	0.9	137	32.4
Shared Ownership or Equity	18	0.4	71	25.4
Total	4876	100.0	13246	36.8

Source: 2010 Household Survey

- 2.18 Of households under-occupying, income data is available for those households intending to move. Of these households, 39.1% received a weekly income of less than £500, 35.9% an income of between £500 and less than £1,000 and 25% received £1,000 or more each week.

Views on affordable housing requirements (Q8 to Q10)

- 2.19 All respondents were asked to 'tell us what type of affordable housing you think is needed in your Parish?' Responses are summarised in Table 2.7. Households could tick a multi-response box on the questionnaire and from the

responses it is possible to calculate the proportion of households who said that no further affordable homes are needed and the proportion who said affordable homes are required. Furthermore, it is possible to consider the range of affordable housing respondents considered were required in their Parish.

Table 2.7 Views on affordable housing requirements

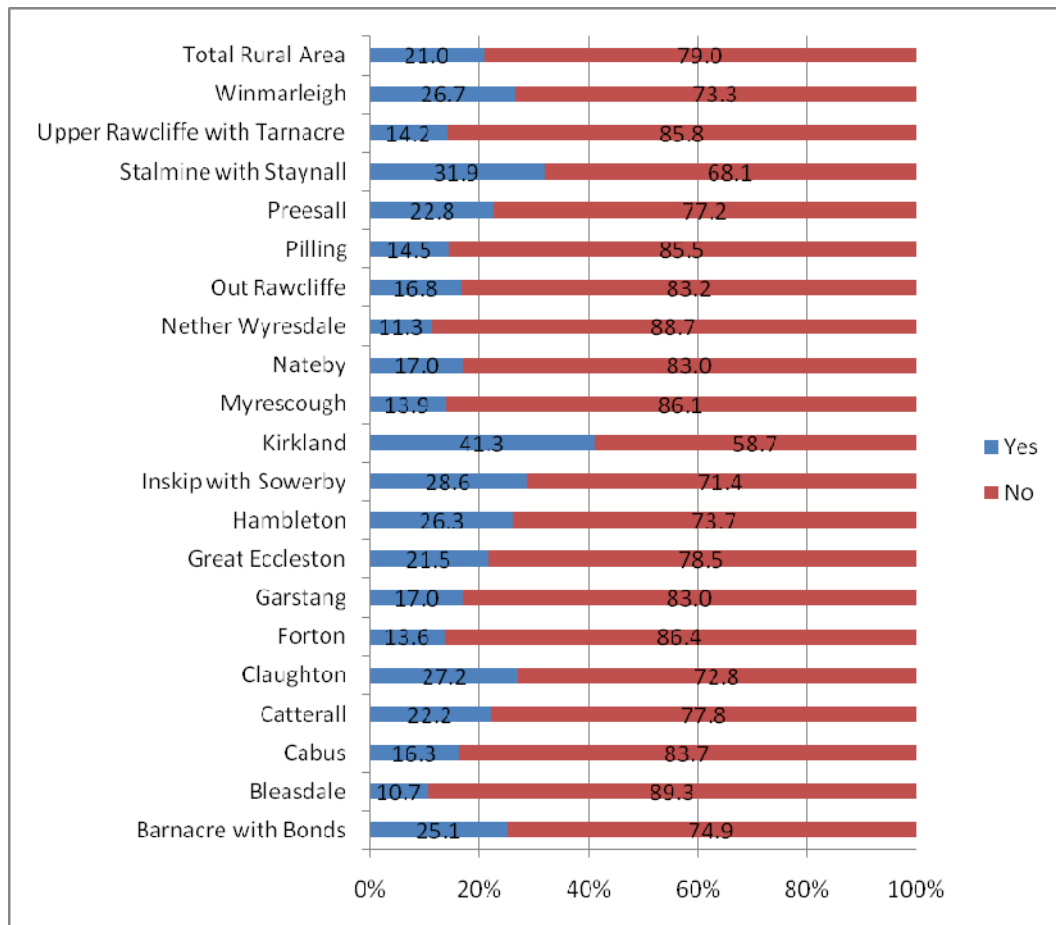
Parish	% households saying no further homes needed	% households saying homes required	% households stating need for:						
			Homes for young people	Large family homes	Small family homes	Homes for people with disabilities	Homes for single people	Homes for older people	Other
Barnacre with Bonds	26.8	73.2	48.5	6.0	33.3	13.0	15.5	11.5	6.6
Bleasdale	18.0	82.0	52.5	13.1	44.3	3.3	0.0	21.3	9.8
Cabus	19.3	80.7	54.9	10.4	27.7	16.4	23.0	25.9	1.7
Catterall	30.9	69.1	50.1	11.2	31.2	12.6	14.3	19.9	3.0
Cloughton	34.5	65.5	37.6	6.2	33.6	15.0	8.0	22.1	4.4
Forton	11.4	88.6	60.2	8.0	35.8	15.2	18.3	30.5	0.4
Garstang	17.0	83.0	57.4	10.2	33.4	16.3	19.6	22.6	4.8
Great Eccleston	20.4	79.6	49.1	13.9	34.8	17.4	23.9	22.7	2.7
Hambleton	39.3	60.7	34.4	8.4	26.5	13.8	10.2	19.2	4.0
Inskip with Sowerby	45.9	54.1	33.9	8.2	27.8	6.0	11.7	13.3	2.5
Kirkland	33.3	66.7	66.7	0.0	23.0	25.4	11.1	23.0	13.5
Myrescough	26.9	73.1	45.6	9.1	42.4	2.9	13.2	19.7	4.3
Nateby	19.9	80.1	53.0	6.6	41.4	1.7	19.9	22.7	1.7
Nether Wyresdale	20.0	80.0	49.3	14.3	57.1	17.9	21.8	22.5	5.4
Out Rawcliffe	16.7	83.3	50.9	6.3	48.6	4.5	14.0	11.3	13.1
Pilling	18.2	81.8	58.8	14.7	43.6	12.5	16.4	16.6	2.6
Preesall	33.7	66.3	35.4	7.0	32.1	18.2	15.6	16.5	3.6
Stalmine with Staynall	34.9	65.1	35.7	6.3	23.4	18.5	16.8	30.2	3.4
Upper Rawcliffe with Tamacre	28.3	71.7	58.5	7.0	50.0	12.4	21.7	16.3	5.0
Winmarleigh	58.1	41.9	9.5	13.3	22.9	2.9	0.0	19.0	0.0
Total Rural Area	27.1	72.9	46.5	9.1	33.5	14.6	16.4	20.1	3.9

Source: 2010 Parish Survey

- 2.20 Table 2.7 demonstrates that the vast majority of households felt that more affordable housing was needed in their Parish (72.9%), with 27.1% stating that no further affordable homes are needed. The proportion of households stating that no further affordable homes are needed was in Winmarleigh (58.1%) and Inskip with Sowerby (45.9%). Overall, in eight Parishes at least 30% of households stated that no further affordable homes are needed.
- 2.21 In terms of the type of homes needed, homes for young people were most frequently cited (46.5% of households overall stated this need), followed by small family homes (33.5%), homes for older people (20.1%), homes for single people (16.4%), homes for people with disabilities (14.6%) and large family homes (9.1%).
- 2.22 Analysis clearly demonstrates support for affordable housing across most of the Rural Area, with greatest support for the provision for affordable homes for young people and small family homes. Table 2.7 also illustrates how the relative importance of delivering particular types of affordable homes varies by Parish.

2.23 Figure 2.5 considers the proportion of households who would object to a small number of new homes in their Parish to help meet the needs of local residents. Overall, the vast majority of residents (79%) would support such development and 21% would object. The number of households who would object exceeded 30% in two parishes: Stalmine with Staynall (31.9%) and Kirkland (41.3%).

Figure 2.5 Proportion of households who would object to a small number of homes to meet the needs of local people development



Source: 2010 Parish Survey

2.24 A range of objections were voiced by residents and these are presented on a Parish by Parish basis at Appendix C.

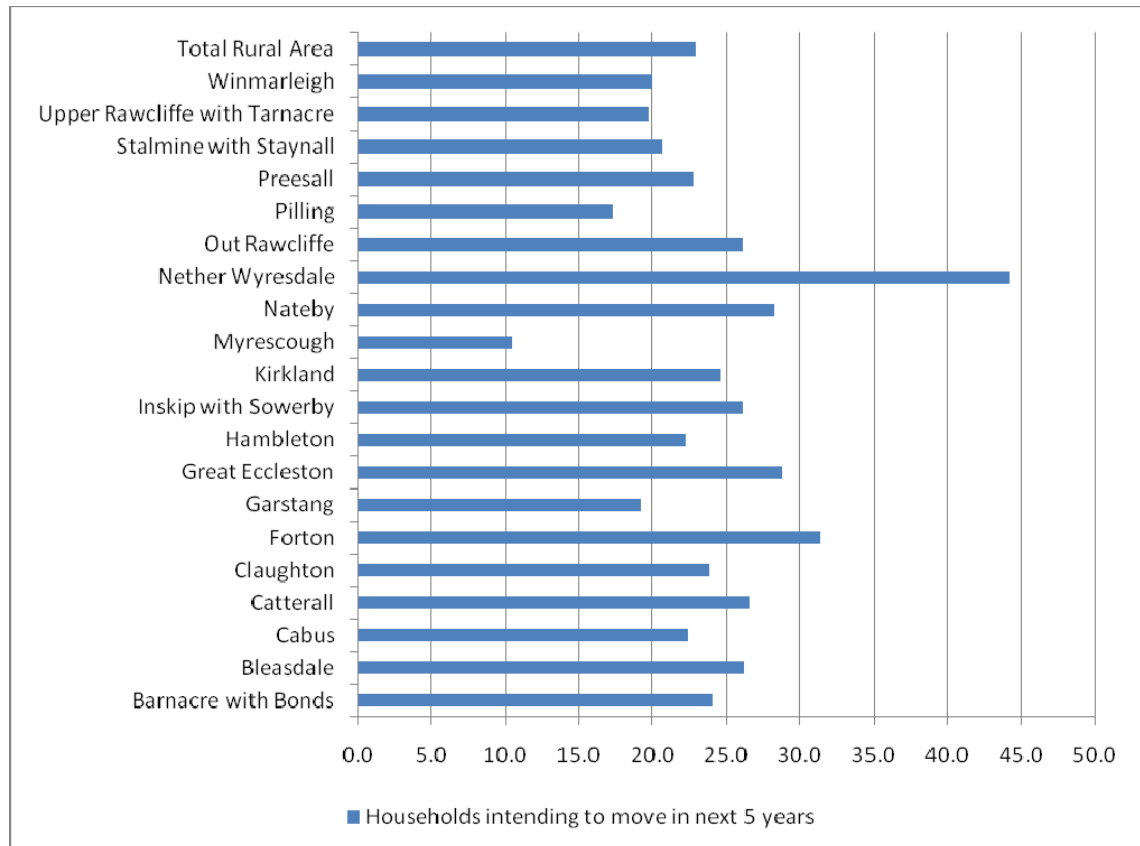
Future housing requirements (Questionnaire Part 2)

Intentions to move (Q11)

2.25 Evidence from the survey suggests that around 22.9% of households intend to move in the next five years (April 2010 to March 2015). Of these households 14% expect to move in the next 6 months, 15.7% between 6 months and a

year, (29.7% within one year), 38.6% between one and three years and a further 31.6% between three and five years. Figure 2.6 illustrates the proportion of households intending to move in the next 5 years by Parish and shows that households in Nether Wyresdale (44.2%) and Forton (31.3%) were most likely to intend to move.

Figure 2.6 Households intending to move in the next 5 years



Source: 2010 Parish Survey

Location preferences (Q12)

2.26 Table 2.8 summarises where households planning to move would prefer to move to and where they are most likely to move to. Interestingly, 74.4% would prefer to move within the rural area but only 57.3% say they are most likely to move within the rural area. Instead, households stated that they are more likely to move outside the District.

Table 2.8 Location preferences of households planning to move

Parish/Area	Prefer to move to (%)	Most Likely to move to (%)
Barnacre with Bonds	3.9	1.7
Bilsborrow	2.1	0.8
Bleasdale	2.2	0.4
Cabus	1.7	1.8
Catterall	3.0	4.9
Cloughton	0.2	0.1
Forton	3.4	2.3
Garstang	26.5	23.8
Great Eccleston	5.5	3.6
Hambleton	8.4	3.5
Inskip with Sowerby	2.2	1.2
Kirkland	0.1	0.0
Myrescough	0.0	0.4
Nateby	0.3	0.0
Nether Wyresdale	1.2	0.4
Out Rawcliffe	1.4	1.8
Pilling	3.4	2.7
Preesall	6.9	5.6
Stalmine with Staynall	1.8	2.4
Upper Rawcliffe with Tarnacre	0.3	0.0
Winmarleigh	0.3	0.0
Within Rural Area	74.7	57.3
Elsewhere in Wyre District	6.9	9.5
Outside Wyre District	18.5	33.2
Total	100.0	100.0
Base (valid responses)	2449	2227

Source: 2010 Household Survey

2.27 Further analysis of the preferred and likely locations expressed by households planning to move by current parish of residence is presented in Table 2.9. This suggests considerable variations in the preferences of households.

Table 2.9a Location preferences of households planning to move by current Parish of residence: preferred Parish/area

Preferred Parish/Area	Current Parish (and % would prefer)									
	Barnacre-with-Bonds	Bleasdale	Cabus	Catterall	Cloughton	Forton	Garstang	Great Eccleston	Hambleton	Inskip-with-Sowerby
Barnacre with Bonds	21.8	37.5	6.2	4.9	12.2	8.2	0.7	0.0	0.0	7.8
Bilsborrow	0.0	0.0	0.0	1.0	8.9	0.0	0.7	0.0	0.0	0.0
Bleasdale	7.5	62.5	0.0	0.0	0.0	0.0	0.0	5.2	0.0	0.0
Cabus	0.0	0.0	25.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Catterall	0.0	0.0	7.5	21.3	36.5	0.0	0.0	5.2	0.0	0.0
Cloughton	0.0	0.0	0.0	1.0	0.0	0.0	0.7	0.0	0.0	0.0
Forton	6.8	0.0	0.0	6.8	0.0	37.7	2.3	0.9	0.0	0.0
Garstang	34.5	0.0	34.5	22.3	27.3	9.9	76.8	17.0	14.6	11.3
Great Eccleston	3.4	0.0	0.0	0.0	0.0	0.0	0.0	63.5	0.0	9.6
Hambleton	0.8	0.0	0.0	4.9	0.0	0.0	0.7	0.0	36.9	0.0
Inskip with Sowerby	0.0	0.0	0.0	0.0	0.0	0.0	4.9	0.0	0.0	42.6
Kirkland	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Myrescough	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nateby	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nether Wyresdale	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Out Rawcliffe	0.0	0.0	0.0	1.8	0.0	0.0	0.0	0.0	4.3	0.0
Pilling	0.0	0.0	0.0	0.0	12.2	0.0	0.0	0.0	0.0	0.0
Preesall	0.0	0.0	7.5	0.0	0.0	0.0	0.0	0.0	6.7	0.0
Stalmine with Staynall	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.1	0.0
Upper Rawcliffe with Tarnacre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.8
Winmarleigh	0.0	0.0	0.0	0.0	0.0	8.2	0.0	0.0	0.0	0.0
Elsewhere in Wyre District	3.4	0.0	1.3	10.8	3.0	18.0	0.0	0.0	14.6	0.0
Outside Wyre District	18.4	0.0	17.7	25.3	0.0	18.0	13.4	8.1	17.7	20.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Base	165	15	149	183	43	100	366	143	225	82

Preferred Parish/Area	Current Parish (and % would prefer)										
	Kirkland	Myrescough and Bilsborrow	Nateby	Nether Wyresdale	Out Rawcliffe	Pilling	Preesall	Stalmine-with-Staynall	Upper Rawcliffe-with-Tarnacre	Winmarleigh	Rural Area
Barnacre with Bonds	0.0	0.0	0.0	13.9	0.0	0.0	0.0	0.0	0.0	0.0	3.9
Bilsborrow	0.0	76.0	0.0	0.0	0.0	0.0	0.0	0.0	19.0	0.0	2.1
Bleasdale	0.0	4.8	0.0	0.0	0.0	5.7	3.6	0.0	0.0	0.0	2.2
Cabus	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	1.7
Catterall	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0
Cloughton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2
Forton	0.0	0.0	0.0	7.0	0.0	0.0	0.0	6.6	0.0	0.0	3.5
Garstang	0.0	4.8	85.1	11.1	17.1	9.9	7.9	0.0	17.0	80.5	26.4
Great Eccleston	0.0	4.8	0.0	0.0	11.8	4.2	3.6	0.0	2.7	0.0	5.5
Hambleton	0.0	0.0	0.0	0.0	23.7	12.2	16.6	10.5	0.0	0.0	8.4
Inskip with Sowerby	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2
Kirkland	17.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Myrescough	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nateby	0.0	0.0	0.0	0.0	0.0	6.5	0.0	0.0	0.0	0.0	0.3
Nether Wyresdale	0.0	0.0	0.0	23.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2
Out Rawcliffe	0.0	0.0	0.0	0.0	0.0	5.7	3.6	0.0	0.0	0.0	1.4
Pilling	0.0	0.0	0.0	0.0	0.0	44.4	4.8	0.0	0.0	19.5	3.4
Preesall	0.0	0.0	0.0	0.0	0.0	1.4	28.6	19.8	0.0	0.0	6.9
Stalmine with Staynall	0.0	0.0	0.0	0.0	0.0	0.0	0.8	26.4	0.0	0.0	1.8
Upper Rawcliffe with Tarnacre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.2	0.0	0.3
Winmarleigh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3
Elsewhere in Wyre District	0.0	4.8	0.0	16.0	11.8	1.4	12.3	8.5	0.0	0.0	6.8
Outside Wyre District	82.3	4.8	14.9	29.0	35.5	8.5	17.4	28.3	57.0	0.0	18.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Base	17	45	47	102	59	123	422	107	46	17	2456

Source: 2010 Household Survey

Table 2.9b Location preferences of households planning to move by current Parish of residence: likely Parish/area

Likely Parish/Area	Current Parish (and % likely to move to)									
	Barnacre-with-Bonds	Bleasdale	Cabus	Catterall	Cloughton	Forton	Garstang	Great Eccleston	Hambleton	Inskip-with-Sowerby
Barnacre with Bonds	19.4	0.0	0.0	5.2	0.0	0.0	0.0	0.0	0.0	0.0
Bilsborrow	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bleasdale	0.0	12.5	0.0	0.0	0.0	0.0	0.0	4.6	0.0	0.0
Cabus	3.9	0.0	24.3	0.0	0.0	0.0	3.5	0.0	0.0	0.0
Catterall	11.6	37.5	0.0	30.6	30.8	0.0	2.7	4.6	0.0	0.0
Cloughton	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0
Forton	3.9	0.0	0.0	1.9	0.0	28.9	0.0	0.0	0.0	0.0
Garstang	19.0	12.5	49.3	11.3	19.2	18.9	74.6	21.2	4.8	23.1
Great Eccleston	0.0	0.0	0.0	0.0	0.0	0.0	0.0	44.4	0.0	11.5
Hambleton	0.0	0.0	0.0	5.2	0.0	0.0	0.0	0.0	11.5	0.0
Inskip with Sowerby	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	37.2
Kirkland	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Myrescough	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nateby	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nether Wyresdale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Out Rawcliffe	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.2	0.0
Pilling	0.0	0.0	0.0	0.0	15.4	0.0	0.0	0.0	0.0	0.0
Preesall	0.9	0.0	0.0	1.0	0.0	0.0	0.0	4.6	8.9	0.0
Stalmine with Staynall	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.6	0.0
Upper Rawcliffe with Tarnacre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Winmarleigh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Elsewhere in Wyre District	7.7	0.0	10.0	5.2	15.4	14.5	5.9	1.3	15.3	0.0
Outside Wyre District	25.9	37.5	16.4	39.7	19.2	37.7	12.5	19.2	46.7	28.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Base	144	15	92	174	34	113	306	159	239	56

Likely Parish/Area	Current Parish (and % likely to move to)										
	Kirkland	Myrescough and Bilsborrow	Nateby	Nether Wyresdale	Out Rawcliffe	Pilling	Preesall	Stalmine-with-Staynall	Upper Rawcliffe-with-Tarnacre	Winmarleigh	Rural Area
Barnacre with Bonds	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6
Bilsborrow	0.0	52.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8
Bleasdale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
Cabus	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7
Catterall	0.0	0.0	0.0	8.5	0.0	0.0	0.0	0.0	0.0	0.0	5.0
Cloughton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Forton	0.0	0.0	0.0	6.5	0.0	0.0	0.9	0.0	0.0	0.0	2.3
Garstang	0.0	18.6	72.8	2.9	19.9	1.9	12.0	0.0	7.7	80.5	23.7
Great Eccleston	0.0	0.0	0.0	0.0	0.0	3.9	0.0	0.0	2.5	0.0	3.7
Hambleton	0.0	0.0	0.0	0.0	25.0	17.0	4.9	0.0	0.0	0.0	3.6
Inskip with Sowerby	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2
Kirkland	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Myrescough	0.0	23.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
Nateby	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nether Wyresdale	0.0	0.0	0.0	8.5	0.0	0.0	0.0	0.0	0.0	0.0	0.4
Out Rawcliffe	0.0	0.0	0.0	0.0	0.0	15.9	0.0	0.0	0.0	0.0	1.8
Pilling	0.0	0.0	0.0	0.0	0.0	25.8	5.8	6.1	0.0	19.5	2.7
Preesall	0.0	0.0	0.0	0.0	0.0	8.0	17.4	18.2	0.0	0.0	5.6
Stalmine with Staynall	0.0	0.0	0.0	0.0	0.0	8.0	0.0	30.4	0.0	0.0	2.4
Upper Rawcliffe with Tarnacre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Winmarleigh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Elsewhere in Wyre District	17.7	0.0	0.0	34.5	18.4	1.9	9.4	9.6	17.2	0.0	9.5
Outside Wyre District	82.3	6.2	27.2	39.1	36.8	17.6	49.5	35.7	72.6	0.0	33.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Base	17	35	52	109	38	89	375	116	51	17	2231

Source: 2010 Household Survey

2.28 Table 2.10 considers the extent to which location preferences vary by household type and shows, for instance, that singles under 60 had a strong preference/likelihood for moving out of the rural area; and singles over 60 and other types of household were most likely to state a preference/likelihood for moving to Garstang.

Table 2.10 Location preferences and household type

Preferred Parish/Area	Household type								
	Single Adult (under 60)	Single Adult (60 or over)	Couple only (both under 60)	Couple only (one or both 60 or over)	Couples with children	Lone Parent families	Family with adult child(ren)	Other type of household	All H'holds
Barnacre with Bonds	6.0	1.9	5.4	1.1	4.3	2.2	0.0	6.3	3.9
Bilsborrow	2.9	3.0	1.8	2.6	2.0	0.0	5.4	0.0	2.1
Bleasdale	5.3	3.2	2.3	1.3	2.6	0.0	0.0	0.0	2.2
Cabus	0.0	3.1	1.9	3.9	1.2	0.0	0.0	7.2	1.7
Catterall	1.9	2.7	5.8	1.5	1.7	7.2	0.0	0.0	3.0
Claughton	0.0	0.0	0.0	0.7	0.0	0.0	0.0	1.9	0.2
Forton	2.1	2.6	0.0	0.7	5.5	11.5	0.9	0.0	3.5
Garstang	21.8	37.6	25.3	29.3	23.1	34.4	21.4	34.4	26.4
Great Eccleston	8.0	8.4	2.6	4.0	4.5	5.9	19.3	0.0	5.5
Hambleton	6.7	12.7	0.3	7.5	11.7	13.4	0.0	20.6	8.4
Inskip with Sowerby	0.0	0.0	1.3	1.2	3.9	2.6	4.4	0.0	2.2
Kirkland	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.1
Myrescough	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nateby	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.3
Nether Wyresdale	2.6	1.7	2.6	0.0	0.9	0.0	0.0	0.0	1.2
Out Rawcliffe	0.0	0.0	0.0	0.0	1.7	0.0	14.9	0.0	1.4
Pilling	0.0	8.0	1.4	6.3	2.4	2.8	4.8	13.7	3.4
Preesall	2.6	5.6	6.1	10.7	10.8	2.8	2.3	2.6	6.9
Stalmine with Staynall	2.6	0.0	2.0	2.1	0.9	2.8	4.8	0.0	1.8
Upper Rawcliffe with Tarnacre	0.0	1.5	0.0	0.0	0.8	0.0	0.0	0.0	0.3
Winmarleigh	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.3
Elsewhere in Wyre District	3.3	1.4	14.2	8.5	4.1	5.6	6.6	7.8	6.8
Outside Wyre District	34.0	6.7	27.2	17.3	15.7	8.7	15.3	5.6	18.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Base	271	128	495	241	794	251	148	128	2456

Likely Parish/Area	Household type								
	Single Adult (under 60)	Single Adult (60 or over)	Couple only (both under 60)	Couple only (one or both 60 or over)	Couples with children	Lone Parent families	Family with adult child(ren)	Other type of household	All H'holds
Barnacre with Bonds	4.4	0.0	2.4	0.0	2.3	0.0	0.0	0.0	0.0
Bilsborrow	3.2	2.6	0.0	0.0	0.0	0.0	0.0	0.0	5.6
Bleasdale	3.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cabus	0.0	5.3	2.0	1.0	2.8	5.4	0.0	0.0	0.0
Catterall	2.2	0.0	6.3	0.9	8.0	12.0	2.3	0.0	3.7
Claughton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Forton	0.0	0.0	0.0	1.8	5.1	3.3	2.3	23.6	0.0
Garstang	18.1	40.4	21.6	35.5	9.9	38.7	31.9	55.8	39.0
Great Eccleston	3.0	4.0	1.6	2.9	7.0	0.0	6.0	0.0	0.0
Hambleton	0.5	5.1	2.2	1.8	2.8	0.0	6.8	0.0	10.7
Inskip with Sowerby	0.0	0.0	0.0	0.7	3.1	0.0	0.0	0.0	0.0
Kirkland	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Myrescough	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0
Nateby	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nether Wyresdale	2.8	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Out Rawcliffe	0.0	0.0	0.0	0.0	1.6	5.4	0.0	20.5	6.9
Pilling	0.0	4.1	0.0	2.6	2.0	6.9	9.0	0.0	0.0
Preesall	2.8	2.1	4.7	10.3	9.9	0.0	4.0	0.0	0.0
Stalmine with Staynall	2.8	0.0	2.2	0.0	0.2	6.9	5.8	0.0	10.1
Upper Rawcliffe with Tarnacre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Winmarleigh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Elsewhere in Wyre District	0.0	11.2	9.9	15.3	12.8	6.9	9.4	0.0	0.0
Outside Wyre District	57.2	20.4	47.0	27.1	31.3	14.5	22.5	0.0	24.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Base	250	84	454	193	726	280	141	104	2231

Source: 2010 Household Survey

2.29 Table 2.11 considers the extent to which location preferences vary by household income (that is the income of the head of household and partner if applicable).

Table 2.11 Location preferences by household income

Preferred Parish/Area	Household income			
	<£500	£500 to <£1000	£1000 or more	Total
Barnacre with Bonds	4.4	3.4	4.9	4.1
Bilsborrow	3.2	0.3	0.0	1.7
Bleasdale	1.1	2.1	7.4	2.3
Cabus	1.3	1.4	1.2	1.3
Catterall	4.6	1.9	5.1	3.7
Claughton	0.2	0.0	0.0	0.1
Forton	5.1	1.5	0.0	3.1
Garstang	31.5	27.9	24.4	29.2
Great Ecclestone	2.7	6.6	7.6	4.7
Hambleton	8.5	4.1	6.0	6.6
Inskip with Sowerby	3.3	1.9	0.0	2.4
Kirkland	0.3	0.0	0.0	0.2
Myrescough	0.0	0.0	0.0	0.0
Nateby	0.8	0.0	0.0	0.4
Nether Wyresdale	0.9	1.9	0.0	1.1
Out Rawcliffe	0.0	2.7	3.5	1.4
Pilling	5.2	1.1	0.0	3.0
Preesall	6.3	6.0	5.8	6.1
Stalmine with Staynall	2.7	1.1	0.0	1.8
Upper Rawcliffe with Tarnacre	0.2	1.0	0.0	0.4
Winmarleigh	0.0	0.0	2.9	0.4
Elsewhere in Wyre District	8.3	6.6	3.2	7.0
Outside Wyre District	9.4	28.6	27.9	18.6
Total	100.0	100.0	100.0	100.0
Base	1008	671	279	1958

Likely Parish/Area	Household income			
	<£500	£500 to <£1000	£1000 or more	Total
Barnacre with Bonds	1.5	0.9	3.9	1.7
Bilsborrow	0.2	0.0	0.0	0.1
Bleasdale	0.2	1.2	0.0	0.5
Cabus	1.3	2.4	0.0	1.5
Catterall	5.9	6.2	5.0	5.9
Claughton	0.3	0.0	0.0	0.1
Forton	1.9	2.8	0.0	1.9
Garstang	26.2	21.5	19.2	23.6
Great Ecclestone	1.5	5.2	10.1	4.0
Hambleton	4.9	0.0	0.6	2.7
Inskip with Sowerby	0.7	3.2	0.0	1.4
Kirkland	0.0	0.0	0.0	0.0
Myrescough	0.8	0.0	0.0	0.4
Nateby	0.0	0.0	0.0	0.0
Nether Wyresdale	0.2	0.0	0.0	0.1
Out Rawcliffe	2.3	0.0	3.5	1.7
Pilling	5.0	0.3	0.0	2.7
Preesall	4.5	5.4	5.0	4.9
Stalmine with Staynall	2.6	2.3	0.0	2.1
Upper Rawcliffe with Tarnacre	0.0	0.0	0.0	0.0
Winmarleigh	0.0	0.0	0.0	0.0
Elsewhere in Wyre District	8.4	7.0	14.0	8.8
Outside Wyre District	31.5	41.5	38.7	35.8
Total	100.0	100.0	100.0	100.0
Base	970	605	282	1858

Source: 2010 Household Survey

- 2.30 Interestingly households with a lower income (up to £500 each week) stated a strong preference to remain living within the rural area but were also most likely to move out of the area which suggests financial constraints in moving within the housing market. In contrast, higher income households stated a strong preference to move out of the rural area and were likely to do so.
- 2.31 The two most populated Parishes in the rural area are Garstang and Preesall. Overall, Garstang Parish was most frequently mentioned as the location where households were preferring and most likely to move to within the rural area. This settlement currently contains 15.8% of occupied dwellings in the rural area. Preesall Parish contains 19.9% but is less cited as a preferred/likely destination.

Type and tenure preferences (Q13-Q15)

- 2.32 Households were asked to state the type, size and tenure of property they are most likely to move to.
- 2.33 In terms of tenure and, bearing in mind respondents could tick more than one tenure option, 77.4% would consider owner occupation, 25.3% would consider social renting, 21.4% would consider intermediate tenure and 19.2% would consider private rented dwellings.
- 2.34 Table 2.12 summarises the overall dwelling size and type preferences of households intending to move in the next 5 years. It indicates that strongest requirement is for three and four bedroom detached houses/cottages, three bedroom semi-detached houses/cottages and two bedroom bungalows.

Table 2.12 Property type and size preferences: all tenures

Property Type	No. Bedrooms (Table %)				Total
	One/studio	Two	Three	Four or more	
Detached house/cottage		3.9	18.7	16.3	38.9
Semi-detached house/cottage		7.7	15.4	2.9	26.1
Terraced house/cottage		3.4	0.9	0.3	4.6
Bungalow	1.7	13.4	6.1		21.2
Flat/apartment (ground floor)	1.1	2.0			3.1
Flat/apartment (above ground floor)	1.5	2.1	0.7		4.3
Park Home/Caravan	0.8	1.1			1.9
Total	5.1	33.5	41.8	19.6	100.0

Base: 3036

Source: 2010 Household Survey

- 2.35 Table 2.13 considers the variation in property type and size preferences by tenure. Data suggests that households intending to move to:

- owner occupied dwellings are most likely to require larger three and four bedroom detached and semi-detached properties; and two bedroom bungalows;
- private rented dwellings are most likely to require two and three bedroom semi-detached houses;
- social rented dwellings are most likely to require two bedroom bungalows and two and three bedroom semi-detached houses
- intermediate tenure dwellings are most likely to require two and three bedroom semi-detached houses.

Table 2.13 Dwelling preferences by tenure

Owner Occupied

Property Type	No. Bedrooms (Table %)				
	One/studio	Two	Three	Four or more	Total
Detached house/cottage		3.7	20.2	17.7	41.6
Semi-detached house/cottage		7.6	15.2	3.2	26.0
Terraced house/cottage		3.2	0.7	0.3	4.2
Bungalow	0.8	11.8	6.7		19.3
Flat/apartment (ground floor)	1.0	1.9			2.8
Flat/apartment (above ground floor)	1.2	2.2	0.8		4.1
Park Home/Caravan	0.9	1.1			2.0
TOTAL	3.8	31.4	43.5	21.3	100.0

Base: 2350

Private rented

Property Type	No. Bedrooms (Table %)				
	One/studio	Two	Three	Four or more	Total
Detached house/cottage		2.4	4.8	11.2	18.4
Semi-detached house/cottage		13.6	21.9	2.8	38.2
Terraced house/cottage		6.4	2.6	1.4	10.3
Bungalow	2.1	13.1			15.1
Flat/apartment (ground floor)	0.7	5.5			6.2
Flat/apartment (above ground floor)	4.8	4.1			9.0
Park Home/Caravan	1.2	1.5			2.8
TOTAL	8.8	46.6	29.3	15.3	100.0

Base: 583

Social rented

Property Type	No. Bedrooms (Table %)				
	One/studio	Two	Three	Four or more	Total
Detached house/cottage		4.2	3.0	3.0	10.2
Semi-detached house/cottage		12.1	19.2	2.2	33.6
Terraced house/cottage		10.1	3.1	1.1	14.3
Bungalow	5.5	20.5			25.9
Flat/apartment (ground floor)	1.4	4.6			6.0
Flat/apartment (above ground floor)	4.2	3.3			7.5
Park Home/Caravan	1.0	1.5			2.5
TOTAL	12.0	56.3	25.4	6.3	100.0

Base: 767

Intermediate

Property Type	No. Bedrooms (Table %)				
	One/studio	Two	Three	Four or more	Total
Detached house/cottage		4.7	4.3	11.1	20.1
Semi-detached house/cottage		12.5	24.4	4.7	41.6
Terraced house/cottage		9.3			9.3
Bungalow	1.6	7.9	5.8		15.3
Flat/apartment (ground floor)	1.4	0.6			2.1
Flat/apartment (above ground floor)	4.0	4.0			8.0
Park Home/Caravan	1.4	2.1			3.5
TOTAL	8.5	41.2	34.6	15.8	100.0

Base: 650

Source: 2010 Household Survey

Older persons' preferences (Q16)

2.36 Survey respondents were asked if they would consider a range of older persons' housing options (if relevant to them). 239 respondents (68%) answered this question and Table 2.14 shows the proportions of the 239 respondents who would consider different tenure options. Of these respondents, 76.1% would prefer to buy a property, 26.5% would like to rent from a Housing Association, and 19.5% would prefer to buy sheltered housing (Table 2.14).

Table 2.14 Older persons' housing choices (%)

Older persons' housing option	% would consider
Buying a property outright or with a mortgage	70.9
Shared ownership	11.4
Private renting	16.4
Rent from a Housing Association	31.4
Sheltered - Renting	20.0
Sheltered - Buying	22.1
Sheltered - shared ownership	7.7
Extra Care - Renting	15.7
Extra Care - Buying	17.7
Extra Care - shared ownership	7.8
Residential care home	10.1
Total	100.0
Base (households responding)	3747

Source: 2010 Household Survey

Note: The households could tick more than one response. This table shows the % who would consider a particular option

- 2.37 Buying an open market owner occupied property was the most popular option amongst older person households with 70.9% considering this. A further 31.4% would consider renting a housing association property. Sheltered housing (either for rent or purchase) was mentioned by around one-fifth and extra care housing for purchase, by 17.7%). Shared ownership open market, sheltered and extra care schemes were not particularly popular and residential care was considered by around 10% of respondents.

Reasons for moving (Q17-Q18)

- 2.38 The main reasons stated and mentioned for moving in the next five years are:
- Wanting a larger property or one that was better in some way (26.5% main reason / 39.5% mentioned as a reason)
 - Needed smaller property for other reasons than difficult in maintaining it (10.7% / 18.3%)
 - Wanted to buy (9.5% / 14.4%)
 - Cannot afford rent/mortgage payments (7.4% / 10.9%);
 - To be closer to family/friends to give/receive support (5.4% / 14.4%)
- 2.39 The extent to which reasons for moving vary by household type are presented in Table 2.15 and by income groups in Table 2.16.

Table 2.15 Reasons for moving by household type

Reason for moving	Household type										
	Single Adult (under 60)	Single Adult (60 or over)	Couple only (both under 60)	Couple only (one or both 60 or over)	Couple with 1 or 2 child(ren)	Couple with 3 or more children	Lone Parent with 1 or 2 child(ren)	Lone Parent with 3 or more children	Family with adult child(ren)	Other type of household	Total
Wanted larger property or one that was better in some way	39.7	4.0	39.5	9.1	61.9	60.1	24.2	39.2	27.3	35.6	39.5
Needed smaller property, difficult to manage	11.1	27.3	2.8	25.1	5.0	6.2	5.8	26.7	14.4	18.4	9.8
Needed smaller property for other reasons	17.8	27.9	19.2	26.6	13.8	0.0	14.7	0.0	40.5	18.2	18.3
Could not afford rent/mortgage payments	13.1	6.3	6.9	9.3	8.1	18.2	13.7	60.8	1.4	33.9	10.9
Needed housing suitable for older/disabled person	5.8	22.4	4.5	13.8	2.3	0.0	2.8	0.0	5.7	19.1	6.3
Cannot manage stairs	0.0	10.0	2.7	16.0	0.0	0.0	0.0	0.0	4.4	14.9	3.6
Wanted to buy	18.4	4.0	14.6	0.7	13.9	23.7	25.2	0.0	15.1	10.9	14.1
Lacks a bathroom, kitchen or inside WC	1.8	0.9	0.0	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.8
Sharing bathroom, kitchen or toilet with another household	3.0	2.4	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.5
Major disrepair of home	0.0	10.4	1.5	2.7	1.0	14.2	3.0	0.0	0.0	10.0	2.8
Too expensive to heat	8.0	24.5	9.3	21.6	7.7	22.5	12.7	0.0	33.5	30.8	13.9
Dampness of property	10.2	7.3	4.1	2.7	1.9	7.2	5.1	0.0	8.1	10.0	4.9
Divorce/separation/family stress	11.4	1.5	2.7	0.0	2.0	7.2	29.8	60.8	0.0	0.8	6.4
Marriage/to live together	13.1	1.4	4.2	2.5	0.0	2.6	19.4	39.2	4.9	0.0	5.3
Living in temporary accommodation	0.0	0.0	1.3	0.9	0.0	0.0	0.0	0.0	1.0	0.0	0.4
In tied housing and need more security	3.0	0.0	2.7	6.8	1.8	0.0	0.0	0.0	0.0	11.6	2.7
Forced to move	8.0	1.5	0.0	2.9	2.8	0.0	8.8	26.7	6.2	16.9	4.4
To be closer to family/friends to give/receive support	9.9	24.6	13.3	15.0	12.5	0.0	17.3	0.0	10.6	38.9	14.4
To move to a better neighbourhood/more pleasant area	20.4	4.4	8.5	10.2	12.0	0.0	4.4	0.0	3.1	20.0	10.2
To be closer to facilities e.g. shops, doctors	24.2	30.1	8.5	21.1	11.9	4.5	8.7	0.0	0.0	23.2	13.6
To be closer to work/new job	21.5	0.0	12.3	0.7	10.6	0.0	7.0	0.0	8.4	27.5	10.5
To be closer to university/college etc.	0.0	0.0	0.0	0.0	2.0	4.5	0.0	26.7	0.0	0.0	1.0
To be in a particular school catchment	0.0	1.7	0.0	0.7	4.2	0.0	2.4	0.0	0.0	5.3	1.9
Want smaller garden	2.3	26.4	16.0	26.7	2.1	0.0	11.1	0.0	25.2	14.1	11.2
Want larger garden	20.1	2.7	22.4	5.0	21.8	12.5	4.9	0.0	10.3	6.2	15.4
Harassment/Threat of Harassment	3.0	0.0	0.0	2.0	2.2	0.0	6.8	0.0	0.0	0.0	1.9
Overcrowding	2.5	0.0	1.5	1.3	4.1	6.2	0.0	0.0	0.0	16.3	3.0
Base (no. of households)	302	141	548	272	799	115	297	21	146	151	2792

Source: 2010 Household Survey

Table 2.16 Reasons for moving by household income group

Reason for moving	Household income			
	<£500	£500 to <£1000	£1000 or more	Total
Wanted larger property or one that was better in some way	30.0	48.9	46.2	38.6
Needed smaller property, difficult to manage	11.7	4.2	15.9	9.7
Needed smaller property for other reasons	15.6	18.7	27.7	18.3
Could not afford rent/mortgage payments	16.6	2.3	4.7	10.1
Needed housing suitable for older/disabled person	10.5	2.7	0.0	6.4
Cannot manage stairs	6.4	1.6	0.0	3.9
Wanted to buy	16.4	20.0	2.7	15.7
Lacks a bathroom, kitchen or inside WC	1.5	0.7	0.0	1.0
Sharing bathroom, kitchen or toilet with another household	1.3	0.0	0.0	0.7
Major disrepair of home	3.8	1.2	2.3	2.7
Too expensive to heat	15.0	9.4	13.6	12.9
Dampness of property	7.3	3.0	0.0	4.9
Divorce/separation/family stress	10.1	2.8	2.8	6.7
Marriage/to live together	6.7	4.8	3.5	5.6
Living in temporary accommodation	0.8	0.2	0.0	0.5
In tied housing and need more security	2.4	2.4	0.0	2.1
Forced to move	9.1	0.0	0.0	4.7
To be closer to family/friends to give/receive support	12.8	14.7	18.6	14.3
To move to a better neighbourhood/more pleasant area	7.2	11.6	9.5	9.0
To be closer to facilities e.g. shops, doctors	15.3	12.1	12.0	13.7
To be closer to work/new job	8.5	16.2	9.7	11.3
To be closer to university/college etc.	1.1	0.0	2.9	1.0
To be in a particular school catchment	3.7	0.8	0.0	2.2
Want smaller garden	11.9	11.4	11.3	11.6
Want larger garden	15.6	19.4	13.9	16.7
Harassment/Threat of Harassment	3.6	0.0	0.0	1.9
Overcrowding	3.9	1.0	7.3	3.4
Total	100.0	100.0	100.0	100.0
Base	1187	771	319	2277

Source: 2010 Household Survey

2.40 Tables 2.15 and 2.16 clearly demonstrate variations in reasons for moving by household type and income. For instance, couples with children are most likely to be moving as a larger property is required; and older people because of the need to downsize, the cost of heating, needing more appropriate accommodation due to age/illness and moving closer to friends/family for support. A key driver for high income households was to move to a larger property/one that was better in some way.

Financial resources (Q19-Q20)

- 2.41 Households planning to buy a property were asked to indicate the financial resources they had access to help fund the purchase. This included existing equity, savings, investments and other access to finance such as parental help. Across the rural areas, 13.5% of households had no financial resources; 13.3% had up to £20,000; 8.1% had between £20,000 and £50,000; 10.3% had between £50,000 and £100,000; 23.6% between £100,000 and £200,000; 14.5% had between £200,000 and £300,000 and 16.7% had in excess of £300,000.
- 2.42 The proportion of households with at least £200,000 in financial resources was highest in Kirkland (82.4%), Bleasdale (75%), Upper Rawcliffe and Tarnacre (54.2%) and Out Rawcliffe (51.2%). In contrast, the majority of households had less than £100,000 in financial resources in Myerscough (91.7%), Nether Wyresdale (66.7%), Pilling (62.9%), Cabus (60.2%) and Garstang (59.6%).
- 2.43 The median household income band of households intending to move is £450 to £500 each week (which equates to an annual figure of between £23,400 and £26,000. Further analysis of household income and other financial resources is presented in Chapter 3.

Newly-forming households (Questionnaire Part 3)

- 2.44 Evidence from the 2010 household survey suggests that a total of 3,019 people currently living in households want to leave home and form new households in the next five years. Of the 3,019 individuals who want to form new households, 1484 have stated a preference for remaining in the rural areas of Wyre Borough (297 each year).
- 2.45 The parishes with the largest number of residents expected to move and form new households were Preesall (265 residents), Pilling (182) and Garstang (165).
- 2.46 Analysis indicates that 26.1% intend to move and live on their own and 73.9% expect to share with others. Factoring this into analysis suggests an annual household formation rate of 187 each year.
- 2.47 Data relating to the income and access to finance (for instance savings and help from parents) was compared with prevailing open market prices and rents. Analysis suggested that the vast majority (90.7%) of newly-forming households could not afford to rent or buy on the open market. This indicates that 170 newly-forming households each year require affordable housing.
- 2.48 Newly-forming households expected to move over the following time periods:
- 21.5% within the year;
 - 22.8% between one and two years;
 - 19.7% between two and three years;

- 11.9% between three and four years; and
 - 24.1% between four and five years.
- 2.49 Of newly-forming households intending to stay in the rural area of Wyre, 54.4% stated they were most likely to stay in the same parish and 45.6% intend on moving elsewhere in the rural area. The most frequently mentioned Parishes where newly-forming households said they were most likely to move to were Garstang (30.5%), Preesall (15.3%), Pilling (11.4%), Hambleton (9.9%), Catterall (8.4%) and Great Eccleston (6.3%).
- 2.50 Table 2.17 summarises the range of dwelling types and sizes which would be realistically considered by newly-forming households. It suggests that just over half (51.7%) would consider houses and a further 44.1% flats/apartments. Two bedroom properties were most likely to be considered by newly-forming households.

Table 2.17 Newly-forming household dwelling type and size preferences

Dwelling Type	%	Size of property	%
House	51.7	One/studio	23.6
Bungalow	4.2	Two	63.4
Flat/Apartment	44.1	Three	13.0
Total	100	Total	100
Base (annual formation rate)	187		187

Source: 2010 Household Survey

- 2.51 Table 2.18 indicates that owner occupation is the tenure which is most likely to be considered by newly-forming households (53.6%) followed by private renting (25%), with only a minority considering renting from a Housing Association (12.3%) or buying an intermediate tenure property (9.1%).

Table 2.18 Newly-forming household tenure preferences

Tenure	%
Owner occupied - outright	3.4
Owner occupied - with mortgage	50.2
Renting from a Housing Association	12.3
Private rented	25.0
Shared ownership	5.6
Shared equity	1.9
Discounted home ownership	1.6
Total preferences	100.0
Base (annual formation rate)	187

Source: 2010 Household Survey

- 2.52 Although there is a strong preference for open market purchase, the expected incomes of newly-forming households are relatively low. 54.4% of newly-forming households are likely to earn less than £300 each week and only 6.5% expect to earn at least £600 each week.
- 2.53 29% of newly-forming households have no deposit to enable them to purchase on the open market. 42.2% have less than £5,000 for a deposit, 23.2% have between £5,000 and £20,000 and a further 4.7% have at least £20,000.
- 2.54 Despite aspirations towards owner occupation, affordability of open market purchase is an issue for many newly-forming households. The survey suggests that only 2.7% of newly-forming households felt they could afford a property valued at £150,000. However, 35.2% of newly-forming households felt they could afford a property valued at £100,000.
- 2.55 A more detailed analysis of the relative affordability of open market dwellings to buy or rent is presented in Chapter 3.

3.0 Housing need and affordability requirements

Introduction

- 3.1 PPS3 defines housing need as ‘the quantity of housing required for households who are unable to access suitable housing without financial assistance’. The 2010 Household Survey and secondary data provide a robust range of information to quantify housing need in the rural parishes of Wyre Borough.
- 3.2 In summary, the needs assessment model reviews in a step-wise process:
 - Stage 1: Current housing need (gross backlog)
 - Stage 2: Future housing need
 - Stage 3: Affordable housing supply
 - Stage 4: Housing requirements of households in need
 - Stage 5: Bringing the evidence together
- 3.3 Table 3.1 summarises the different steps taken in assessing housing need and evidencing the extent to which there is a surplus or shortfall in affordable housing across the rural parishes of Wyre Borough. Modelling has been carried out using Parish-level data and takes into account household type and property size requirements.
- 3.4 This chapter continues with an overview of the data and analysis for each stage of the needs assessment process.

Table 3.1 CLG Needs Assessment Summary

Step		Calculation	Rural Area
Stage 1: CURRENT NEED			
1.1	Homeless households and those in temporary accommodation	Annual requirement	131
1.2	Overcrowding	Current need	56
1.3	Other groups	Current need	700
1.4	Total current housing need (gross)	1.1+1.2+1.3	887
	A. TOTAL cannot afford open market (buying or renting)	57.8% overall	513
	B. TOTAL who cannot afford open market and wanting to stay in rural area		342
	C. To be reduced at a rate of 20% per year (annual requirement)	1.4A*0.2	68
Stage 2: FUTURE NEED			
2.1	New household formation (Gross per year)		187
2.2	Number of new households requiring affordable housing	90.7% could not afford	170
2.3	Existing households falling into need	Annual requirement	2
2.4	Total newly-arising housing need (gross per year)	2.2 + 2.3	172
Stage 3: AFFORDABLE HOUSING SUPPLY			
3.1	Affordable dwellings occupied by households in need	(based on 1.4)	57
	A. Net impact of households moving each year	Annual Supply	0
3.2	Surplus stock	Vacancy rate <2% so no surplus stock assumed	0
3.3	Committed supply of new affordable units	None assumed	27
3.4	Units to be taken out of management	None assumed	0
3.5	Total affordable housing stock available	3.1A+3.2+3.3-3.4 Annual	0
3.6	Annual supply of social re-lets (net)	Annual Supply	22
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	Annual Supply	1
3.8	Annual supply of affordable housing	Annual Supply 3.5+3.6+3.7	50
Stage 4: THE HOUSING REQUIREMENTS OF HOUSEHOLDS IN NEED			
	This stage considers household preferences to inform type and size requirements		
Stage 5: Affordable requirements			
5.1	Shortfall of affordable accommodation - Annual (gross) - includes detailed analysis of supply/demand	1.4C+2.4-3.8	214
5.2	Shortfall of affordable accommodation - Annual (net) - includes detailed analysis of supply/demand	1.4C+2.4-3.8	170

Important note:

The above table summarises modelling of data which has been carried out on a parish-by-parish basis which takes into account supply and demand imbalances. The figures presented at 5.1 and 5.2 reflect this detailed parish-level analysis.

Source: 2010 Household Survey

Stage 1: Current need

- 3.5 PPS3 defines housing need as ‘the quantity of housing required for households who are unable to access suitable housing without financial assistance’. The SHMA Guidance suggests types of housing that should be considered unsuitable as summarised in Table 3.2.

Table 3.2 Summary of current housing need in rural Parishes in Wyre

Category	Factor	No. Households
Homeless households or with insecure tenure	N1 Under notice, real threat of notice or lease coming to an end	131
	N2 Too expensive, and in receipt of housing benefit or in arrears due to expense	304
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model	56
	N4 Too difficult to maintain	302
	N5 Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	15
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation	175
Dwelling amenities and condition	N7 Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	0
	N8 Subject to major disrepair or unfitness and household does not have resource to make fit	101
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	52
Total no. Households in need		887
Total Households		13,246
% Households in need		6.7

Note: A household may have more than one housing need.

Source: 2010 Household Survey

Step 1.1 Homeless households and those in temporary accommodation

- 3.6 CLG SHMA guidance suggests that information on homeless households and those in priority need who are currently housed in temporary accommodation should be considered in needs modelling. The scale of need from these types of household can be derived from several sources.
- 3.7 The household survey identified a total of **131** households who were living in temporary accommodation, for instance they were under notice to quit or their lease was coming to an end. This is taken as an indicator of the number of households who are potentially homeless or currently living in temporary accommodation each year across the rural area.

Step 1.2 Overcrowding and concealed households

- 3.8 The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex, and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.
- 3.9 Analysis identifies **56** households who are currently living in overcrowded accommodation. This figure is taken as the backlog of need from overcrowded households.
- 3.10 A concealed household is a household that currently lives within another household and has a preference to live independently and is unable to afford appropriate market housing². To avoid double counting, these households are considered as part of the newly-forming household figures. Overall, survey data suggests a total of 57 concealed households (for instance lone parents living with family members).

Step 1.3 Other groups

- 3.11 Table 3.2 identified a series of households who were in housing need for other reasons including the property is too expensive, difficult to maintain, household containing people with mobility impairment/special need, lacking amenities, disrepair and harassment.

² CLG Strategic Housing Market Assessment Guidance Annex G p.39

- 3.12 A total of **700** households were identified to be experiencing one or more of these needs factors. This is taken as the backlog of need from other groups.

Step 1.4 Total current housing need and financial testing

- 3.13 Based on Steps 1.1 to 1.3, using evidence from the household survey, we have identified the extent to which households are in housing need in the rural areas of Wyre Borough **and** whether they want to move to offset that need. A base figure for this is **887** households and the extent to which these households in need can afford open market solutions to address their need has been explored.
- 3.14 An 'affordability threshold' of households was calculated which takes into account household income, equity and savings. The household income component of the affordability threshold is based on 3.5x gross annual income.
- 3.15 The affordability threshold was then tested against lower quartile property prices and the cost of privately renting. Lower quartile prices over the period January 2007 to February 2010 were derived from Land Registry House Price Data. Private sector rents of £550 (two bedroom properties), £650 (three bedroom properties) and £750 (four bedroom properties) each month were assumed. These rents were based on a review of properties available for rent in March 2010 and from discussions with private lettings agents.

Table 3.3 Lower quartile prices by Parish

Parish	Lower Quartile Price (£)
Barnacre-with-Bonds	£171,000
Bleasdale	£172,000
Cabus	£140,079
Catterall	£159,375
Cloughton	£169,125
Forton	£180,150
Garstang	£152,750
Great Eccleston	£156,000
Hambleton	£140,000
Inskip-with-Sowerby	£149,613
Kirkland	£210,000
Myerscough and Bilsborrow	£159,750
Nateby	£150,000
Nether Wyresdale	£180,375
Out Rawcliffe	£238,950
Pilling	£156,500
Preesall	£120,000
Stalmine-with-Staynall	£132,000
Upper Rawcliffe-with-Tarnacre	£244,000
Winmarleigh	£289,500

Source: Land Registry Jan 2007 – Feb 2010

Summary of Stage 1: Current need

- 3.16 In summary, of the households identified in steps 1.2 and 1.3, a total of **513** households could not afford to move in the open market to offset their need (which equates to 57.8% of households in need). Further analysis of moving intentions suggests that 33.3% of these households would prefer to move out of the rural area of Wyre. Therefore, the total number of existing households in need who cannot afford to move on the open market to offset their need is **342**.
- 3.17 It is assumed that current need reduces at the rate of 20% per year. This is a standard assumption used in needs assessment modelling suggested in CLG SHMA Guidance and equates to a requirement of around **68** dwellings each year (Table 3.4).

Table 3.4 Stage One Summary

Step	No. Households
1.1 Homeless households and those in temporary accommodation	131
1.2 Overcrowding	56
1.3 Other groups in need	700
1.4 Total current housing need (gross) (1.1+1.2+1.3)	887
1.4A Who cannot afford open market prices (gross)	513
1.4B Who want to remain in the rural area	342
Annual requirement from Stage One	68

Source: 2010 Household Survey

Stage 2: Future need

Step 2.1 New household formation (gross per year)

- 3.18 The household survey identified a total of 3,019 individuals currently living in households in the rural area of Wyre Borough who stated that they want to form a household in the next five years.
- 3.19 Of these households, 1,484 intended on moving within in the rural area in the next five years, either in the same parish they currently lived (807) or in another rural parish (676). This equates to 297 new households forming each year in the rural area. Data relating to where newly-forming households are most likely to move to has been factored into analysis. Of these 297 households, 26.1% intend on living alone and 73.9% intend on sharing. Taking these preferences into account reduces the annual household formation rate to **187** each year.

Step 2.2 New households unable to buy or rent in the open market

- 3.20 An analysis of the likely gross income of newly-forming households and access to financial resources suggests that 9.3% could afford open market prices or rents in the rural area. Therefore, of the 187 households forming each year and wanting to remain in the rural area, **170** require affordable housing.

Step 2.3 Existing households expected to fall into need

- 3.21 Using RSL CORE lettings data, it is possible to identify the number of households who moved into social rented accommodation in the rural areas, moved because they were in need and had moved into the social rented tenure from the private sector (owner occupation or private renting).
- 3.22 A total of 7 households moved into RSL accommodation as they fell into need in the three years 2005/6, 2006/7 and 2007/8. Therefore, modelling assumes that **2** households each year are expected to fall into need.

Step 2.4 Total newly arising housing need (gross per year)

- 3.23 Total newly arising need is calculated to be **172** households each year as summarised in Table 3.5

Table 3.5 Stage Two Summary

Step	No. Households
2.1 New household formation (gross per year)	187
2.2 Number of new households requiring affordable housing (each year)	170
2.3 Existing households falling into need (each year)	2
2.4 Total newly-arising housing need (gross each year)	
Annual requirement from Stage Two	172

Source: 2010 Household Survey

Stage 3: Affordable housing supply

- 3.24 The CLG model reviews the supply of affordable units, taking into account how many households in need are already in affordable accommodation, stock surpluses, committed supply of new affordable dwellings and dwellings being taken out of management (for instance pending demolition or being used for decanting).

Step 3.1 Affordable dwellings occupied by households in need

- 3.25 This is an important consideration in establishing the net levels of housing need as the movement of these households within affordable housing will have a nil effect in terms of housing need³.
- 3.26 A total of **57** households are current occupiers of affordable housing in need (Table 3.1). Although the movement of these households within affordable housing will have a nil effect in terms of housing need (i.e. they already live in affordable housing).

Step 3.2 Surplus stock

- 3.27 No surplus vacant **stock** is assumed in the rural areas.

Step 3.3 Committed supply of new affordable units

- 3.28 There is one rural housing scheme currently being developed in Knott End comprising 12no. 2 bedroom and 15no. 3-bedroom houses.
- 3.29 Modelling assumes a total of 27 new affordable dwellings will be built across the rural area during 2010/11

Step 3.4 Units to be taken out of management

- 3.30 The model assumes there will be no social rented units taken out of management over the next five years.

Step 3.5 Total affordable housing stock available

- 3.31 It is assumed that there are **0** social rented dwellings available over the 5 year period arising from households moving within the stock.

Steps 3.6 Annual supply of social re-lets

- 3.32 The CLG model considers the annual supply of social re-lets. Allocations data has been obtained from RSL CORE general lettings data for the three years 2005/6, 2006/7 and 2007/08. During this time, a total of 114 lettings have been made. Of these, only 65 were to 'new' tenants i.e. newly-forming households and existing households moving from a different tenure from within Wyre. The remainder are households moving into the District and households moving

³ Strategic Housing Market Assessment Guidance (CLG, August 2007)

between Housing Association Properties. The modelling therefore assumes an annual supply of 22 social rented dwellings across the rural area.

Step 3.7 Annual supply of intermediate re-lets/sales

- 3.33 There were 4 lettings to intermediate tenure properties reported in CORE lettings data for 2005/6, 2006/7 or 2007/8, implying an annual average of 1 letting.

Summary of Stage 3

- 3.34 Table 3.6 summarises the data derived at Stage 3 of modelling. Overall, there is an annual supply of **23** affordable dwellings from existing provision plus an assumed development of **27** affordable dwellings over the next year.

Table 3.6 Stage Three Summary

Step	Rural Area
3.1 Affordable dwellings occupied by households in need	57
3.2 Surplus stock	0
3.3 Committed supply of new affordable units (annual average)	27
3.4 Units to be taken out of management (each year)	0
3.5 Total affordable housing stock available (each year)	0
3.6 Annual supply of relets (net, each year)	22
3.7 Annual supply of intermediate relets/sales	1
3.8 Annual supply of affordable housing	50

Source: 2010 Household Survey; RSL Core lettings data; development data

Stage 4: The housing requirements of households in need

- 3.35 The household survey data provides an indication of the type and size of properties which households in need and newly-forming households would realistically consider. Before taking into account supply, there are a total of 240 households each year requiring affordable housing (68 existing and 172 newly-forming/falling into need each year). Analysis of the dwelling type and size preferences suggests the dwelling requirements summarised in Table 3.7. A range of dwelling types and sizes are required but most notably houses and flats/apartment; and properties with one, two and three bedrooms.

Table 3.7 Dwelling type and size preferences

Property size			
	Existing	Newly-forming	Total
General Needs			
1 Bed	14	76	90
2 Beds	23	84	107
3 Beds	10	11	21
4+ Beds	3	0	3
Older Person			
1	17	1	18
2+	2	0	2
Total	68	172	240
Property type			
	Existing	Newly-forming	Total
House	47	89	136
Bungalow	14	7	22
Flat/apartment	6	76	82
Total	68	172	240

Source: 2010 Household Survey

Stage 5: Estimate of annual housing need

Step 5.1 Net shortfalls

- 3.36 Housing Association lettings data (derived from RSL CORE lettings) suggests there is an annual supply of 23 dwellings to households who require affordable housing. After taking into account this supply along with 27 newbuild dwellings, the net annual shortfall of affordable dwellings across the rural area of Wyre is 170 dwellings each year or 850 over the five years 2009/10 to 2013/14. A summary of the total net shortfall of affordable dwellings is presented in Table 3.8.

Table 3.8 Annual affordable requirements by Parish, designation (general needs and older person) and size (no. of bedrooms)

Parish	General needs				Older Person		TOTAL
	No. bedrooms required				No. bedrooms required		
	1	2	3	4+	1	2+	
Barnacre-with-Bonds	1	4	1	1	0	-1	6
Bleasdale	3	2	0	0	0	0	5
Cabus	3	3	1	0	2	0	9
Catterall	8	7	3	1	1	-1	18
Claughton	2	1	0	0	0	0	3
Forton	1	1	2	0	1	-1	4
Garstang	24	32	4	0	4	-5	58
Great Eccleston	5	6	-1	-1	0	-3	6
Hambleton	7	7	2	0	1	-2	16
Inskip-with-Sowerby	1	1	0	0	0	0	3
Kirkland	0	0	0	0	0	0	0
Myerscough and Bilsborrow	2	2	-3	-1	0	-4	-3
Nateby	3	2	0	0	1	0	5
Nether Wyresdale	0	5	-3	0	1	0	3
Out Rawcliffe	1	1	0	0	0	0	2
Pilling	11	10	5	0	1	-1	26
Preesall	13	3	-14	1	3	0	6
Stalmine-with-Staynall	3	2	-1	0	0	-2	3
Upper Rawcliffe-with-Tarnacre	1	0	0	0	1	-1	1
Winmarleigh	0	0	0	0	0	0	-1
TOTAL	89	90	-5	1	16	-22	170

Source: 2010 Household Survey

- 3.37 Table 3.8 demonstrates that a variety of dwelling sizes are required across the rural areas, most notably one and two bedroom general needs properties. Positive numbers indicate a shortfall in dwellings and negative numbers indicates there is enough stock of that particular size to address local needs. Data would therefore suggest the main focus should be the delivery of smaller general needs housing and smaller older persons' accommodation.
- 3.38 However, the modelling recommended by the CLG tends to overstate the need for smaller dwellings. This is because it uses the bedroom standard model (see para 3.9) to specify the number of bedrooms a household requires. Households were also asked how many bedrooms they require and results are compared with the CLG needs assessment modelling in Table 3.9.

Table 3.9 Comparison between needs assessment modelling output and stated bedroom requirements

Property size	Existing households in need : likely requirements		Newly-forming households : likely requirements		Total		CLG Modelling	
	%	No.	%	No.	%	No.	%	No.
One/studio	14.7	10	23.6	41	21.1	51	53.8	106
Two	48.9	33	63.4	109	59.3	142	40.6	80
Three	30.7	21	13.0	22	18.0	43	5.1	10
Four or more	5.7	4	0.0	0	1.6	4	0.5	1
Total	100.0	68	100.0	172	100.0	240	100.0	197

Source: 2010 Household Survey

- 3.39 A comparison between CLG modelling and likely requirements indicates that a higher proportion of households in need and newly-forming households prefer two and three bedroom properties.

Tenure profile of affordable dwellings

- 3.40 Affordable housing includes both social rented and intermediate tenure dwellings. In order to recommend an appropriate split between social rented and intermediate tenure, the stated preferences of households and the relative affordability of intermediate tenure products is now reviewed.
- 3.41 Households were asked to state tenure preferences. Table 3.10 summarises the preferences of both existing households in need and newly forming households by tenure. Overall, this gives a tenure split of 59.1% social rented and 40.9% intermediate tenure across the rural area.

Table 3.10 Affordable tenure preferences

Tenure	Existing households in need	Newly-forming households	Total
RSL	63.3	57.4	59.1
Intermediate	36.7	42.6	40.9
Base	68	172	100

Source: 2010 Household Survey

Affordability of intermediate tenure dwellings

- 3.42 Table 3.11 reviews what level of equity share based on household income and other financial resources available. This suggests that 50.1% of all households requiring affordable accommodation could afford an intermediate product of £50,000; 38.1% could afford £60,000 and 27.7% could afford £70,000.

Table 3.11 Proportions of households in need who could afford different equity shares by household type

Equity Share (£)	% could afford		
	Existing households	Newly-Forming households	All Households
50,000	42.9	53.0	50.1
60,000	29.9	41.3	38.1
70,000	22.3	29.9	27.7
80,000	18.4	24.9	23.1
90,000	13.4	19.3	17.7
100,000	9.8	12.0	11.3
Base (annual requirement)	68	172	240

Source: 2010 Household Survey

- 3.43 Intermediate tenure development has the potential to make an important contribution to diversifying housing choice in the rural areas of Wyre. 40.9% of existing and newly-forming households stated a preference for intermediate products and a good proportion of these households could afford products priced at between £50,000 and £80,000.

4.0 Community and Parish consultation

Community engagement events

- 4.1 To complement the rural housing need survey and provide information to residents within rural Wyre, five community information events were held running alongside the survey period and a free phone advice line to answer queries on the survey.
- 4.2 The purpose of the events was to inform local residents about the study and provide information on affordable housing. The events ran from 3-7pm and were open to all residents. Table 4.1 details the dates of the events, venue and attendance.
- 4.3 Arc4 were available to give advice and assistance on completing the survey forms and explain the reasons for the survey. Wyre Borough Council and Regenda Housing Association were available at all five sessions to give general housing advice and answer queries related to developing and enabling affordable housing provision. Great Places Housing Association attended the events at Stalmine and Great Eccleston. Community Futures provided information for each event.

Table 4.1 Community Information Events arrangements and attendance

Date	Venue	Attendance
Saturday 6 th March	Garstang Arts Centre, Croston Road, Garstang	9
Tuesday 9 th March	Cabus Village Hall, Lancaster New Road, Cabus	7
Wednesday 10 th March	Wyre Villa Football Club, Hall Gate Lane, Stalmine	19
Saturday 13 th March	Great Eccleston Village Centre, 59 High Street, Great Eccleston	19
Tuesday 16 th March	Claughton Village Hall, Stubbins Lane, Claughton on Brock	18

Figure 4.1 Claughton Village Hall event– Tuesday 16th March



Feedback from the events

4.4 General feedback from the events is summarised as follows:

- In general events and purpose of the survey was well understood with the majority of attendees welcoming the work of the Local Authority, which may result in development of affordable housing.
- Some attendees were anti-development of any housing, affordable or market. This was especially so of attendees whose properties neighboured proposed sites for affordable housing development.
- General housing advice was sought by attendees at all the events. It is unlikely their circumstances would have been picked up without the events being held within their communities.
- The majority seeking advice were in need of affordable housing provision and information on how to register with Housing Associations, including the likelihood of them being allocated such provision within their local area.
- There was a lack of understanding of how Housing Associations work with the Council and the role of each organisation.
- Advice is needed on where Housing Association properties are in the area and if vacancies where these are advertised.

- There needs to be a greater understanding of choice based lettings and how homes are allocated.
- Local lettings criteria and to whom the homes would be allocated to was important to all residents. The scheme at Bilsborrow by Regenda was welcomed by attendees and viewed as a good example of affordable housing with a relevant local lettings policy.
- Progress on sites submitted to the SHLAA would help deliver affordable housing
- Sites were identified specifically for affordable housing where owners have not previously submitted to the SHLAA, as they did not wish the land to be sold to private developers.

5.0 Policy options and next steps

Affordable housing requirements

- 5.1 This research has evidenced that there is a considerable need for affordable housing across in the Rural Parishes of Wyre Borough. An annual net shortfall of 170 dwellings each year has been calculated. The general consensus amongst local residents is that there is a strong need for affordable housing and a majority of respondents would favour affordable housing development to meet demand from local residents. Findings therefore support the conclusions of the Fylde SHMA, which stressed the need to deliver affordable housing in rural areas to ensure long-term community sustainability.
- 5.2 Of the affordable housing needs identified, 28% is from existing households who are in need but cannot afford open market options; and 72% is from newly-forming households who want to remain living in the rural area but cannot afford open market options.
- 5.3 A range of affordable dwellings are required as summarised in Table 5.1. Note that the proposed developments of three bedroom dwellings in several Parishes have made considerable inroads into addressing shortfalls for this size of dwelling and the overall requirement, based on CLG modelling assumptions, is satisfied.

Table 5.1 Summary of annual affordable dwelling requirements by type and size

No. Bedrooms	No. Required	Property type	No. Required
1	106	House	93
2	68	Bungalow	15
3 or more	-4	Flat/Apartment	52
TOTAL	170	TOTAL	170

Source: 2010 Household Survey

- 5.4 Analysis of tenure preferences suggests split of 59.1% social rented and 40.9% intermediate tenure for new affordable dwellings. Analysis of data relating to income and other financial resources suggests that most households could afford an intermediate tenure product marketed at between £50,000 and £80,000.

5.5 The extent to which affordable housing is required varies across the rural areas, with greatest net requirements identified in Garstang, Pilling, Catterall and Hambleton. In other parishes, the number of dwellings required is relatively low and it may be appropriate to group some parishes together and any development would aim to address affordable shortfalls for that group of parishes. Suggested grouping of parishes are presented in Table 5.2.

Table 5.2 Potential parish groupings

North	Central	East	South	West
Forton	Cabus	Barnacre-with-Bonds	Great Eccleston	Hambleton
Nether Wyresdale (Scorton)	Catterall	Bleasdale	Inskip-with-Sowerby	Preesall
Pilling	Garstang	Claughton	Myerscough and Bilsborrow	Stalmine with Staynall
Winmarleigh	Kirkland		Out Rawcliffe	
	Nateby		Upper Rawcliffe with Tarnacre	

5.6 Furthermore, it is worth noting that Garstang is a particular popular choice of destination of residents planning to move. However, they may refer to "Garstang" because it's the name of the town, but would consider parts of other parishes that are effectively part of Garstang, such as Catterall and Kirkland. This matter should be reflected upon when determining parish groupings to ensure that they reflect attitudes to broad localities and their constituent areas.

Future development and planning policy

5.7 There is a strong appetite to develop new affordable homes in the rural areas of Wyre Borough. RSL partners remain committed to development and there is strong support from local communities to develop affordable housing for local residents. Encouragingly, local residents have come forward with potential sites which could be developed for affordable housing. Members of the public have been encouraged to submit any land that they feel may be suitable for affordable housing and these sites will then be submitted as part of the 2010/11 Strategic

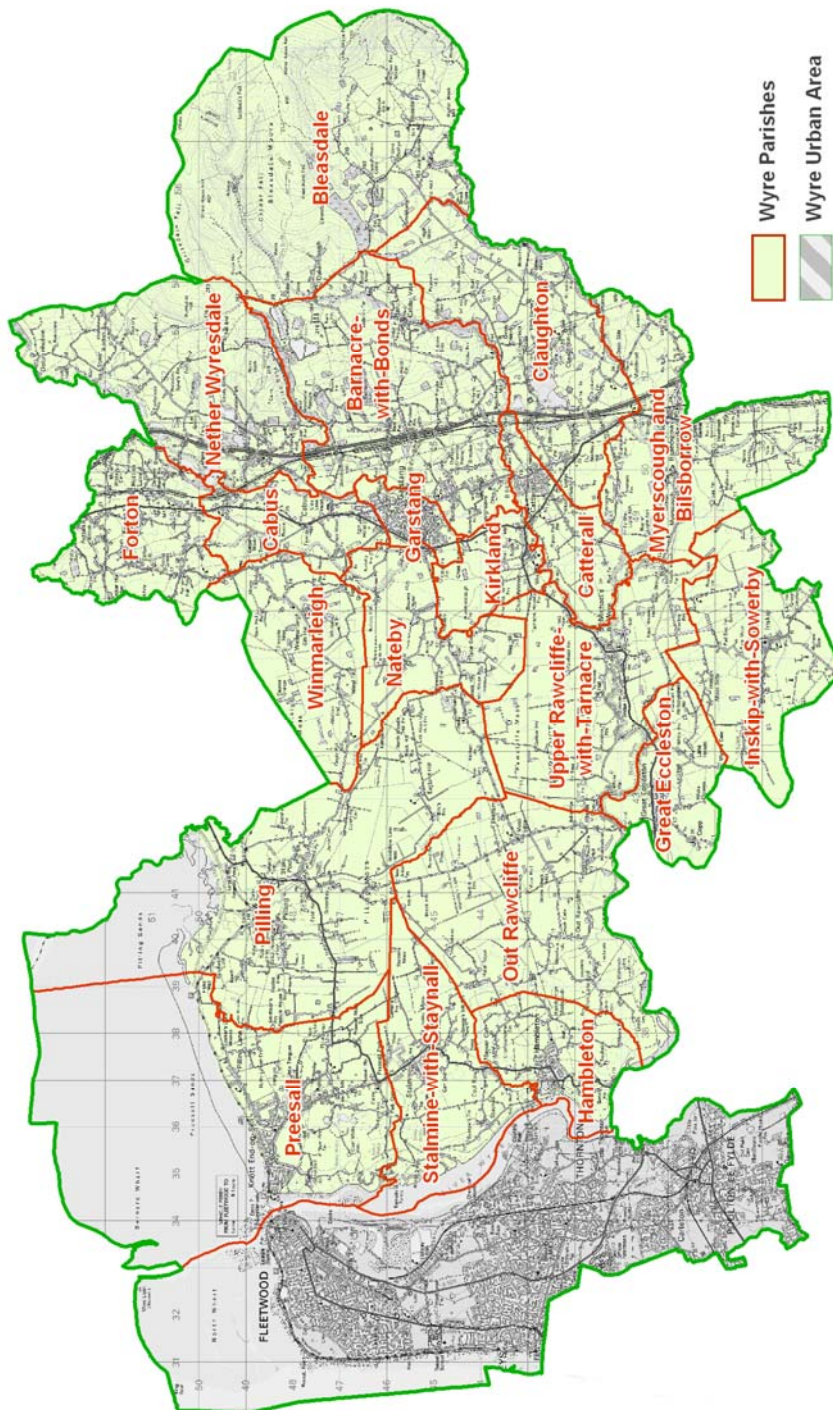
Housing Land Availability Assessment (SHLAA) process where they will be formally assessed for their viability.

- 5.8 The findings from this study now need to be considered in the context of Wyre's Local Development Framework. This study has clearly demonstrated a considerable need for additional affordable housing. The Council need to now consider what existing planning documents support affordable housing development in rural areas and whether this policy framework needs to be strengthened to ensure future delivery help address affordable housing shortfalls.
- 5.9 Specifically, the Council need to consider if site size thresholds ought to be reduced to help deliver affordable housing in the rural area. This could be confirmed through further robust analysis of past development rates and future land availability evidenced in the SHLAA.

Other housing matters

- 5.10 During community consultation events, a series of issues were raised by local residents. These prompt us to make a series of recommendations to the Council and its RSL partners to ensure there is better information made available to local residents on their housing options. We would recommend:
- That Wyre Borough Council look to regularly provide housing advice within rural Wyre that reaches the communities covered by the events. This advice needs to include clear guidance on Choice Based Lettings, eligibility and advertising of vacancies;
 - Where a strong local lettings policy is developed or exists we would recommend when vacancies are advertised Housing Associations use local media opportunities as far as possible, for example; free magazines such as Local Choice or Focus Magazines; most relevant local paper to an area; and, liaison with the parish council to insert vacancies within parish magazines or on parish notice boards;
 - Parish council's need to be signed up to proactively advertise the vacancies and keep the housing association informed when either the poster has been placed in the notice board or an advert placed in a parish newsletter. This would avoid vacancies with a 4-week turnaround running for 2 to 3 weeks before being advertised within the parish notice boards or newsletters.
 - The Parish guide on developing affordable housing used to inform attendees at the events should be adopted to meet needs of Wyre Borough Council and displayed on their website with clear instructions on: which Housing Associations to contact; where they have properties; developments underway; advice on choice based lettings; and, how to access general housing advice as opposed to homeless advice.

Appendix A Wyre Borough Rural Parishes and Ordnance Survey® mapping.



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Appendix B Weighting and grossing of survey data

Household survey data needs to be corrected for response bias (for instance older people are more likely to respond and younger people less likely) through a process called weighting. Because not all households respond, there is a need to gross up the weighted data so that it reflects the total number of households.

The process of weighting and grossing is relatively straightforward. For weighting, 2001 census data was used to establish the profile of households (pensioner and non-pensioner) living in private (owner occupied and privately rented) and social rented (housing association) dwellings in each Parish. This profile was then applied to the current number of occupied dwellings in each Parish.

This process established the likely profile of households by tenure and age group for each Parish. Although it is appreciated that 2001 census data is relatively outdated, it is the best source of data to prepare this Parish profile.

The survey responses were broken down by tenure and household type (pensioner and non-pensioner). They were then compared with the Parish profile derived from the 2001 census. A weighting/grossing value was then calculated by comparing the number of survey responses with the Parish profile.

Appendix C Objections to new homes (Q10) by Parish

Barnacre-with-Bonds

AFFORDABLE STARTER HOMES FOR PEOPLE WHO LIVE IN PARISH ONLY - NOT HOLIDAY LETS
ALREADY LOTS OF VIEW BUILD HOUSES AROUND GARSTANG
ALREADY TOO MANY BARN/FARM CONVERSIONS CAUSING HEAVY TRAFFIC AND NOISE POLLUTION AND WEAR ON ROADS
AREA ALREADY OVERDEVELOPED INFRASTRUCTURE INADEQUATE TO SUPPORT FURTHER DEVELOPMENT
AS LONG AS THE HOMES ARE FOR LOCAL FAMILIES AND NOT PEOPLE ON DHSS
BUILDING ON GREENFIELDS TOO MANY ON SMALL PLOTS SERVICES CAN NOT COPE DOCTOR DENTIST ETC
DESTRUCTION NATURAL ENVIRONMENT LOSS RURAL LANDSCAPE
DESTRUCTION OF GREEN BELT AREAS
DON'T LIKE THE IDEA OF LOCAL OCCUPANCY CLAUSES WE BELIEVE PEOPLE SHOULD BE ABLE TO HAVE ACCESS TO ANY HOUSING RATHER THAN THERE BEING LOCAL RESTRICTIONS
EXTENSIVE BUILDING OVER PAST 20 YEARS OF HIGH DENSITY E.G. 3 FLOOR HOMES
FURTHER DRAIN ON THE EXISTING SERVICES
GARSTANG HAS ALREADY MORE HOUSES THAN THE UTILITIES SCHOOLS DOCTORS AND MANY ROADS ARE NOT SUITABLE FOR ALL THE EXTRA TRAFFIC THAT THESE CAUSE
GARSTANG IS A PLEASANT PLACE TO LIVE SURROUNDED BY OPEN COUNTRYSIDE IT WOULD BE A SHAME TO CHANGE ITS CHARACTER THERE IS NO SHORTAGE OF HOUSING NEWLY BUILT HOUSES ARE NOT SELLING MUCH OF THE POPULATION IS ELDERLY AND THEIR HOUSES WILL BECOME AVAILABLE
GARSTANG IS BUILT UP TO MUCH ALREADY YOU ARE SPOILING A BEAUTIFUL VILLAGE
I FEEL IN THE LAST TEN YEARS THE HOUSING HAS BEEN INCREASED SUBSTANTIALLY FOR ALL NEEDS LISTED ABOVE AS I SEE IT MANY PEOPLE WORK OUTSIDE THE VILLAGE AND SO CANNOT SEE THE IMPORTANCE OF HOUSING EXTRA PEOPLE
I FEEL THAT GARSTANG HAS EXPANDED AT A TREMENDOUS RATE AND WILL BEGIN TO LOSE ITS IDENTITY THERE MAY BE OTHER AREAS IN WYRE THAT MIGHT BENEFIT FROM THE BUILDING OF 1ST BUYER HOMES IN SMALL GROUPS TO ENHANCE SMALL VILLAGES
I WOULD LIKE IT DEFINED AS TO WHAT A SMALL NUMBER OF HOMES MEANS IE HOW MANY WHERE EXACTLY WOULD BE THE LOCATION OF THEIR HOMES GARSTANG REMAINS A CHARMING SMALL TOWN WHICH IS WHY PEOPLE WANT TO LIVE AND MOVE HERE WE ALREADY HAVE A SUPERMARKET BOOTHS WITH A SMALL TOWN ATTACHED TO IT AND NOT THE OTHER WAY ROUND
I WOULD LOVE TO KEEP IT RURAL BUT NOBODY LISTENS ANYWAY
IM SORRY BUT IT IS IMPOSSIBLE TO GUESS THE ANSWERS TO 8 WITHOUT THE DATA OBVIOUSLY ALL THOSE GROUPS NEED HOUSING BUT I HAVE NO IDEA WHETHER THERE IS SUFFICIENT SUPPLY NOW THE COUNCIL SHOULD NOT MAKE DECISIONS BASED ON PEOPLES GUESSES OR PREJUDICES

INCREASE TRAFFIC & OTHER RESOURCES
INFRASTRUCTURE WOULD STRUGGLE TO SUPPORT ADDITIONAL POPULATION
IT DEPENDS ON THE ALLOCATION CRITERIA USING PAST EXPERIENCE THE AFFORDABLE HOUSING ADJACENT TO OUR OWN HOME CAUSED PROBLEMS FOR QUITE A LONG TIME I WOULDN'T ASK OR EXPECT ANYONE TO GO THROUGH THOSE EXPERIENCES AGAIN THE INTEGRATION OF MIXED HOUSING MAY ON PAPER BE AN EXCELLENT IDEA HOWEVER AS REALLY EVERYONE'S NEEDS MUST BE TAKEN INTO ACCOUNT
I'VE TICKED YES AS A FAIL SAFE THE NEW HOMES WOULD NEED TO BE SYMPATHETICALLY SITED AND BUILT NOT TO RUIN THE HISTORICAL & CULTURAL (IE RURAL WORKING CLASS PAST) ASPECT OF THE AREA
KEEP RURAL ECONOMIES GOING THINGS NEED TO PROGRESS - YES MORE HOUSES IN RURAL AREAS
MADE HOMELESS LAST YEAR MYSELF AND DAUGHTER SLEPT IN CAR PUT IN HOSTEL IN PRESTON OLD STEAM MILL AWFUL PLACE PERHAPS LOCAL TEMP ACC SHOULD BE MADE AVAILABLE SHELTER WERE ABSOLUTELY BRILLIANT
PROVIDING THEY FIT THE SURROUNDING AREA AND ARE NOT MADE WITH MATERIALS ON THE OUTSIDE THAT WILL WEATHER IN TIME (E.G. THE ECO FRIENDLY HOUSES ON MOSS LANE ARE AN EYESORE)
RURAL NATURE OF TOWN IS BEING ERODED LOSING CHARACTER OF A SMALL TOWN ALREADY TOO MANY NEW HOUSES BEING BUILT SEEM TO BE OVER-CROWDED AT THE MOMENT WITH LOTS OF HOUSES AND FLATS FOR SALE OR RENT
SMALL RURAL COMMUNITY WHICH SHOULD REMAIN AS GREENBELT SMALLER AFFORDABLE HOMES NEED TO BE BUILT BUT ONLY IF SERVICES ETC ARE IMPROVED CURRENTLY THIS AREA IS STRETCHED TO ITS LIMITS AND APPEARS TO BE LOSING THE RURAL NATURE
SUFFICIENT HOUSING FOR LOCAL PEOPLE ALREADY AVAILABLE TOO MANY NEW HOUSING ESTATES IN LOCAL AREA
THE AREA WHERE WE LIVE HAS BEEN SATURATED WITH NEW ESTATES THE MOST RECENT IS THE GHASTLY ONE AT DIMPLES LANE CANAL BRIDGE ALL THE HOUSES WERE BUILT ON GREENFIELD AREAS BRINGING US PROBLEMS WITH DRAINAGE CONCRETE & TARMAC BUILT ON SOAK AWAY AREAS
THE ROADS AROUND BARNACRE ARE ALREADY BADLY DAMAGED DUE TO EXCESSIVE AMOUNTS OF VEHICLES USING THEM THEY HAVENT BEEN REPAIRED (PROPERLY) IN YEARS THE VERGES ARE ALL MASKED UP AND AT TIMES RESEMBLE FARM TRACKS NOT ROADS A NUMBER OF FARMS WERE BOUGHT AND CONVERTED TO HOUSING WHICH IS INSANE ANYWAY PLEASE THINK ABOUT THE ENVIRONMENT FOR A CHANGE INSTEAD OF REVENUE FOR YOURSELVES
THERE ARE A NUMBER OF HOUSES/FLATS THAT HAVE BEEN RECENTLY BUILT THAT REMAIN UNOCCUPIED ALSO MANY OF THE NEW BUILD HOUSES HAVE BEEN VERY EXPENSIVE SO THAT ONLY EXISTING HOUSE HOLDERS HAVE ANY CHANCE OF BUYING THEM ALL HOUSES HAVE BEEN OF EXISTING NON ENERGY EFFICIENT TYPES BUT BUILDING HOUSES WITH GROUND SOURCE HEAT PUMP AND SOLAR PANELS WILL COST MORE SO WE NEED TO CHANGE OUR METHOD OF BUILDING

THERE ARE ALREADY TOO MANY AFFORDABLE HOMES IN THE GARSTANG AREA THE BUILDING OF THESE HOMES WITHIN AREAS WHERE MOST PEOPLE ARE WORKING AND WANT TO BRING THEIR CHILDREN UP IN A DECENT AREA IS A POOR IDEA PEOPLE DO NOT INTEGRATE AND THIS LEADS TO TENSIONS AND DISRUPTION IN WHAT WOULD BE A GOOD COMMUNITY
THERE ARE MANY EMPTY HOUSES IN CALDER VALE
THERE ARE NO BIGGER FAMILY HOMES FOR PEOPLE TO MOVE INTO IF THEY WANT TO STAY IN CALDER VALE THE HOUSING HERE IS MAINLY TERRACED AND NOT BIG ENOUGH TO ACCOMMODATE GROWING FAMILIES
THERE ARE TOO MANY HOUSES WHICH CANT FIND BUYERS PEOPLE CAN RENT IF THEY CANT AFFORD TO BUY I CANT THINK OF A SINGLE NEW DEVELOPMENT IN THE AREA THAT HAS IMPROVED THE APPEARANCE OF THE LOCALITY
THERE HAS BEEN A VERY LARGE NUMBER OF HOUSES & FLATS BUILT IN MY PARISH RECENTLY THE CHARACTER OF THE AREA HAS BEEN MUCH ALTERED JUST TO PROVIDE HOUSES FOR COMMUTERS WITH NO CONNECTION TO THE AREA MAYBE THE COUNCIL SHOULD HAVE THOUGHT MORE ABOUT AFFORDABLE HOUSING YEARS AGO AS IT GAVE OUT PLANNING PERMISSION FOR HUNDREDS OF 5 BEDROOM DETACHED DWELLINGS?
THERE HAS BEEN EXTENSIVE NEW BUILDING RECENTLY
THERE HAS OVER THE PAST YEARS BEEN EXCESSIVE BUILDING IN THIS PARISH SOON THERE WILL BE NO GREEN FIELDS LEFT
THERE IS NO ROOM LEFT TO BUILD ANY WE ARE NOW SURROUNDED BY GENERALLY WHAT COULD BE DESCRIBED AS LARGE FAMILY HOMES BUT WHICH ARE BY AND LARGE OCCUPIED BY RETIRED/SEMI-RETIRED COUPLES NO FAMILIES
THERE IS SUFFICIENT HOUSING TO MEET LOCAL NEEDS
THERE IS TOO MUCH NEW HOUSING WITH POOR DESIGN QUALITY NOT EXCITING OR INTERESTING ARCHITECTURE - BORING BLOCKS
THIS AREA IS POPULATED ENOUGH ALREADY
THIS IS A RURAL PARISH AND AN AREA OF OUTSTANDING NATURAL BEAUTY WHICH SHOULD BE PROTECTED FROM DEVELOPMENT THERE ARE NUMEROUS EXISTING PROPERTIES FOR SALE IN THE AREA
TOO MANY LARGE HOUSES SQUEEZED INTO EVERY GREEN SPACE
TOO MUCH DEVELOPMENT ALREADY OVER PAST 5 YEARS ANY DERELICT PROPERTIES SHOULD BE TAKEN OVER AND RENOVATED LANDLORDS WITH EMPTY PROPERTIES COMPELLED TO LOWER RENTS AFTER SET PERIOD OF TIME IE ONE OR TWO YEARS INFRASTRUCTURE AND SERVICES BECOMING OVERWHELMED WATER LEVEL RISING RESULTING IN MORE FLOODING TOO MANY CONCRETE GARDENS PREVENTING DRAINAGE
VERY SMALL VILLAGES SUCH AS CALDERVALE HAVE A HISTORY AROUND WHY THEY ARE SMALL BY ADDING A SMALL NUMBER OF NEW HOMES - IT TAKES AWAY THE HISTORY & CHARACTER OF A VILLAGE ALSO ONCE SOME SMALL NEW HOMES ARE BUILT IT OPENS IT UP FOR MORE TO BE BUILT THEN A VILLAGE BECOMES A TOWN ETC
WE ARE A VERY SMALL VILLAGE WITH BEAUTIFUL VIEWS FOR THE LOCAL COUNTRYSIDE TO BE DEVELOPED ON WOULD BE A REAL SHAME HOWEVER THERE ARE A NUMBER OF EMPTY PROPERTIES IN THE VILLAGE THAT ARE BEING LEFT TO BECOME DERELICT IF SOMETHING COULD BE DONE TO ENFORCE THE OWNER (ALLOWED BY LOCAL BUSINESS) TO EITHER RENOVATE AND LET OR SELL THIS

WOULD PROVIDE 5-10 PROPERTIES IN THE VILLAGE
WE HAVE HAD 5 NEW DEVELOPMENTS IN BOND IN THE LAST 15 YEARS THERE IS NO LAND AVAILABLE FOR HOUSING ALL LOCAL FACILITIES IE SCHOOLS DOCTORS DENTISTS HAVE NO SPACE CAPACITY ALL THE SOCIAL HOUSING IN THE AREA IS OCCUPIED BY PEOPLE FROM OUTSIDE THE AREA
WE WOULD NEED TO KNOW EXACTLY WHAT WAS PLANNED IN ORDER TO COMMENT ON THIS QUESTION
WHILST WE DO NOT OBJECT TO NEW HOMES FOR YOUNG FAMILIES HAVING LIVED CLOSE TO SOCIAL HOUSING FOR EIGHT YEARS WE HAVE & CONTINUE TO EXPERIENCE PROBLEMS E.G. LITTER DISCARDED & BROKEN TOYS CYCLES SCOOTERS ETC & A GENERAL LACK OF RESPECT FOR AMENITIES AND PROPERTY WE WOULD NOT WISH OTHER HOME OWNERS TO EXPERIENCE THESE PROBLEMS & HOUSING ASSOCIATIONS SEEM UNABLE TO RESOLVE ISSUES

Bleasdale	DEPENDS WHERE THEY WOULD BE BUILT
	THIS IS AN AREA OF OUTSTANDING BEAUTY WHICH HAS OLD STONE COTTAGES NEW BUILD PROPERTIES ARE NOT WANTED THIS AREA IS RURAL AND NEEDS TO STAY RURAL I MOVED HERE FOR A REASON PEACE & QUIET THERE IS PLENTY OF HOUSES IN TOWNS

Cabus	Cabus
	2 NEW ESTATES BUILT CLOSE BY IN RECENT YEARS
	ALREADY BUILT SOME NEARBY
	CABUS VILLAGE HAS BEEN DESTROYED BY NEW HOUSES AND INFILL'S E.G. GREEN LANE EAST
	CONCERN WITH SCHOOL PLACES ETC
	DEPENDS ON LOCATION
	ENOUGH HOUSES ALREADY THE LAST TIME WYRE BOROUGH COUNCIL BUILT AFFORDABLE HOUSES THE LOCAL PEOPLE DID NOT GET THE CHANCE TO MOVE INTO THESE HOUSES INSTEAD WYRE BOROUGH COUNCIL BROUGHT IN TROUBLEMAKERS FROM OTHER PARTS OF THE COUNTY THEREBY CAUSING PROBLEMS WITH ANTI SOCIAL BEHAVIOUR VANDALISM ETC SO WE DO NOT WANT THIS TO HAPPEN AGAIN
	ENOUGH NEW BUILD IN GARSTANG PEOPLE NEED SPACE TO GET AROUND US PART OF THEIR LIVES DON'T TAKE THIS AWAY FROM FUTURE GENERATIONS
	ENVIRONMENTAL DAMAGE
	EXPANSION OF 'SMALL' MARKET TOWN
	EXTENSIVE DEVELOPMENT HAS TAKEN PLACE OVER THE LAST FEW YEARS MUCH OF IT ON GREEN FIELD SITES
	GREEN FIELD SITES HAVE ALREADY BEEN SPOILT BY DEVELOPMENT WHY NOT BUILD ON BROWN FIELD SITES
	HOW SMALL A NUMBER
	I FEEL THERE ARE ENOUGH HOUSES ALREADY BUILT AND ON THE MARKET

I HAVE AN ISSUE AT THE MOMENT - WE HAVE SOME AFFORDABLE HOUSING WHERE WE LIVE AND THERE IS AN ANNUAL MAINTENANCE FEE THAT WE ALL PAY BUT WE SEEM TO PICK UP THE COST OF THE REDUCTION THAT THE AFFORDABLE HOUSING GETS WHICH IS NOT ACCEPTABLE THE COUNCIL WANTS TO FIND AFFORDABLE HOUSING THEN IT SHOULD COVER ALL COSTS SO THIS IS WHY I WOULD OBJECT IN THE FUTURE
INCREASED COUNCIL TAX LESS GREEN SPACE
IT WOULD DEPEND ON WHAT TYPE OF HOUSING WAS PROPOSED AND WHERE WOULD IT IMPACT UPON THE AMOUNT OF GREEN SPACE AVAILABLE?
LACK OF SUITABLE LAND
MAIN CONCERN IS THAT THE RENTED HOUSING IN THE AREA IS OFTEN TO BE FOUND IN HOMES WHERE THERE IS A LARGE NUMBER OF PEOPLE WHO ARE UNSOCIABLE IN THEIR BEHAVIOUR AND THEREFORE MAKE IT UNSUITABLE FOR THOSE PEOPLE WHO WANT TO LIVE PEACEFULLY AND UNTHREATENED IN A PLEASANT AREA!
MORE HOUSES PUTS MORE STRAIN ON WEAK FACILITIES - DOCTOR DENTIST GYM SWIMMING POOL SCHOOLS CAR PARKS ETC
NEED SMALL FLATS OR BUNGALOWS FOR SINGLE OLDER I FIND MY MOBILE HOME TOO EXPENSIVE
NEED TO IMPROVE ROADS
NO MORE DSS
RURAL AREA ON A6
TAKING UP MORE LAND AGAIN
THE ANSWER TO THE 2 ABOVE WOULD HAVE DIFFERENT IF WE COULD BE ASSURED THAT WYRE BOROUGH WOULD REALLY CONSIDER THE NEEDS OF LOCAL PEOPLE BUT UNFORTUNATELY THEY ONLY SEEM TO BE INTERESTED IN SPECIALITIES WHO MAKE THE MOST MONEY FROM AS SMALL AN OUTLAY AS POSSIBLE THEY COULD ALREADY HAVE BEEN MADE TO SUPPLY SOME AFFORDABLE HOUSING WITH THE DEVELOPMENTS RECENTLY UNDER CONSTRUCTION OPPORTUNITY MISSED
THE AREA IS ALREADY BUILT-UP ENOUGH AND VERY BUSY
THE ONLY FREE LAND IN THE PARISH IS AGRICULTURAL
THE ONLY LAND AVAILABLE FOR FURTHER DEVELOPMENT IN CABUS AND ALONG GREEN LANE EAST THERE HAVE ALREADY BEEN TWO LARGE DEVELOPMENTS HERE IN RECENT YEARS WITH SOME AFFORDABLE/HOUSING ASSOCIATED PROPERTIES ANY FURTHER DEVELOPMENT WOULD ENCROACH ON A SPECIAL SITE ADJACENT TO THE RIVER WYRE
THERE ARE ALREADY ENOUGH HOMES IN THIS AREA TO COVER ALL REQUIREMENTS
THERE ARE NOT ENOUGH SMALLER AFFORDABLE HOMES FOR YOUNG PEOPLE JUST STARTING OUT
THERE HAVE BEEN MANY MANY NEW HOUSES BUILT IN GARSTANG - ALL VERY EXPENSIVE NEW STARTER HOMES ARE NEEDED BUT NOT WITHOUT IMPROVED FACILITIES LIKE MORE INTO THE DOCTORS AND SCHOOLS
THERE IS AMPLE BUILDING IN MY AREA
THERE IS ONLY AGRICULTURE LAND LEFT UPON WHICH TO BUILD
THERE WILL BE MORE PENSIONERS IN THE FUTURE
TOO MUCH BUILDING ALREADY

USING EXISTING EMPTY PROPERTIES WOULD BE MORE USEFUL FINANCIALLY VIABLE AND REDUCE THE CARBON FOOTPRINT WHAT CONSTITUTES SMALL NUMBER

Catterall	ALREADY LARGE DEVELOPMENT JUST BEEN BUILT
	AMENITIES ARE OVERSTRETCHED NO SHOPS OR FACILITIES AVAILABLE TO COPE WITH INCREASE
	AS ALWAYS THIS WOULD DEPEND UPON LOCATION OF THESE HOMES HOW IT AFFECTS EXISTING PROPERTIES AND THEIR PRICES
	AS LONG AS THE HOMES WERE FOR OUR OWN YOUNG PEOPLE IN THE AREA TO KEEP THEM IN THE AREA IN WHICH THEY HAVE BEEN BROUGHT UP AND WOULD LIKE TO STAY
	BOTH ARE NECESSARY
	DON'T OBJECT TO HOMES FOR LOCAL RESIDENTS
	ENOUGH HOUSES HAVE BEEN BUILT IN CATTERALL IN THE PAST FEW YEARS ITS A VILLAGE NOT A TOWN
	HOMES NEEDED AFFORDABLE FOR YOUNG PEOPLE PRIORITY GIVEN TO YOUNG PEOPLE WITH FAMILY LIVING THIS AREA IF NOT THEN I WOULD OBJECT
	I LIVE HERE AM SLIGHTLY DISABLED BUT THERE ARE NO SHOPS BUT MORE AND MORE HOUSES BEING BUILT
	IN THE PAST 4 YEARS A NEW HOUSING EST. WITH 100 NEW HOMES HAS BEEN BUILT EVERY LARGE PIECE OF LAND IS BEING SOLD TO HOUSING DEVELOPERS LAND WITH ONE HOME ARE BEING DEMOLISHED TO BUILD 4 IN ITS PLACE BOTH THIS AREA AND BEYOND INTO THE TOWN CANNOT SUPPORT THE GROWING COMMUNITIES - THE TRAFFIC AND INFO-STRUCTURE IS BEING STRETCHED TO ITS LIMITS
	INSTEAD OF BUILDING NEW PROPERTIES - USE OLD PROPERTIES AND CONVERT THEM INTO APARTMENTS FOR SINGLE EXECUTING PEOPLE AND THEREFORE KEEP THE COUNTRYSIDE AND VILLAGES SCENIC OR DESIRABLE AND NOT A CONCRETE JUNGLE
	LOCAL INFRASTRUCTURE UNABLE TO COPE WITH FURTHER URBAN DEVELOPMENT
	MORE FACILITIES NEEDED BEFORE NEW HOMES BUILT
	NEED AFFORDABLE HOUSING ON A SMALL SCALE
	NEW HOUSING DEVELOPMENTS HAVE ALREADY BEEN BUILT RECENTLY AND THERE IS NO DEMAND FOR ANYMORE IN THIS AREA SOME OF THOSE WHICH HAVE BEEN BUILT HAVE LED TO A DEVALUATION OF EXISTING PROPERTIES BECAUSE OF BAD PLANNING
	NO BUT THEY SHOULD BE FOR RENT NOT DAFT SCHEMES THAT WILL RESULT IN THEM BEING EXPENSIVE HOUSING IN A FEW YEARS TIME
	NOT IN OUR IMMEDIATE LOCATION AS A LARGE BUILDING PROGRAMME IS STILL ONGOING AND HAS BEEN FOR THE LAST 3 YEARS
ONLY FOR LOCAL PEOPLE WITHIN GARSTANG AREA	
SEVERAL RECENT NEW BUILD ESTATES ALREADY IN PARISH ANYMORE WOULD HAVE TO BE BUILT ON GREEN LAND WHICH WOULD NOT BE WELCOMED CATTERALL PARISH HAS NO AMENITIES/FACILITIES TO SUPPORT A GROWING POPULATION - THE ONLY SHOP/POST OFFICE HAS JUST CLOSED	
SIGNIFICANT AMOUNT OF NEW HOUSING ALREADY STILL BEING BUILT ALTHOUGH NO BUNGALOWS FOR PEOPLE WITH DISABILITIES	

SINCE I CAME TO CATTERALL 1964 THEY HAVE BUILT FLOWER FIELDS IN VARIOUS LOCATIONS EVERY PLACE POSSIBLE ON COCK ROBIN EXTRA DOWN CATTERALL LANE CATTERALL IS NOW FLATS ALL THE AMENITIES WE HAVE IS A VILLAGE HALL I DON'T THINK WE NEED ANY MORE HOUSES IN CATTERALL
SINCE WE MOVED HERE 10 YEARS AGO OVER 150 HOMES ALREADY BUILT
SPREADING INTO THE GREEN BELT
THE DEVELOPMENT ON WHICH WE LIVE (PURCHASED OUR HOME 2 1/2 YRS AGO) HAS A NUMBER OF AFFORDABLE HOUSING UNITS ON IT AND MORE PLANNED AT THE END OF THE DEVELOPMENT PLANNERS HAVE NOT GIVEN CONSIDERATION TO THE PLACEMENT OF THESE HOMES AND TO THE INCREASE IN THE TRAFFIC FLOW PAST EXISTING HOMES CONSULTATION WITH RESIDENTS OVER THE CHANGES WAS NON EXISTENT
THE LOSS OF GREEN SPACES
THERE ARE A LOT OF HOUSES IN THIS IMMEDIATE AREA AND NO AMENITIES E.G. NO LOCAL SHOP OR POST OFFICE
THERE ARE NO ADEQUATE FACILITIES FOR FURTHER HOMES IE SCHOOL PLACES JUNIOR AND SENIOR DOCTORS SHOPS QUITE A NUMBER OF HOMES UP FOR SALE
THERE ARE NOT ENOUGH SCHOOL PLACES NO SHOPS ETC NEED BETTER FACILITIES FOR MORE HOUSING
THERE HAS BEEN A LARGE NUMBER OF HOUSES BUILT IN THE AREA OVER RECENT YEARS IE LAND OFF JOE LANE AND CATTERALL GATES LANE
THERE IS ENOUGH HOUSING ON CATTERALL GATES LANE THAT ARE YET TO BE SOLD
THIS AREA HAS REACHED SATURATION POINT SO FAR AS BUILDING IS CONCERNED
THIS LOCATION WAS CHOSEN AS IT HAS A NICE COUNTRY FEEL AND THIS MAY BE ALTERED BY THE BUILDING OF ANY FURTHER NEW PROPERTIES (AFFORDABLE OR OTHERWISE)
THIS PARISH IS OVERDEVELOPED - THERE ARE ALREADY SEVERAL EMPTY - UNLET - PROPERTIES IN ALL VALUATION BRACKETS
TOO MANY NEW HOUSES IN THE AREA ALREADY - USING ALL SPARE LAND THAT MAKES IT RURAL
TOO MANY PROPERTIES BEEN BUILT ALREADY NO FACILITIES AVAILABLE LIVED HERE 30 YEARS USED TO HAVE 3 SHOPS AND A POST OFFICE WE NOW HAVE NOTHING
WE HAD 3 SHOPS 1 NEWSAGENT 1 SUB POST OFFICE WHEN WE FIRST MOVED HERE NOW WE HAVE NO SHOPS NO NEWSAGENT NO POST OFFICE BUT WE HAVE AT LEAST 3 IF NOT 4 TIMES AS MANY HOUSES
WE HAVE FOUND THAT THE AFFORDABLE HOMES DO NOT GO TO LOCAL PEOPLE
WE NEED MORE SHOPS NOT HOUSES
WOULD SPOIL RURAL AREA

Cloughton	Cloughton
	BECAUSE I HAVE DOUBTS THAT ANY NEW HOMES WOULD BE MADE AVAILABLE TO LOCAL PEOPLE FLEETWOOD LIVERPOOL AND LANCASTER ARE NOT LOCAL!
	BUT I WOULD WANT ASSURANCES THAT THE HOUSING WOULD BE TRULY FOR LOCAL PEOPLE AND WOULD BE PROPERLY MANAGED

CANNOT FILL HOUSE THAT ARE STILL BEING BUILT NO MORE NEEDED
GIVEN THAT THERE ARE A NUMBER OF HOUSES FOR SALE/RENT IN OUR VICINITY AND SOME BELONG TO A HOUSING ASSOCIATION THERE IS NO SHORTAGE FOR LOCAL NEEDS
I LIVE IN A HOUSE WHICH IS MORE SUITABLE FOR A FAMILY AND I WOULD DEARLY LIKE TO HAVE A PARK HOME SMALL BUNGALOW ON MY OWN LAND BUT I DON'T HAVE RESOURCES TO BE ABLE TO APPLY FOR PLANNING OR TO GET HELP FROM WYRE BOROUGH COUNCIL
I OBJECT TO ANY NEW HOUSING IN THIS AREA AS THERE IS NO NEED THERE ARE PLENTY IT LOW COST HOUSING EMPTY IN SURROUNDING AREAS
I WOULD BE CONCERNED IF THE HOUSING ASSOCIATIONS ALLOWED THE HOUSES TO BE GIVEN TO PEOPLE OUT OF AREA AS THREATENED LOCALLY RECENTLY ALSO PEOPLE SHOULD MAINTAIN THEIR HOMES ONCE OBTAINED & MEASURES TAKEN IF UNREASONABLE BEHAVIOUR REPORTED TO THE HOUSING ASSOCIATIONS/WBC
IF IN RIGHT PLACE
IF THEY ARE FOR KEY WORKERS THEN I WOULD NOT OBJECT
IN MY OPINION THERE ARE ENOUGH HOUSES IN THE AREA THE CONTINUOUS BUILDING OF YET MORE HOMES IS CHANGING THE SMALL COMMUNITY FEEL OF THE AREA I WOULD ARGUE THAT WE DO NOT HAVE THE INFRASTRUCTURE TO SUPPORT MORE HOMES/PEOPLE (ROADS SCHOOLS MEDICAL ETC)
LACK OF INFRASTRUCTURE IE MEDICAL EDUCATION
NO I WOULD NOT OBJECT THE THING I OBJECT TO IS THAT THEY ARE RENTED PROPERTIES RATHER THAN BEING ABLE TO BUY THEM
NO OBJECTIONS TO STARTER HOMES PROVIDING THEY ARE AFFORDABLE FOR YOUNG LOCAL PEOPLE BEARING IN MIND THAT THEY WOULD HAVE TO MOVE ON EVENTUALLY TO ALLOW NEXT GENERATION OF YOUNG PEOPLE TO START OFF IN A HOME
On a case-by-case basis. Parish says no local demand only from far away like Fleetwood. Many empty and properties for sale locally at the moment and empty units in in Garstang
ONLY IF THE NEED WAS THERE BY LOCAL PEOPLE TO STAY IN THE LOCAL COMMUNITY BUT THIS MORE OFTEN DOES NOT HAPPEN AND PEOPLE MOVE IN TO THE AREA FROM OUTSIDE
OUR LAST ACCOMMODATION ON A NEW SITE IN THE CENTRE OF GARSTANG COST US A FORTUNE BUT WE HAD TO COPE WITH PEOPLE HOUSES IN AFFORDABLE NORTH BRITISH HOUSES WHO COULDN'T KEEP OUT OF TROUBLE ETC I THINK IF YOU HAVE SAVED FOR A NICE PROPERTY YOU SHOULD BE ABLE TO ENJOY IT AND THE AREA WITHOUT HAVING ANY TROUBLE
PAST EXPERIENCE HAVING A NEGATIVE AFFECT ON THE AREA AND HOUSE PRICES
PROVIDING THEY WERE LOW COST HOUSING (NOT PART OWNERSHIP OR SOCIAL HOUSING)
ROADS ARE INADEQUATE FOR FURTHER SAFE DEVELOPMENT CREEPING URBANISATION AND INFILL AWAY FROM ESTABLISHED AREAS IS NOT ENVIRONMENTALLY SUITABLE LACK OF BROWNFIELD SITES FOR REDEVELOPMENT LACK OF NEED IN THE AREA
THERE ARE NOW SUFFICIENT HOMES MOST OF THOSE RECENTLY BUILT ARE OCCUPIED BY PEOPLE FROM OUTSIDE THE PARISH THIS IS A RURAL AREA - WE DO NOT WANT A CONTINUOUS TOWN WITH GARSTANG
THERE ARE TOO MANY NEW BUILDS & SPRAWLING ESTATES IN THE

GARSTANG AREA
THERE IS A WIDE ENOUGH VARIETY OF HOUSING WITHIN THE PARISH AT PRESENT AND MORE WOULD JUST CLOG UP THE RURAL ROADS THERE HAS ALSO BEEN ENOUGH DEVELOPMENT OVER THE PAST 15 YRS
THERE WOULD BE NO OBJECTION IF HOMES WERE TO BE BUILT IN AREAS ADJOINING EXISTING NEW HOUSES IN THE AREA AND WERE OF APPROPRIATE DESIGN HEIGHT AND MADE OF SYMPATHETIC MATERIALS
WE GOT A LEAFLET THROUGH THE DOOR SAYING THAT LOCAL PEOPLE WHO NEEDED THESE HOMES COULD COME FROM AS FAR AWAY AS LIVERPOOL THIS TO ME IS NOT LOCAL!
WE HAVE A GENEROUS SUPPLY OF AFFORDABLE HOMES AT THE MOMENT THAT ARE NOW SHARED OWNERSHIP ANY FUTURE DEVELOPMENTS WOULD (LEGALLY) HAVE TO BE RENTAL ONLY THESE WOULD BE UNDESIRABLE FOR LOCALS AS RENTING IS NOT SAVING FOR A PROPERTY THESE (AS IS THE CASE IN BILSBORROW) WILL BE LET TO PEOPLE FROM FURTHER AFIELD
WE WOULD HAVE NO OBJECTION TO HOMES BEING BUILT ON BROWN FIELD SITES WE WOULD OBJECT TO HOMES BEING BUILT ON GREEN FIELD SITES
WE WOULD NOT OBJECT TO A GENUINE NEED DEVELOPMENT TO MEET A REQUIREMENT FOR LOCAL PEOPLE ON BROWN FIELD SITES WE WOULD AND ARE OBJECTING TO A DEVELOPMENT ON GREEN FIELD SITES WHERE THE NEED DOES NOT EXIST IN THE LOCAL AREA WHERE THE OBJECTIVE IS TO RELOCATE FAMILIES UNNECESSARILY WITHOUT ANY ATTEMPT TO SECURE A MORE SUITABLE DEVELOPMENT WHERE IT IS REQUIRED THEREBY PREVENTS UNNECESSARY RELOCATION

Forton	ALREADY HAVE ADEQUATE HOUSING STOCK FOR NEEDS
	AS LONG AS NOT ON GREEN BELT
	AS STATED ABOVE IT IS A RURAL AREA HOLLINS LANE HAS NOW BECOME OVERDEVELOPED WITH SOME MONSTROUS PROPERTIES WHICH ARE OUT OF KEEPING WITH THE AREA FORTON IS A COUNTRY VILLAGE AND HAS ENOUGH PROPERTIES IT IS IN DANGER OF BEING SPOILED
	AT THE MOMENT WE ARE RURAL WE THAT IS MY HUSBAND AND MYSELF MOVED HERE TO BE IN THE COUNTRYSIDE IF HOUSING STARTS BEING BUILT ALL AROUND IT WILL NO LONGER BE RURAL MY HUSBAND DIED ON THE 1ST MAY 09 ALSO ONCE BUILDING STARTS IT CONTINUES UNTIL THERE IS NO GREEN LEFT PEOPLE WHO LIVE IN FORTON LOVE IT HERE AS IT IS AND ENJOY THE COUNTRYSIDE AROUND THEM AND PAY FOR THE PRIVILEGE
	BUT I SAY THIS WITH GREAT ANXIETY BECAUSE OF THE WAY IN WHICH PLANNING CONTROL HAS BEEN SUBVERTED BY DEVELOPERS TO PRODUCE HIGHLY INAPPROPRIATE DEVELOPMENTS THAT DO NOT MEET LOCAL NEEDS IF WE HAVE PLANNING CONTROL IT SHOULD SERVE LOCAL NEEDS!
	DEPENDING ON LOCATION
	I AM A SINGLE MUM LOOKING FOR EITHER SOMETHING TO RENT BUT SO FEW HOUSES ONLY 18 IN THIS VILLAGE COME UP VERY RARELY ALSO CHEAPER HOUSES TO BUY WHICH SHOULD HAVE HAPPENED WHEN THE NEW HOUSES WERE BUILT 4 SHOULD HAVE BEEN FOR VILLAGE SALE BUT ALL GOT PUT UP TO RENT

I WOULD WANT TO BE SURE THAT ANY SUCH HOMES WOULD INDEED BE OCCUPIED BY LOCAL PEOPLE
LIVING IN A RURAL AREA LAND IS EXTRA PRECIOUS FOR THE FARMERS UNLESS BROWN LAND WAS USED I WOULD HAVE GREAT CONCERN WHATEVER HOUSING WAS CONTEMPLATED
MAIN CONCERN WOULD BE WHERE TO BUILD? WHERE HOUSES ARE NOT OVERLOOKED?
MORE HOUSING NEEDED TO MEET DEMAND FROM YOUNG SINGLES YOUNG FAMILIES AND THOSE RETIRING INCLUDING THOSE WITH DISABILITIES
MUST BE IN THE RIGHT PLACE WITH STRICT TENANCY OWNERSHIP CONDITIONS (E.G. NOT COUNCIL HOMES TO BE SOLD OFF) OTHER FACILITIES MUST BE AVAILABLE E.G. POST OFFICE SHOP VILLAGE HALL THERE WOULD BE NO POINT IN EXTRA HOUSES - EXTRA TRAFFIC - WITHOUT THINKING OF OTHER CONCERNS
NO SHOPS OR FACILITIES NOT MUCH GOOD FOR FAMILIES NOT OWNING CARS DOCTORS IS 5 MILES AWAY AND DIFFICULT TO GET TRANSPORT TO
PREFER HOMEOWNERS THAN RENTED - LARGE AMOUNT RENTED ALREADY EXISTS
SMALL NUMBER BROWN FIELD ONLY
SMALL VILLAGE WITH 2 SITES OF AFFORDABLE HOUSING ALREADY IN PLACE A MIXTURE OF SMALL TO LARGE FAMILY HOMES AGAIN IN PLACE
SOCIAL HOUSING ONLY
THERE ARE AT PRESENT NEW HOUSES BUILT IN HOLLINS LANE AND THE STYLE AND SIZE OF THESE PROPERTIES IS COMPLETELY INAPPROPRIATE THEY ARE NOT IN KEEPING WITH THE COTTAGES AND SPOIL THE OLD FASHIONED CHARM OF THE AREA WE ALSO HAVE A GROUP OF NEW HOUSES WYRE HOUSING WHAT IS NEEDED IE FACILITIES FOR THE CHILDREN WHO LIVE HERE
THERE ARE NO AMENITIES
THERE HAS BEEN TROUBLE WITH ROWDINESS IN THE VILLAGE WHICH IS FRIGHTENING FOR SOME OF THE ELDERLY PEOPLE
WE ALREADY HAVE LOW COST HOUSES - THE MAJORITY OF PEOPLE NOW LIVING IN THEM HAVE NO LINKS TO THE VILLAGE (THE REASON THEY WERE BUILT) LOCAL PEOPLE NO LONGER WANT TO TAKE UP THESE HOUSES (ELDERLY OR YOUNG) AS THE PEOPLE IN THEM NOW ARE ROUGH POLICE ARE REGULARLY ON THE ESTATE DUE TO TROUBLE WITH RESIDENTS SO NO THANKS

Garstang	A LOT OF NEW HOUSING BUILT NOT ALL OCCUPIED NOT AWARE OF NEED
	AFFORDABLE STARTER HOMES ARE DESPERATELY REQUIRED MY DAUGHTER IS 25 LIVED IN GARSTANG ALL HER LIFE & WORKS 40 HRS PLUS PER WEEK & STILL CANNOT AFFORD ANY PROPERTY IN GARSTANG
	ALREADY OVER BUILT ON WOULDN'T OBJECT IF OUTSIDE OF MAIN TOWN
	ALTHOUGH WE HAVE HAD MANY NEW ESTATES RECENTLY BUILT AROUND GARSTANG AND AS AN NHS WORKER I KNOW SERVICES ARE STRETCHED ALREADY (IE SOCIAL SERVICES MENTAL HEALTH SERVICES ETC)
	AREA IS BEING RUINED BY TOO MANY HOUSES

BECAUSE HOUSES ARE NOT BUILT FOR THE NEEDS OF THE PEOPLE ONLY FOR THE NEEDS OF THE DEVELOPERS WITH NO THOUGHTS OF THE QUALITY OF LIFE OF THE PEOPLE GOING INTO THEM
BECAUSE MOST WOULD GO TO UNMARRIED MOTHERS
BECAUSE YOU SEEM TO BE UNABLE TO HAVE HOUSES BUILT WHICH YOUNG COUPLES CAN AFFORD WHEN HOUSES OF THE STARTER TYPE ARE BUILT THEY ARE TAKEN BY RETIRED COUPLES WHO CAN AFFORD TO BUY WITHOUT A MORTGAGE
BUILDERS HAVE PROVIDED MAINLY 4 BED DETACHED HOMES ON VERY SMALL PLOTS OVER THE PAST 15 YEARS THESE ARE UNAFFORDABLE OR YOUNG SINGLES/COUPLES FROM THE LOCALITY WHO HAVE TO MOVE AWAY THE INFRASTRUCTURE CANNOT COPE WITH LARGE NUMBERS OF INCOMING (LARGE) FAMILIES WHO WORK OUTSIDE THE AREA (BECAUSE THEY CAN AFFORD HOMES)
DEPENDANT ON LOCATION
DEPENDING ON SITE NEED TO PROTECT SOME OF OUR GREEN AREAS IN THE MIDDLE OF GARSTANG CONSIDER THE LOCAL WILDLIFE
DEPENDS ON TYPE AND SITING OF HOMES
DEPENDS WHAT SMALL MEANS THERE WERE PLANS INTO BUILD 150 HOMES BEHIND OUR HOUSE IT WAS TURNED DOWN BUT I WOULD OBJECT TO THIS KIND OF DEVELOPMENT
DOESN'T APPEAR TO BE A REAL NEED IN THE IMMEDIATE AREA
DON'T WANT PROBLEM FAMILIES FROM OTHER PARTS OF THE WYRE
EACH TIME HOUSES FOR THE COMMUNITY ARE BUILT THEY ARE EITHER RETIREMENT FLATS OR HUGE HOUSES WHICH ARE OUTSIDE YOUNG PEOPLE WHO ARE SINGLE OR COUPLES RESOURCES
ENOUGH HOUSES ALREADY
GARSTANG ALREADY HAS A HIGH % OF RETIRED RESIDENTS AND A CONTINUED INCREASE IN RETIREMENT ACCOMMODATION WILL DETRIMENTALLY AFFECT THE VIBRANCY OF THE COMMUNITY THE TRANSPORT NETWORK CANNOT SUPPORT EXISTING FAMILIES AND COMMUTERS WITH TRAVEL TIMES BY CAR OFTEN OVER 1 HOUR TO PRESTON OR LANCASTER AND AN INFREQUENT AND OVER PRICED BUS SERVICE
GARSTANG GETTING TOO BIG
GARSTANG HAS A SEVERE ON ROAD PARKING PROBLEM THE CAR PARKING (2) ARE NEAR TOWN CENTRE & SHOULD BE PRICED TO ALLOW THE ON ROAD PARKERS TO USE THEM IE DOUBLE YELLOW LINES ON THE PROBLEM ROADS NO PARKING APART FROM DISABLED & THEN ONLY MAXIMUM 30 MINUTES IN THE HIGH STREET I HAVE A RESIDENTS PARKING PERMIT
GARSTANG HAS BECOME A VERY BUILT UP AREA IN RECENT YEARS AND IS IN DANGER OF BECOMING OVERCROWDED SO LOSING ITS ATTRACTION AS A PLEASANT WELL CARED FOR SMALL RURAL MARKET TOWN A SOLUTION MIGHT BE FOR THE COUNCIL TO BUY THE FREEHOLD OF HOUSES SUITABLE FOR YOUNG PEOPLE AS THEY COME ON THE MARKET AND TO SELL-ON LEASEHOLD ON A SHARED OWNERSHIP BASIS? OR IS THIS TOO RADICAL AN IDEA!!
GARSTANG HAS ENOUGH HOUSING WE NEED TO KEEP A FEW GREEN SPACES
GARSTANG IS ALREADY OVERCROWDED WITH HOUSES SOMETIMES IT IS IMPOSSIBLE TO PARK WITH READY ACCESS TO THE HIGH STREET GETTING A DOCTORS APPOINTMENT WITHIN A WEEK FOR NON-URGENT CASES IS ALMOST IMPOSSIBLE

GARSTANG IS ALREADY OVER-DEVELOPED
GARSTANG IS TOO LARGE NOW I DON'T SEE WHERE YOU WOULD PUT MORE HOUSES
GARSTANG PARISH HAS HAD MORE THAN ITS SHARE OF NEW HOMES VERY FEW OF WHICH COULD BE CALLED AFFORDABLE AS PRICES ARE HIGH IT SEEMS THAT NEW HOUSING JUST BRINGS IN MORE WELL-OFF PEOPLE FROM OUTSIDE THE AREA WHICH DOESN'T HELP LOCALS NEW BUILDING IS DESTROYING THE CHARACTER OF THE TOWN IF WE NEED ANYTHING IT'S BUSINESSES & JOBS NOT MORE HOMES
GARSTANG TRADITIONALLY HAD SINGLE STOREY ACCOMMODATION E.G. BUNGALOWS IN THE LAST 10-15 YEARS THE TREND HAS CHANGED TOWARDS 5-BED EXECUTIVE HOMES 3 STOREY HOMES AND APARTMENTS ALL OF WHICH ARE INAPPROPRIATE IN A SMALL MARKET TOWN
GARSTANG USED TO BE A VILLAGE IT IS GROWING INTO A LARGE TOWN
I DO LIVE IN A BUILT UP AREA
I THINK ANYMORE BUILDINGS WOULD SPOIL GARSTANG AS A SMALL TOWN IF BUILT NEAR THE CENTRE OF THE TOWN
I WOULD OBJECT TO HOMES FOR SO CALLED TRAVELLERS
INCREASED TRAFFIC POLLUTION & DISTURBANCE TO NATURAL BEAUTY OF THE AREA
INDEPENDENT SETTLED HOUSING FOR HOUSEKEEPER WHO HAS LIVED IN PARISH FOR 44 YEARS
INSUFFICIENT INFRASTRUCTURE TO SUPPORT ADDITIONAL POPULATION INSUFFICIENT AFFORDABLE PUBLIC TRANSPORT TO CENTRES OF EMPLOYMENT OVERDEVELOPMENT (BY DENSITY)
INSUFFICIENT LOCAL AMENITIES IE COMMUNITY CENTRE TRAFFIC CONGESTION (CARS)
IT DEPENDS WHERE THE HOMES ARE
IT IS ALREADY DIFFICULT TO GET AN APPOINTMENT AT THE DOCTORS HOUSES AND FLATS ETC HAVE BEEN BUILT IN ABUNDANCE DANGER OF LOSING OUR IDENTITY AS A TOWN ALSO VERY CONCERNED WHEN GOOD AGRICULTURAL IS BUILT ON
ITS LOSING ITS APPEAL
KEEP BUILDING IN GARSTANG SOON NOT ENOUGH SCHOOLS ETC IT USED TO BE A NICE SMALL TOWN NOW IT'S BUILD IS TAKING OVER
LOTS OF PROPERTIES BUILT OVER LAST DECADE OR SO REMAIN UNOCCUPIED SUGGESTING THEIR COST EXCEEDS AFFORDABLE DEMAND INFILL CONSTRUCTION HAS ALSO BEEN EXTENSIVE LEAVING NEGLIGIBLE SPACE FOR SIMILAR DEVELOPMENTS AT THE SAME TIME THE BURDEN OF NEW DEVELOPMENTS ON INFRASTRUCTURE HAS BEN EXCESSIVE CAUSING KNOCK ON EFFECTS OF CON
MANY HOUSES AND FLATS HAVE BEEN BUILT IN RECENT YEARS OUR LARGE VILLAGE HAS BECOME A TOWN
MY CONCERN IS THE AMOUNT OF LAND ALLOCATED TO THE TRAVELLERS AND THE EFFECT OF THE POTENTIAL THIS MIGHT HAVE FOR EXPANSION
NEW BUYERS NOT BEING ABLE TO AFFORD DECENT SIZED STARTER HOMES DUE TO HOUSE PRICES BEING HIGH IN THIS AREA PR3

NO ADDITIONAL NEW HOMES AS LISTED ABOVE WOULD BE OF INTEREST TO ME OR MY FAMILY GARSTANG HAS HAD ITS SHARE OF NEW HOUSING IN RECENT YEARS SOME AREAS OF GARSTANG HAVE BEEN AFFECTED MORE THAN OTHERS TOGETHER WITH THE DOWNTURN IN THE ECONOMY THIS INCREASE IN HOUSING HAS REDUCED THE VALUE OF THE EXISTING HOUSING ARTIFICIALLY LOW PRICED NEW HOUSING ONLY REMAINS LOW FOR THE FIRST PURCHASE
NO NEW FACILITIES IE PLAY PARK DOCTORS VERY BUSY BIG CLASS SIZES NOT ENOUGH TO KEEP YOUTHS OCCUPIED
NOT BEFORE EXPLORATION OF POSSIBLE MODERNISATION (TO A CERTAIN EXTENT) OF EXISTING PROPERTIES DEVELOPERS ARE APT TO GET CARRIED AWAY AS I FOUND TO MY DISAPPOINTMENT IN THE PAST
NOT ENOUGH CHEAP HOUSING
NOT NEEDED IN THIS AREA
OK IF LOCAL BUT MANY SEEM TO BE LET TO PEOPLE FROM OTHER AREAS
Over developed and pressure on facilities.
OVER INTENSIFICATION
PROVIDING DOCTORS DENTIST SCHOOLS ETC ARE UPGRADED ALSO
REFERRING TO Q9 NEW HOMES MEAN MORE PEOPLE OBVIOUSLY CAN SCHOOLS HEALTH SERVICES ETC COVER THIS?
SERVICES NOT INCREASED (IE POLICE FIRE (ON CALL) AMBULANCE (NOT STATIONED IN TOWN) EVEN NOW AFTER BUILDING OF HUNDREDS OF HOUSES OVER LAST 25 YRS NOT ENOUGH DENTISTS ETC CARS EVERYWHERE ON STREETS (PARKED ALL DAY FOR WORKERS RATHER THAN ON CAR PARKS (BECAUSE OF CHARGES) PARKED BECAUSE PEOPLE WILL NOT USE THEIR HOUSE DRIVE (TOO MANY CARS AND TOO LAZY TO MOVE THEM ROUND WHEN NEEDED)
SICK OF PAYING FOR OTHER PEOPLE IN THE STREET WHO SPONGE OFF THE HONEST HARD WORKING PEOPLE
SISTER LIVING PART TIME BETWEEN ME AND HER SON SHE HAD A MOBILE HOME BUT UP FOR SALE SONS WIFE JAPANESE & LANGUAGE PROBLEMS CUSTOMS ETC
THE AREA IS ALREADY OVERPOPULATED
THE COST OF HOUSING IN MY AREA IS VERY HIGH MANY PEOPLE CAN'T AFFORD TO BUY HOUSES ESPECIALLY IN THE CURRENT CLIMATE
THE INCREASE IN POPULATION IN GARSTANG IN THE LAST FEW YEARS HAS CHANGED A LARGE VILLAGE INTO A SMALL TOWN SOME OF THE DEVELOPMENT (NOT ALL) HAS BEEN WHOLLY INAPPROPRIATE E.G. 3 STOREY HOUSING IN AND AROUND PASTURE DRIVE SO CALLED ECO-HOMES ADJACENT TO THE CANAL
THE TOWN CENTRE AND ROAD SYSTEM WILL NOT COPE WITH LARGER POPULATION AND I ASSUME IT WOULD BE VERY EXPENSIVE TO MODIFY
THERE APPEAR TO BE PLENTY OF PROVISION OF AFFORDABLE HOUSING IN THIS AREA FOR THE YOUNG PEOPLE FROM THIS AREA EACH NEW HOUSING DEVELOPMENT (AND THERE HAVE BEEN PLENTY OF THOSE FOR THE SIZE OF GARSTANG) APPEARS TO CONTAIN A NUMBER OF UNITS FOR AFFORDABLE HOUSING WE HAVE OVER DEVELOPMENTS OF FLATS BUILT FOR OVER 55'S MANY OF THESE FLATS I AM INFORMED REMAIN EMPTY

THERE ARE ALREADY TOO MANY CARS IN THE AREA AND INEVITABLY NEW HOMES MEAN MORE CARS PARKING AND ACCESS BECOMES VERY DIFFICULT
THERE ARE ENOUGH HOMES IN THIS PARISH ALREADY
THERE ARE ENOUGH HOUSES ALREADY
THERE ARE ENOUGH HOUSES IN GARSTANG ALREADY
THERE IS NO AVAILABLE LAND OTHER THAN GREEN FIELDS
THERE SHOULD BE MORE NEW HOMES FOR THE YOUNG ONES THAT ARE GROWING UP IF THERE ARE PLENTY THEY WILL STAY IN GARSTANG BUT YOU MUST THINK THAT THERE SHOULD BE PLACES FOR THEM TO GO AT NIGHT NOT JUST PUBS MORE SHOULD BE DONE IT IS ABOUT TIME
THERE WOULD BE NO NEED FOR ANY IF PEOPLE FROM OUTSIDE PARISH WERE NOT ALLOWED TO MOVE INTO RENTED PROPERTY OUR OWN FAMILIES HAVE HAD TO MOVE AWAY THEY CANNOT GET RENTED OR AFFORD HOUSE PRICES
THEY ARE AFFORDABLE TO THE FIRST OWNER WHO SELLS THEM ON AT A PROFIT SUBSIDIZED BY TAXATION THEY DISTORT THE MARKET AND CAUSE PRICE RISES RENTED HOUSES SHOULD BE WHOLLY COUNCIL OWNED AS THEY MAY BE BOUGHT THEY SHOULD NOT BE BUILT IF PEOPLE WHO PROVIDE SERVICES CANNOT BUY THEN PRICES WILL FALL UNTIL THEY CAN
THEY WOULD NOT MEET THE NEEDS OF LOCAL PEOPLE OUTSIDERS WOULD GET FIRST CHOICE
TOO MANY 4/5 BEDROOM EXECUTIVE TYPE HOMES
TOO MANY HOUSES FOR SALE AND EMPTY FLATS THAT ARE NEW AND ARE UNSOLD
TOO MANY HOUSES HAVE ALREADY BEEN BUILD SINCE WE MOVED HERE IN 1993 IT IS DIFFICULT TO DESCRIBE IT AS A SMALL MARKET TOWN NOW WE NEED MORE AMENITIES FOR ALL THE PEOPLE THAT MOVED INTO ALL THE NEW HOUSING NOT MORE HOUSES
VERY FEW SMALL AFFORDABLE HOMES FOR FIRST TIME BUYERS ALL NEW SMALLER HOUSING IS FLATS/APARTMENTS
WE ARE LOSING ALL THE GREEN SPACES AT THE MOMENT ENOUGH HOUSES FLATS FOR PEOPLE TO AFFORD
WE HAVEN'T GOT SUFFICIENT INFORMATION TO ENABLE US TO MAKE ANY SORT OF OBJECTIVE JUDGEMENT IN THIS MATTER
WE NEED AFFORDABLE HOUSING FOR LOCAL EMPLOYED YOUNG MARRIED COUPLES
WHILST I DO NOT OBJECT AS I FEEL THERE IS A NEED FOR AFFORDABLE HOMES FOR YOUNG FAMILIES I AM VERY CONCERNED ABOUT THE USE OF GREEN BELT AROUND GARSTANG ALSO THE NEED FOR AMENITIES - IF THE GARDENS ARE SMALL WHERE CAN THE CHILDREN PLAY? INCREASE OF TRAFFIC ETC
WITH SOME EXCEPTIONS MOST RECENT BUILDING HAS BEEN LARGE EXPENSIVE DETACHED HOUSES BOUGHT BY PEOPLE FROM OUTSIDE THE TOWN MOST WORK IN TOWN IS LOW PAID AND YOUNG PEOPLE CANNOT FIND AFFORDABLE HOMES HERE THE MAJORITY OF PEOPLE WHO LIVE IN GARSTANG TRAVEL OUTSIDE TO WORK AND THOSE WHO WORK HERE TRAVEL OUTSIDE TO FIND AFFORDABLE HOUSING TOO MANY FLATS/HOUSES ARE BOUGHT UP BY LANDLORDS
WOULD NOT OBJECT IF NEW DEVELOPMENTS WERE BUILT WITHIN PLANNING CONSENTS RECENT DEVELOPMENTS WERE NOT

YOUNG PEOPLE ARE HAVING TO MOVE OUT OF GARSTANG BECAUSE OF THE PRICE OF HOUSING AFFORDABLE HOME NEEDED

Great Eccleston	ADDITIONAL NEW HOMES TO BE RESTRICTED TO INFILL ONLY
	ALREADY A CONSIDERABLE AMOUNT OF BUILDING IN THIS VILLAGE
	ANY TROUBLE IN THIS VILLAGE IE DRUNKENNESS FIGHTING DRUGS SHOUTING IN THE STREET WELL AFTER MIDNIGHT VANDALISING PROPERTY SEEMS TO STEM LARGELY FROM THE 'AFFORDABLE HOUSING' ALREADY HERE IE THE COUNCIL HOUSES ON ST MARYS ROAD (WHERE ROUGH PEOPLE HAVE BEEN DRAFTED IN FROM OUTSIDE AREAS)
	BUILT TO CAPACITY AND SPACE ALREADY
	Careful consideration to vehicle access and parking facilities needed.
	DEPENDS WHERE WHAT THEY LOOKED LIKE AND HOW SMALL A NUMBER
	ENOUGH HOMES FOR THE VILLAGE TO SUSTAIN DRAINAGE NOT GOOD ROADS IN VILLAGE WILL NOT CARRY ANYMORE TRAFFIC
	GREAT ECCLESTON HAS GROWN OVER THE YEARS AND THERE ARE NOT MANY IF ANY INFILL SITES LEFT TO EXPAND THE VILLAGE WOULD BE TO BUILD ON FARM LAND ONCE THAT STARTED ROUND THE BOUNDARIES WHERE WOULD IT STOP NO LAND WOULD BE SAFE FROM BUILDERS
	GREAT ECCLESTON IS A BIG ENOUGH VILLAGE AS IT IS THERE SHOULD BE NO MORE BUILDING
	HOWEVER IT COULD ONLY BE A SMALL NUMBER AS THIS IS A RURAL AREA WITH VERY LITTLE CRIME AND FEW PROBLEM FAMILIES!
	I CHOSE TO LIVE HERE BECAUSE IT IS A VILLAGE AND LED TO BELIEVE PROTECTED FROM FURTHER DEVELOPMENT OF BROWNFIELD SITES WHICH IS OK HOWEVER I WOULD NOT LIKE FURTHER SURROUNDING AGRICULTURAL LAND TO BE USED
	IT WOULD DEPEND ON A LOT OF FACTORS ON WHICH TYPE OF HOMES THEY WERE WHO WOULD BE LIVING IN THEM ETC
	LOCAL SCHOOLS ARE OVER SUBSCRIBED MEANING MORE FAMILIES CANNOT BE ACCOMMODATED FOR THE HEALTH CENTRE IS STRETCHED TO CAPACITY I HAVE CHOSEN TO LIVE IN A VILLAGE SO THAT THE CHILDREN GROW UP IN A CLOSE KNIT COMMUNITY WHICH DISAPPEARS WITH MORE PEOPLE THE LAST BATCH OF AFFORDABLE HOUSING WAS SOLD TO PEOPLE LIVING OUTSIDE THE PARISH AND MANY HOUSES HAVE BEEN EXTENDED MEANING THEIR VALUE HAS INCREASED
	MOST HOMEOWNERS IN RURAL AREAS HAVE CHOSEN TO INVEST IN THEIR HOUSE BECAUSE OF THE RURAL LOCATION ALMOST EVERYONE INCLUDING MYSELF AND MY WIFE WISHES TO RETAIN THE STATUS QUO OF THEIR IMMEDIATE AREA AND SURROUNDINGS AND TO MAINTAIN THE COUNTRY CHARACTER IN ORDER TO PROTECT THEIR INVESTMENT
	NOT AVERSE BUT WOULD NOT WANT TO SEE THE CHARACTER & SIZE OF VILLAGE CHANGED MARKEDLY NOR WOULD WE WANT TO SEE AN EROSION OF THE SURROUNDING COUNTRYSIDE
	NOT ENOUGH PARKING (VILLAGE SQ OFF STREET HEALTH CENTRE ETC) VILLAGE NEEDS A ONE WAY TRAFFIC SYSTEM

<p>PLANS OUTLINED TO DATE DO NOT ADDRESS ACCESS NEEDS FACILITIES IN VILLAGE ARE ALREADY STRETCHED HEALTH CENTRE SCHOOL PARKING HOUSES DESCRIBED ARE LIKELY TO BE COUNCIL / HOUSING ASSOCIATION OWNED</p>
<p>QUITE HAPPY TO HAVE NEW HOMES BUT DON'T BRING PEOPLE FROM OUT OF THE AREA ONLY LOCAL PEOPLE I COULDN'T EVEN GET A HOUSE WHEN I MOVED BACK ROUND HERE AFTER MY HUSBAND LEFT THIS WAS BECAUSE THEY FILL THEM UP WITH PEOPLE FROM FLEETWOOD AND AWAY SO I HAD TO RENT PRIVATELY WHICH IS MORE EXPENSIVE ESPECIALLY ROUND HERE</p>
<p>SMALL VILLAGE WHICH WILL LOSE CHARACTER WITH MORE BUILDING THE VILLAGE IS FAST LOOSING ITS CHARACTER IDENTITY AND SAFETY RECORD THE FACILITIES IE DOCTORS ETC ARE PHYSICALLY INCAPABLE OF LARGER NUMBERS ROADS AND PAVEMENTS ARE INADEQUATE</p>
<p>THE VILLAGE IS FULL ENOUGH THERE ARE NO BROWN PLOTS THEREFORE YOU WOULD BE TAKING VALUABLE FARMING LAND OR FLOOD PLAIN</p>
<p>There are ample houses available within this village</p>
<p>THERE DOES NOT APPEAR TO BE A GREAT SHORTAGE OF HOUSING IN THE VILLAGE AND I AM AGAINST ANY BUILDING ON FARMLAND OR ON GREEN BELT LAND THE VILLAGE IS A GOOD SIZE WITH A GOOD BALANCE HOUSING WITH ADEQUATE AMENITIES</p>
<p>THERE IS ALREADY A SIGNIFICANT NUMBER OF SOCIAL HOUSING AND AFFORDABLE PRIVATE RENTAL PROPERTIES IN THE AREA (GREAT ECCLESTON) IN ADDITION IN A NUMBER OF CASES PEOPLE FROM OUTSIDE OF THE AREA HAVE BEEN PLACED IN SOCIAL HOUSING IN THE VILLAGE AND HAVE BROUGHT SOCIAL PROBLEMS WITH THEM - DRUGS HOUSE BREAKING & VIOLENCE</p>
<p>WE FEEL IT IS UNLIKELY THAT HOMES FOR LOCAL PEOPLE WOULD BENEFIT OUR LOCAL PEOPLE (IE PEOPLE FROM GREAT/LITTLE ECCLESTON ONLY) MORE LIKELY THEY WOULD BE USED BY COUNCILS LOOKING TO MOVE BENEFIT FAMILIES THE VILLAGE DOES NOT HAVE THE FACILITIES TO SUPPORT THESE KINDS OF HOUSEHOLDS THE EXISTING FACILITIES (DOCTORS/DENTIST ETC) ARE ALREADY STRETCHED TO CAPACITY & LOCAL RDS/PUBLIC PARKING CANT COPE</p>
<p>WE HAVE ENOUGH AFFORDABLE HOUSING ALREADY IN THE VILLAGE WE HAVE A HIGH PERCENTAGE OF COUNCIL/AFFORDABLE HOUSES FOR SUCH A SMALL VILLAGE WE ALREADY HAVE PROBLEMS FROM YOUNG PEOPLE IN THE COUNCIL/AFFORDABLE HOMES WHO ARE VERY VISIBLE WITH THEIR DISRUPTIVE BEHAVIOUR ANY MORE WOULD ALTER THE VILLAGE STRUCTURE</p>
<p>WE SELECTED GREAT ECCLESTON BECAUSE WE WANTED TO LIVE IN A SMALL VILLAGE BUT IT HAS GROWN SO MUCH THAT IT NOW RESEMBLES A SMALL TOWN WITH LIMITED FACILITIES (THAT WE HAD A BANK & BUILDING SOCIETY & SOLICITOR BUT ALL HAVE NOW DEPARTED)</p>
<p>WE THINK THAT Q8 IS REALLY TOO BROAD TO COME DOWN ONE WAY OR THE OTHER OUR GUESS IS THAT FEW PEOPLE WOULD OBJECT IN PRINCIPLE TO BUILDING A FEW EXTRA HOMES IN THE AREA THE PROBLEM ARISES WHEN IT IS IN ONES LOCALITY THEN ISSUES SUCH AS ARE THEY IN KEEPING LOWERING THE TONE ETC BECAUSE RELEVANT</p>
<p>WOULD DEPEND ON CERTAIN FACTORS E.G. WHERE THEY WERE BUILT MAINLY</p>

Wyre has already been significantly developed and road traffic volumes are already high. New build focus should be on urban areas to eliminate transport requirements.

Hambleton	AN ALREADY OVER-LOADED INFRASTRUCTURE TRAFFIC PROBLEMS ENTERING AND LEAVING THE VILLAGE ARE ALREADY PROBLEMATIC RECENT SO CALLED HOUSING TO MEET THE NEEDS OF LOCAL PEOPLE TURNED OUT TO BE ANYTHING BUT!!
	AS LONG AS ANY DEVELOPMENTS DOESN'T DETRACT FROM RURAL NATURE OF THE AREA
	AS Q8 BUSY COUNTRYSIDE NOT A TOWN OR CITY!!
	BAD HEALTH
	BECAUSE OF THE TYPE OF ROADS WITHIN THE VILLAGE NOT NEEDING MORE TRAFFIC & SEWERS & FRESH WATER DRAINS HAVE NOT BEEN IMPROVED FOR MAY YEARS
	BECAUSE THE INFRASTRUCTURE WOULDN'T SUPPORT NEW HOUSES THE SERVICES ARE AT THEIR LIMIT FOR THIS VILLAGE THE ROADS IN THE AREA ARE ALREADY OVERCROWDED & NOT SUITABLE FOR A SMALL VILLAGE THE SEWER SYSTEM ALSO IS AT FULL CAPACITY
	BECAUSE THERE IS ONLY ONE ROAD TO OVER WYRE THAT IS SHARD BRIDGE IT ALREADY CHAOTIC AT WEEKENDS
	BEFORE ANY FURTHER PROPERTIES ARE BUILT I THINK THE INFRASTRUCTURE NEEDS TO BE PUT IN PLACE IE DRAINAGE IS A HUGE PROBLEM ROADS POOR STATE AND IN PARTICULAR THE MAIN ROAD THROUGH HAMBLETON IS TOO NARROW AND DANGEROUS FOR THE AMOUNT OF TRAFFIC IT TAKES AND A NIGHTMARE AT PEAK TIMES BUS TIMES INADEQUATE FOR RETURNING AT NIGHT HAVE TO LEAVE E.G. BLACKPOOL LATEST 10PM TO BE ABLE TO GET HOME
	BIGGER COMMUNITY
	BUILDING MORE HOMES WOULD TAKE UP WHAT LITTLE LAND THERE IS AVAILABLE AND FURTHER RUIN THE CHARACTER OF THE VILLAGE LOW COST HOMES ALREADY BUILT ARE BRINGING IN UNRULY FAMILIES AND SPOILING THE VILLAGE
	BUILT UP ALREADY WITH GREEN BELT AFFORDABLE HOUSING IS NOT SELLING THERE ARE LOTS OF HOUSES ALREADY FOR SALE OR RENT LYING EMPTY
	DRAINAGE IS REACHING SATURATION POINT
	DRAINS WILL NOT COPE
	EXPANSION OF THE VILLAGE WOULD LOSE ITS IDENTITY
	EXTRA TRAFFIC WE ARE FREE FROM VANDALS AND TEENAGE GANGS AS THERE NO FACILITIES FOR TEENAGERS BOREDOM FROM INCOMERS COULD RESULT IN TROUBLE 2 BED HOUSES WOULD BE GOOD AS 1 BED BUNGALOWS RESTRICTED SOCIAL LIFE
	FIELDS BEING USED AND SCENERY THEN BECOMES VERY CONCRETE AND NOT AESTHETICALLY PLEASING EXTRA TRAFFIC ESPECIALLY IN RUSH HOURS
FOR LOCALS ONLY	
HAMBLETON HAS ALREADY GOT AFFORDABLE HOUSING FOR A RURAL VILLAGE	
HAMBLETON HAS ALREADY UNDERGONE MORE BUILDING PROJECTS ON A CONSIDERABLE SCALE GIVEN THE SIZE OF THE VILLAGE IT WOULD BE A GREAT LOSS TO THE PRESENT COMMUNITY TO LOSE THE VILLAGE AMBIENCE AND TRANQUILLITY	

HOME NEEDED FOR YOUNG SINGLE PEOPLE TO KEEP THE VILLAGE ALIVE ESPECIALLY NEWLY MARRIED COUPLES WHO HAVE GROWN UP IN THE VILLAGE HOMES FOR THE DISABLED AND ELDERLY
I BELIEVE WE HAVE SUFFICIENT HOMES IN THIS AREA THE INFRASTRUCTURE CANNOT TAKE ANY MORE HOMES DRAINAGE SYSTEM STRUGGLES NOW
I DON'T HAVE ANY FAITH IN THE PLANNING DEPARTMENT TO REFLECT/CONSIDER THE IMPLICATIONS/WISHES OF EXISTING RESIDENTS
I FEEL THERE'S ENOUGH HOUSING IN HAMBLETON AND DON'T SEE ANY POINT IN PUSHING IN MORE WHEN THE NEXT VILLAGE STALMINE IS CRYING OUT FOR MORE TO SUPPORT FAMILIES THAT WANT TO STAY WHERE THEY WERE BORN AND BRED
I THINK THE VILLAGE HAS REACHED SATURATION POINT
I WOULD OBJECT TO HOUSES BEING BUILT ON GREEN BELT
IF FOR LOCAL PEOPLE IT WOULD BE OK WE HAVE HAD AN INFLUX OF NON-LOCAL PEOPLE WHICH HAS NOT HELPED LOCAL YOUNG PEOPLE FIND HOMES AND HAS CAUSED SOME PROBLEMS WITHIN THE VILLAGE
In the last five years an affordable housing scheme has been built off Arthurs Lane, this was supposed to answer the need for affordable housing and I think this is adequate for Hambleton as there are studios, flats etc at the cheaper end of the market at the Conifers, Riverside Drive and by Ingol lane.
IT IS IMPORTANT THAT THE AREA REMAINS RURAL THE TRANSPORT VIA SHARD BRIDGE IS EXCESSIVE AS IT IS WITHOUT EXTRA HOUSING YOU CAN SEE THE TRAFFIC PROBLEMS ON THE AMANDENESS WAY EXTRA HOUSING IN THORNTON AND FLEETWOOD HAS CAUSED
LAST TIME AFFORDABLE HOMES WERE BUILT IT WAS NOT SPECIFICALLY FOR LOCAL PEOPLE A FRIEND OF MINE WHO HAS LIVED IN HAMBLETON ALL HIS LIFE WAS TURNED DOWN HIM AND HIS WIFE ARE HARDWORKING IN SAFE EMPLOYMENT AND GREW UP HERE!
LOCAL HOMES FOR LOCAL PEOPLE NOT OTHERS LOOKING TO EXPLOIT THE SYSTEM ETHNIC MINORITY GROUPS?
MORE HOMES MEANS MORE PEOPLE AND MORE TRAFFIC THIS AREA IS CLASSED AS A VILLAGE AND SHOULD STAY WITH LANES AND PATHWAYS NOT LARGE ROADS TO TAKE THE VEHICLES TO THE ESTATES/HOMES
NEED TO LOOK AFTER LOCAL COMMUNITY PRIMARILY
NEW BUILDS HAVE ALREADY TAKEN PLACE IN THE AREA
NO MORE ROOM TO BUILD MAIN ROAD NOW VERY BUSY DURING RUSH HOURS
NO PROBLEM IF IN THE BOUNDARY OF THE VILLAGE I OBJECT TO THEM BEING BUILT IN GREEN BUILT LAND
NOT ENOUGH INFO RE LAND LOCATIONS ETC
NOT RENTED HOMES FOR LARGE FAMILIES AND MUST BE FOR LOCAL PEOPLE ONLY
ONLY IF LOCAL PEOPLE AND 'ONLY' LOCAL PEOPLE BENEFIT
ONLY THING IS ON THE BLOCK OPPOSITE ME NO ONE WORKS AND IT'S A BIT WEIRD
OVER BUILDING NOT ENOUGH GREEN SPACES ETC
OVER THE YEARS MORE NEW HOMES HAVE BEEN BUILT AND REGRETTABLY THE VIOLENT BEHAVIOUR IN THE EVENING HAS INCREASED ALARMINGLY AND SO HAS CRIME TRAFFIC IS NOW VERY DANGEROUS IE SPEED AND YOUNGER PEOPLE PARK ON PAVEMENTS WHILST HANDICAPPED PEOPLE HAVE TO WALK/RIDE IN THE ROAD

OVERSTRETCHED PUBLIC SERVICES INFRASTRUCTURE UNLIKELY TO COPE WITH ADDITIONS TO TRAFFIC & DRAINAGE REQUIREMENTS
POSSIBLY OBJECT IF NEW PROPERTIES ARE NOT IN KEEPING WITH OTHER VILLAGE PROPERTIES AND/OR BUILT ON GREEN BELT LAND IT WOULD BE INAPPROPRIATE TO HAVE RENTED LOW COST HOUSING IN THIS AREA
PREVIOUS DEVELOPMENTS HAVE NOT BEEN ALLOCATED TO LOCAL PEOPLE DUE TO LACK OF DEMAND THE RESULT HAS BEEN AN INFLUX OF PEOPLE FROM OTHER AREAS THE LOCAL DEVELOPMENT HAS HAD A NUMBER OF VISITS FROM THE POLICE AND HAS GENERALLY DETRACTED FROM THE NEIGHBOURHOOD
RECENT AFFORDABLE HOUSING BUILT OVER RECENT YEARS THAT WAS SUPPOSED TO BE FOR LOCAL PEOPLE WAS TOO EXPENSIVE FOR THEM AND HAS NOW BEEN FILLED WITH PEOPLE FROM OUTSIDE THE PARISH MANY ON BENEFIT IT HAS LOWERED THE STANDARDS IN THE SURROUNDING AREA
ROAD TO MAIN LANE TO TOO CONGESTED LACK OF POLICING
SPOILING GREEN AREA PLUS ADDING MORE TRAFFIC & NOISE
THE DRAINS ALREADY STRUGGLE DURING RAINY WEATHER AND IT IS JUST GETTING WORSE AS MORE AND MORE HOUSES ARE BEING BUILT ALSO THE HOUSES WHICH ARE SUPPOSED TO BE FOR LOCAL PEOPLE NEVER END UP BEING FOR LOCAL PEOPLE
THE LAST HOUSING ASSOCIATION PROPERTY TO BE BUILT WAS ALLOCATED TO BENEFIT CLAIMERS FROM OTHER AREAS
THE ROADS COULD NOT TAKE MORE TRAFFIC ESPECIALLY IN COMMUTER PERIODS HAVE A LOT OF POER (ELEC) PROBLEMS (CUTS ETC) WHEN HOUSING HAS BEEN BUILT BY COUNCIL PROJECT IT DID NOT GO TO LOCAL PEOPLE
THE TRAFFIC PASSING THROUGH HAMBLETON CAN BE QUITE BUSY AND IT IS ONLY A SMALL VILLAGE
THE VILLAGE AS NOT GOT ANY SPARE LAND SO BUILDING IS NOT REQUIRED ANYMORE
THERE ARE PLENTY OF DIFFERENT TYPES AND PRICES OF PROPERTIES FOR SALE AND RENTAL IN HAMBLETON WHICH HAVE BEEN FOR SALE FOR SOME TIME NO FURTHER DEVELOPMENT NEEDED
THERE HAS BEEN ENOUGH EXTRA HOUSING BUILT ALREADY
THERE IS ALREADY ENOUGH HOUSING ROADS ARE TOO BUSY ALREADY - MORE HOUSING WILL ADD TO CONGESTION GREENLAND & WILDLIFE TO BE PRESERVED
THERE IS ENOUGH BUILDING RENOVATE AVAILABLE HOMES WHY BUILD ON GREEN FIELD?
THERE IS NO SUITABLE LAND AVAILABLE
THIS AREA IS OVER-DEVELOPED FOR THE EXISTING INFRASTRUCTURE WE ALREADY HAVE ENOUGH AFFORDABLE HOMES AND DO NOT NEED ANY MORE IN OUR EXPERIENCE THESE TYPE OF HOMES DO NOT PROVIDE FOR LOCAL PEOPLE BUT BRING AN INFLUX FROM OTHER AREAS WHO DO NOT SEEM TO APPRECIATE THEIR ENVIRONMENT (VILLAGE LIFE)
THIS RURAL AREA HAS HAD ENOUGH DEVELOPMENT FOR THE TIME BEING SINCE THE NEW BRIDGE IT HAS BEEN NON-STOP THE MAIN ROAD IS NOT CAPABLE OF ABSORBING MORE
THIS VILLAGE WOULD LOSE ITS ATMOSPHERE IF IT WAS ANY BIGGER THIS WOULD ALL DEPEND ON WHERE THE PROPERTIES WERE BEING BUILT

TO BE HONEST I DON'T KNOW WHERE YOU WOULD PUT THEM SO MANY HAVE GONE UP OF LATE
TRAFFIC CONGESTION NOTHING FOR YOUNG PEOPLE TO DO BUS SERVICE NOT GOOD
TRAFFIC THROUGH THE VILLAGE IS BAD ENOUGH WITHOUT MORE ADDING TO THE PRESSURE MAINLY GREENBELT LAND AND WOULDN'T WANT THIS TO BE USED LIMITED ACCESS TO HEALTH PROVISION E.G. GP OPENING HOURS
UP TO COUNCIL
VERY LITTLE SPACE LEFT IN HAMBLETON AND FURTHER BUILDING WOULD DESTROY RURAL ATMOSPHERE
VILLAGE IS ALREADY BIG ENOUGH INFRASTRUCTURE WONT COPE E.G. DRAINS SEWAGE ETC DRAINS ALREADY BLOCKED AND HAVE BEEN FOR YEARS ROADS FLOOD LITTER DISGRACEFUL (WE HAVE A SMALL GROUP OF VOLUNTEER LITTER PICKERS SO WE NOTICE) ROADS BECOME MORE CONGESTED THERE'S LOTS OF REASONS WHY THE MAJORITY OF LOCAL RESIDENTS DON'T WANT ANY MORE BUILDING ENOUGH IS ENOUGH!
VILLAGE IS BECOMING OVER POPULATED WHICH IS STRAINING THE LOCAL INFRASTRUCTURE
VILLAGE IS BIG ENOUGH
WE ALREADY HAVE PROBLEMS WITH THE DRAINS IN HAMBLETON I THINK MORE HOMES WOULD ADD TO THIS IT IS BECOMING LESS OF A VILLAGE AND THE CRIME RATE HAS GONE UP
WE DON'T THINK THE AREA IS CAPABLE OF SUSTAINING ANYMORE HOUSING FOR VARIOUS REASONS BOTH SAFETY AND AGRICULTARY
WE HAVE HAD CONTINUOUS BUILDING IN OUR AREA FOR OVER 14 YRS THIS INCLUDES PRIVATE AND AFFORDABLE HOUSING WE LIVE IN HAMBLETON AND FEEL THAT SATURATION POINT HAS BEEN REACHED
WE HAVE SOME NEW AFFORDABLE HOMES WHICH PEOPLE FROM OUT OF THE AREA SEEM TO LIVE IN WITH NO IDEA OF RURAL LIFE FARMING ETC NEW HOMES FOR LOCALS
WE MOVED TO THIS HOUSE AS ITS IN A QUIET AREA AND IS SEMI RURAL HAVING MOVED FROM A HOUSE ON A MAIN ROAD WE LIKE THE PEACE AND QUIET WITH ONLY NEIGHBOURS CARS
WHEN I MOVED HERE IT WAS TO GET AWAY FROM ESTATES SMALL OR LARGE I CHOOSE TO BE RURAL
WOULD NEED TO KNOW MORE INFORMATION
WOULD NOT OBJECT TO NO MORE THAN THIRTY HOMES BEING BUILT BUT THE QUESTION OF SMALL NUMBER WOULD BE OPEN TO INTERPRETATION
WOULD SPOIL PEACE & QUIET OF RURAL AREA

Inskip-with-Sowerby	BECAUSE OF TRAFFIC CONGESTION OUT SIDE SCHOOL WHICH IS VERY DANGEROUS
	BECAUSE PLANNING CONSENT IS BEING GIVEN FOR LARGE HOUSES - WHERE SMALL HOUSES COULD BE PUT ON SAME PLOT LARGE HOUSES FOR SALE IN AREA USE PLANNING CONSENT FOR SMALLER DWELLINGS
	DELIBERATELY MOVED HERE TO BE IN A SMALL VILLAGE COMMUNITY
	DON'T WANT THE COUNTRY TO BECOME OVERCROWDED
	EIGHT AFFORDABLE HOMES WERE COMPLETED IN THE PARISH IN 2009 OTHER PARISHES SHOULD NOW SHARE FUTURE LOAD EQUITABLY

<p>IN THE PAST YEAR 8 NEW AFFORDABLE HOUSINGS HAVE BEEN BUILT AND HAVE TENANTS MOSTLY LOCAL PEOPLE THESE ARE FINE BUT I DOUBT IF THERE WERE MORE BUILT IT WOULDN'T BE OUR LOCAL YOUNG FAMILIES WHO WOULD NEED THEM THERE ARE NO SHOPS POST OFFICE AND LIMITED BUS SERVICES WHICH WOULDN'T BE SUITABLE TO YOUNG OR OAPS OR DISABLED TENANTS THERE ARE ALSO VERY MANY PRIVATE PROPERTIES TO RENT AND SELL IN THE AREA</p>
<p>INCREASE IN TRAFFIC NO FACILITIES IN VILLAGE SO PEOPLE WOULD HAVE TO USE A CAR</p>
<p>IT DEPENDS ON THE DEMAND EXPANDING RURAL VILLAGES NEED FACILITIES IE SHOPS THERE ARE SEVERAL HOUSES FOR SALE IN THE VILLAGE RANGING FROM LOW COST HOMES TO EXECUTIVE THESE HAVE BEEN ON THE MARKET FOR QUITE A WHILE SO ONE NEEDS TO ASK THE QUESTION IF RURAL LOCATION IS THE PLACE TO BUILD</p>
<p>LOSS OF AGRICULTURAL LAND EXISTING HOMES FOR SALE/RENT IN VILLAGE WITH NO/LITTLE INTEREST LACK OF FACILITIES IE NO SHOPS POOR TRANSPORT LINKS</p>
<p>NEW HOMES ALREADY BUILT AND LOCAL PEOPLE LIVING IN THEM</p>
<p>NO ALTHOUGH WE THINK MONEY SPENT ON RESTORING/REPAIRING EXISTING BUILDINGS/HOMES WOULD BE BETTER THAN BUILDING NEW</p>
<p>NO DEMAND</p>
<p>NO MORE BUILDING LAND AVAILABLE ONLY GREEN BELT/FARMLAND THAT MUST BE PROTECTED</p>
<p>NO SHOPS WOULD HELP NEED TO KNOW MORE DETAILS EX LOCATION</p>
<p>SOME AFFORDABLE HOUSING HAS RECENTLY BEEN BUILT ALREADY IN OUR AREA THERE IS ALREADY A NUMBER OF EMPTY PROPERTIES IN OUR VILLAGE AND WE DO NOT NEED ANY MORE WE ARE A VILLAGE WITH NO FACILITIES FOR EXTRA HOUSING</p>
<p>THERE ARE A LOT OF HOUSES FOR SALE IN THE VILLAGE 1 2 & 3 BEDROOM THAT HAVE BEEN ON THE MARKET FOR SEVERAL YEARS SOME STAND EMPTY IF THERE WAS A REQUIREMENT THEY WOULD BE EITHER SOLD OR BEING RENTED</p>
<p>THERE ARE ALREADY HOMES WITHIN THE PARISH WHICH HAVE BEEN FOR SALE FOR A LONG TIME AND CAN'T SELL DUE TO THE CURRENT RECESSION.</p>
<p>THERE ARE ENOUGH EMPTY PROPERTIES AND DISUSED BUILDINGS ELSEWHERE (ESPECIALLY PRESTON CITY) THAT CAN BE REFURBISHED</p>
<p>TOO MANY ALREADY</p>
<p>VILLAGE IS LARGE ENOUGH</p>
<p>YOU HAVE RECENTLY BUILT SUCH HOMES IN VILLAGE WHICH I HAVE NO PROBLEMS WITH BUT TO BUILD MORE WOULD THEN MEAN THERE WOULD BE MORE THAN A SMALL NUMBER OF HOUSES WHICH WOULD THEN DISTORT THE BALANCE OF THE VILLAGE</p>

Kirkland	<p>CONSERVATION AREA</p>
	<p>CONSERVATION AREA NO ROOM FOR ADDITIONAL HOMES</p>
	<p>DON'T BELIEVE FURTHER HOMES ARE REQUIRED WHEN SO MANY STAND EMPTY THOSE RECENTLY BUILT IN THE LOCALITY ARE NOT IN-KEEPING WITH THE COMMUNITY THEY SIT IN AND WILL SOON LOOK UNFASHIONABLE I WOULD OBJECT TO GREEN/AGRICULTURAL LAND BEING BUILT ON AS THIS IS SOMETHING CURRENT RESIDENTS HAVE MOVED HERE FOR AND SHOULD BE PROTECTED</p>

Enough housing locally environmentally damaging likely to lead to further and further development
POSITIONING OF HOMES WOULD BE OF VITAL IMPORTANCE DUE TO THE NATURE OF THE VILLAGE

Myerscough and Bilsborrow	ADEQUATE HOUSING AVAILABLE IN LOCALITY
	AS LONG AS THEY ARE LOCAL PEOPLE
	DEPENDS ON WHERE THEY ARE BUILT
	DEPENDS WHERE AND HOW MANY
	RECENTLY MOVED HOUSE DUE TO NEW HOUSE BEING BUILT BEHIND PREVIOUS HOUSE WOULD HATE THIS TO HAPPEN AGAIN
	SHELTERED HOUSING IN BILSBORROW (MEMORIAL GARDENS) OVER SUBSCRIBED
	SUBJECT TO LOCATION
	THERE ARE NO HOUSES AVAILABLE FOR THE YOUNG PEOPLE
	THERE HAVE BEEN LOTS OF NEW HOUSES BUILT OVER THE LAST TEN YEARS
	TRAFFIC CONGESTION - CANNOT COPE WITH YET MORE BUILDING
	VILLAGE DOES NOT HAVE THE FACILITIES FOR MORE HOMES E.G. SHOP
	VILLAGE IS LIKE PONTINS WITH OLD NELLS AND LARGE COLLEGE THE STREETS AND SHOPS ARE ALREADY FULL OF STUDENTS WHO MOVE IN AND OUT AT COLLEGE TERMS
	WE HAVE A DIVERSE RANGE OF HOUSING RENTED FAMILY HOMES RENTED HOUSING FOR OLDER PEOPLE SHARED OWNERSHIP HOUSING WIDE RANGE OF OWNER HOUSING A MOBILE HOME SITE THERE IS CHOICE AND BALANCE IN THE NEEDS OF THE VILLAGE

Nateby	GARSTANG IS A VILLAGE AND PART OF ITS POPULARITY IS THE SETTING-GREEN FIELDS CANAL AND OLD HIGH STREET WITH OUTDOOR MARKET THERE HAS RECENTLY BEEN A LOT OF NEW BUILDINGS (INCLUDING THOSE FOR AFFORDABLE HOUSING) AND WE FEEL THAT ANYMORE NEW BUILDS WILL EFFECT GARSTANG ADVERSELY - REDUCTION IN TOURISTS AND THEREFORE INCOME FOR SHOPS AND MARKET (NO-ONE WANTS TO VISIT A CONCRETE JUNGLE)
	GARSTANG IS OVERCROWDED WITH HOUSES IT IS COMPLETELY SPOILT IT USED TO HAVE GREEN OPEN SPACES NOW THEY HAVE ALL BEEN BUILT ON
	THERE ARE NO SERVICES IN THIS AREA NO GAS NO MAIN SEWERS NO SHOPS
	THIS IS A VERY RURAL PARISH AND WAS THE REASON WE MOVED HERE I WOULD NOT WANT THE EXCUSE OF 'AFFORDABLE HOUSING' BEING USED TO PUSH THROUGH NEW DEVELOPMENTS WHICH ARE OUT OF CHARACTER WITH THE AREA CALL ME A 'NIMBY' IF YOU WANT THE PRICE OF PROPERTY IS THE PROBLEM
	WE THINK GARSTANG IS ALREADY OVERBUILT WITH HOUSING AND AS SUCH THE SERVICES E.G. DOCTOR PRACTICES ARE OVERLOADED

Nether Wyresdale	ALREADY ENOUGH
	BUILDERS AND LANDOWNERS USE SCORTON TO MAKE MONEY - FLATS OF £215000 TO £375000 ARE NOT AFFORDABLE HOUSING UNLESS SUBSIDISED THE CURRENT DEVELOPMENT BY BAXTER'S CLEARLY ILLUSTRATES IT HAS NOT HELPED LOCAL PEOPLE AS INTENDED
	DEPENDING ON THE HOUSING - NOT A YES OR NO QUESTION
	IN THE LAST 5 YEARS WYRE BOROUGH COUNCIL HAVE PASSED TWO DEVELOPMENTS IN SCORTON VILLAGE PRIORY GARDENS AND THE MILL YARD DEVELOPMENT THESE ARE BOTH SUPERIOR DWELLINGS NEITHER FIRST OR EVEN SECOND HOMES AN OPPORTUNITY SADLY MISSED TO PROVIDE LOW COST HOUSING FOR LOCAL 1ST TIME BUYERS AS VILLAGE IS ALREADY SPOILT BY THESE NO FURTHER HOMES SHOULD BE PASSED
	ONLY IF THEY ARE OCCUPIED BY LOCAL PEOPLE - WHAT DO YOU DEFINE AS LOCAL?
	PROVIDED AGRICULTURAL LAND IS NOT RE-ZONED FOR BUILDING RECENTLY BUILT HOUSES AND FLATS SQUASHED ONTO THE EDGE OF VILLAGES REMAIN UNSOLD AND TO PROTECT THE GREENBELT WHAT LITTLE IS LEFT LOCAL VILLAGES HAVE LITTLE OR NO FACILITIES TO SUPPORT FURTHER DEVELOPMENT
	SCORTON AS A VILLAGE IS ALREADY CROWDED - ROADS NOT SUITABLE FOR FURTHER DEVELOPMENT NO PUBLIC TRANSPORT OUTSIDE SCORTON TOWARDS TROUGH OF BOWLAND
	SCORTON IS AN ARCHETYPAL MILL VILLAGE WE RECENTLY HAD 5 NEW HOUSES BUILT £4-500000 WE NOW HAVE ANOTHER HOUSING ESTATE IN THE OLD MILL YARD 20+ HOUSES LETS SEE HOW THIS WORKS BEFORE PUTTING ANY MORE PRESSURE ON OUR CREAKING INFRASTRUCTURE
	THE CURRENT INFRASTRUCTURE IS INADEQUATE TO COPE IN A REASONABLE MANNER WITH THE PRESENT POPULATION FURTHER DEVELOPMENT IS GOING TO ENCROACH ONTO AGRICULTURAL LAND WHICH IS NEEDED FOR FUTURE FOOD PRODUCTION FOR AN ALREADY EXPANDING POPULATION
	THERE ARE ALREADY UNSOLD HOUSES/FLATS IN THE MILLYARD SCORTON WE HAVE HAD PROBLEMS WITH FLOODING IN THE PAST MORE BUILDING WOULD NOT HELP THIS
	TOO MANY NEW PROPERTIES ALREADY
	VILLAGE VERY CONGESTED WITH CARS & VISITORS AT WEEKENDS LOCAL PEOPLE PARTICULARLY YOUNG ONES CAN'T AFFORD LOCAL HOUSES
	WHO WOULD DEFINE SMALL NUMBER HOW COULD YOU ENSURE THAT ONLY LOCAL PEOPLE WOULD TAKE UP RESIDENCE AND REMAIN IN RESIDENCE IN THE NEW HOMES? WHY ARE NEW HOMES REQUIRED WHEN SO MANY HOUSES ARE FOR SALE? THE PARISH WHERE I RESIDE HAS NO LIGHT POLLUTION OCCUPANTS OF NEW HOMES MAY EXPECT STREET LAMPS THUS CREATING LIGHT POLLUTION
	WHOLE OF WYRE MUST HAVE A NEED FOR AFFORDABLE HOUSING HOUSE PRICES TO RENT AND BUY ARE WAY ABOVE LOCAL INCOMES
Out Rawcliffe	BUT BUS LINKS ARE FAR MORE IMPORTANT CAN'T GET ANYWHERE WITHOUT A CAR

ONLY AT PRESENT AS THERE ARE NO AMENITIES WHATSOEVER I WOULD NOT OBJECT IF THE HOMES WERE NEAR HAMBLETON WHICH WOULD ADD TO THE OUTSKIRTS OF OUT RAWCLIFFE AND BE NEAR TO SHOPS / BUS ROUTES / DR SURGERY ETC OUT RAWCLIFFE HAS NOTHING TO OFFER YOUNG FAMILIES SADLY
PEOPLE HAVE DIFFERENT DEFINITIONS OF NEEDS OF LOCAL PEOPLE HOMES MAY NOT BE IN A RURAL STYLE/SETTING & LOOK OUT OF PLACE
RURAL AREA NEEDS TO BE PRESERVED EXTRA HOMES CAN BE PLACED IN BLACKPOOL FLEETWOOD WHERE THERE IS ALREADY MORE AFFORDABLE HOUSING/AREAS THAT NEED DEVELOPMENT DUE TO DEPRIVATION
SUBJECT TO NO GREEN FIELD DEVELOPMENT
THE LARGE NUMBER OF HOLIDAY HOMES IN THIS AREA SHOULD BE CONVERTED TO AFFORDABLE HOUSING RATHER THAN THE COUNCIL ALLOWING THESE TO COME INTO THE TOP END OF THE MARKET ONCE THEY HAVE BEEN ALLOWED TO CHANGE THEIR STATUS WHICH SEEMS TO BE A LOOPHOLE WHICH ALLOWS FOR A CHANGE OF USE WHY ALLOW PROPERTIES WITH AGRICULTURAL TIES TO HAVE THESE REMOVED THUS INCREASING THE VALUE OF THE PROPERTY
THEIR DOES NOT APPEAR TO BE ANY DEMAND FOR LOCAL HOUSING BY LOCAL PEOPLE IF ANY IS PUT FOR SALE ITS OUTSIDERS WHO BUY THEM LOCAL PEOPLE JUST SEEM TO SIT ON THEIR ARSES AND MOAN THEIR MUST BE A SURPLUS OF HOUSES AS THEY BRING FOREIGNERS IN
THERE ARE A LARGE NUMBER OF HOLIDAY HOMES BEING BUILT WHICH SHOULD BE CONVERTED TO AFFORDABLE HOUSING RATHER THAN THE COUNCIL ALLOWING THESE TO COME ONTO THE TOP END OF THE MARKET ONCE THEY HAVE BEEN ALLOWED TO CHANGE THEIR STATUS WHICH SEEMS TO BE A LOOPHOLE WHICH ALLOWS FOR A CHANGE OF USE WHY ALLOW AGRICULTURAL TIES TO BE TAKEN OFF PROPERTIES WHICH RESULT IN THE PROPERTIES BECOMING UNAFFORDABLE
WE FEEL THERE ARE ENOUGH HOMES TO SUIT THE NEEDS OF LOCAL RESIDENTS BE THEY OLD YOUNG SINGLE MARRIED ETC ETC
WOULD SPOIL THE RURAL LAYOUT

Pilling	A NUMBER OF BUILDING PROJECTS HAVE TAKEN PLACE IN THE VILLAGE/PARISH OVER THE PAST 2 YRS SOME OF THOSE HOUSES ARE STILL NOT COMPLETED AND STAND VACANT!
	AFFORDABLE HOUSING NEVER GOES 2 LOCAL YOUNG PEOPLE ALSO GOING TO PEOPLE FROM OUT OF VILLAGE AND OUR LOCAL PEOPLE HAVE STILL TO GO ELSEWHERE (NO MORE)
	AS LONG AS IT WAS IN KEEPING WITH THE VILLAGE
	BECAUSE THE SEWERAGE SYSTEM IS TOO SMALL TO TAKE ANYMORE HOUSES
	BECAUSE THERE IS ENOUGH HOUSE FOR SALE AND RENT AND NO WORK IN THE VILLAGE
	DEPENDS WHERE YOU WANT TO BUILD THEM
	GREAT IDEA WE ARE LOOKING TO BUY WOULD BE GREAT FOR US
	HOUSES BUILT IN PILLING NOW ARE FAR TOO BIG HOUSING ONLY ONE PERSON WHEN 1 TICK FOR SMALL FAMILY HOMES I MEAN HOUSES FOR LOCAL MARRIED YOUNGSTERS OF THE PARISH

HOUSING IN PILLING IS SO EXPENSIVE YOUNG COUPLES ARE HAVING TO LEAVE TO AFFORD SUITABLE HOUSING WHEN THEY HAVE LIVED HERE ALL THEIR LIFE I'M NOT AWARE OF ANY DISABLED HOMES IN PILLING
HOWEVER THESE HOUSES SHOULD BE FOR LOCAL PEOPLE THEY SHOULD HAVE PRIORITY IN THE PAST HOUSES HAVE BEEN BUILT FOR LOCAL PEOPLE (HOUSING ASSOCIATION HOUSES) BUT HAVE BEEN GIVEN TO PROBLEM FAMILIES FROM OUT OF THE AREA
HOWEVER WE ARE - AND HAVE BEEN FOR MANY YEARS ABOUT THE VERY VERY POOR STATE OF THE MAIN SEWAGE DRAINS IN THE VILLAGE ALSO ABOUT THE STATE OF OUR ROADS THE ROAD IN FRONT OF OUR HOUSE IS AGAIN COLLAPSING IN THE 4TH TIME SINCE WE ARE HERE
I DON'T SEE THE NEED FOR MORE HOUSING AND WHERE WOULD THEY BE BUILT? THAT WASN'T GREENBELT
I HAVE TICKET NO FURTHER HOMES NEEDED UNTIL SEWER SYSTEM IS UPGRADED TO COPE WITH EXTRA HOUSES
I THINK THERE HAS ALREADY BEEN A LOT OF NEW BUILDING IN PILLING AND SOME OF IT HAS STRUGGLED TO SELL BUILDING NEW AFFORDABLE HOUSES ATTRACTS PEOPLE + DEVELOPERS FROM OUTSIDE THE AREA THIS REDUCES COMMUNITY COHESION AND MAKES THE VILLAGE MORE OF A COMMUTER AREA THERE ARE ENOUGH SMALL TERRACED HOUSES WHICH CAN SERVE AS 1ST TIME BUYER PROPERTIES
I WOULD BE IN FAVOUR OF A SHARED OWNERSHIP SCHEME BUT NOT AFFORDABLE HOUSING. AFFORDABLE HOUSING ONLY LEADS TO AN INFLUX OF UNDESIRABLE PEOPLE MOVING INTO THE AREA
IT DEPENDS WHAT A SMALL NUMBER ACTUALLY IS!
NEW HOUSES USUALLY GO THE OUTSIDERS
OLDER PEOPLE DOWNSIZING REQUIRE SMALLER PROPERTIES
ONLY AVAILABLE FOR YOUNG PEOPLE FROM THE VILLAGE AND NOT FROM SURROUNDING TOWNS AS HAS HAPPENED BEFORE
OVER PAST YEARS HOUSES HAVE BEEN BUILT AS INFILL OR SMALL ESTATES SOME OF THE NEW HOUSES REMAIN UNSOLD IS THERE HIGH DEMAND? SOME APPROVALS HAVE YET TO BE BUILT A LARGE ESTATE APPROVED AT STAKE POOL HAS NOT YET COMMENCED THIS SHOULD MEET FUTURE NEEDS EXISTING SEWAGE AND SURFACE WATER INFRASTRUCTURE CANNOT COPE WITH EXISTING DEMAND WE NEED TO RETAIN PILLING AS A RURAL VILLAGE NOT A DORMITORY VILLAGE
SEWAGE AND ROADS
THE AREA NEED MORE HOME FOR FAMILIES YOUNG COUPLES AND ELDERLY THERE IS A SHORTISH OF HOUSING IN PILLING
THE MAINS WATER SYSTEMS IS AT CAPACITY AND BLOCKS ON FREQUENT OCCASIONS
THE ONES WE CURRENTLY HAVE ARE NOT OCCUPIED BY LOCAL PEOPLE AS PROMISED
THE ONLY OBJECTIONS I HAVE - NO DRUG ADDICTS 'PROBLEM' FAMILIES TRAVELLERS
THE SEWAGE SYSTEM IN PILLING IS WOEFULLY INADEQUATE IT HAS NEVER BEEN ENLARGED (IT IS 6" BORE PIPES) SINCE WE MOVED HERE IN 1973 THIS IS IN SPITE OF MANY NEW HOMES BUILT AND PLANNED FOR IN THE LAST TWENTY YEARS EVERY YEAR BRINGS FLOODS ALONG THE STREETS AS THE SEWERS CAN'T COPE WITH THE RAIN

THE VILLAGE IS LARGE AND SPRAWLING WITH LITTLE OR FEW SERVICES TO SUSTAIN ANY MORE HOUSING THE ROAD INFRASTRUCTURE IS ALSO NOT SUITABLE FOR ANY MORE INCREASED TRAFFIC THE RURAL VILLAGE HAS DISAPPEARED AND IS NOW BECOMING A SATELLITE TOWN TWO CARS TO EVERY NEW HOUSE
THERE ARE ALREADY ENOUGH HOUSES IN SCRONKEY I LIKE TO LOOK AT FIELDS NOT OTHER HOUSES THAT'S WHY I BOUGHT THIS PARTICULAR PROPERTY
THERE ARE ENOUGH AFFORDABLE HOUSES IN PILLING NEW HOUSES ARE GETTING PASSED TOO EASILY AND GREENBELT LAND IS DECREASING
THERE HAS BEEN ENOUGH NEW HOMES BUILT A ONCE QUIET VILLAGE IS NOW BECOMING BUILT UP THE SEWERS CANT COPE WITH ANYMORE HOUSES THERE IS ENOUGH INFILL AND NO MORE NEW PLANNING SHOULD BE PASSED MONEY SHOULD BE SPENT ON THE ROADS DRAINS FLOOD PREVENTION AND A MORE FREQUENT BUS SERVICE ONE BUS AT 2HR INTERVALS
THESE NEED TO BE AFFORDABLE FOR PURCHASE BY LOCAL YOUNG PEOPLE NOT SHARED OWNERSHIP OR HOUSING ASSOCIATION
THIS AREA IS RURAL THIS IS WHY I CAME IF IT BECOMES MORE HABITABLE WHY COME HERE
THIS IS A RURAL AREA (REASON FOR MOVING HERE) MORE HOMES TAKES MORE FARM LAND & REMOVES THE RURAL FEEL OF THE AREA ALSO CUTS BUSINESSES RELATING TO AGRICULTURE UNLESS BROWN FIELD SITES BECOME AVAILABLE
THIS IS DEPENDENT ON WHERE THEY WOULD INTEND TO LOCATE THE 'NEW HOMES'
TOO MANY HOUSES ARE BUILT TO ACCOMMODATE LOCALS BUT THEY GO TO NON-LOCALS EVENTUALLY AND THIS CAUSES MANY PROBLEMS AS MOST ARE TOWN/CITY DWELLERS AND NOT USED TO RURAL WAYS THEY THEN CAUSE MAYHEM AND DISRUPTION IN OUR QUIET WAY OF LIFE BUILD AND LET/SELL TO LOCALS ONLY PLEASE
VERY FEW (IF ANY) PILLING PEOPLE HOUSED WITHIN THE CHERRY TREE CLOSE/TAYLORS LANE HOUSES KEEPING THESE FOR LOCAL AVAILABILITY REMOVES THE REQUIREMENT PROMISE OF STARTER HOMES ON THE STAKEPOOL SITE (EX JOHN DEERE) ALREADY PASSED PLANNING STAGE
WE CANNOT SEE ANY WAY IN WHICH THE PROVISION OF LOW COST NEW HOMES CAN BE RESTRICTED TO LOCAL PEOPLE AS HAS HAPPENED IN THE PAST ANY LOW COST ACCOMMODATION GETS OCCUPIED BY DISADVANTAGED PEOPLE FROM A WIDE AREA BRINGING THEIR ASSOCIATED SOCIAL PROBLEMS FOR WHICH PILLING IS ILL EQUIPPED TO COPE
WISH TO KEEP IT AS A VILLAGE NOT TURN IT INTO A TOWN

Preesall	A MORE IMAGINATIVE APPROACH COULD BE TAKEN PROPERTIES GROUPED POSSIBLY BOUGHT UP & DESIGNATED FOR ELDERLY & INFIRM & SUPPORT ON SITE THIS RATHER THAN BUILDING OR NOT BUILDING
	ALREADY OVER UTILISED ROADS SCHOOLS DRAINAGE/SEWERAGE SYSTEMS IF WE HAD WANTED TO LIVE IN TOWN WE WOULD HAVE BOUGHT A HOUSE IN TOWN MORE HOUSES MEANS LESS GREEN COUNTRYSIDE
	AREA ALREADY BUILT UP TO REQUIREMENTS NEEDED
	AS LONG AS THEY ARE LOCAL

AS LONG AS THEY ARE USED FOR LOCAL PEOPLE
AS LONG AS THEY WERE FOR LOCAL PEOPLE AND OUR CHILDREN WANTING TO STAY IN THE AREA
BUILDING ON OPEN SPACES MAY AFFECT VIEWS & WILDLIFE MAY BE TOO NEAR MY PROPERTY AND BRING DOWN THE VALUE MAY OPEN THE DOORS TO OTHER LARGE DEVELOPERS
CANNOT ACCOMMODATE ANY MORE PEOPLE AS AMENITIES ARE ALREADY OVER SATURATED
DRAINAGE NOT GOOD ENOUGH THE BUILDING WORK DOWN PILLING LANE HAS RUINED A LOVELY AREA
DRAINS ROAD SERVICES ALL THE ABOVE ARE INADEQUATE FOR THE PRESENT HOUSING STOCK FLOODING FROM INADEQUATE DRAINAGE IS HERE NOW TO INCREASE LOCAL HOUSING STOCK WOULD BE A DANGER TO THE PRESENT HOUSEHOLDS AND A CRIMINAL ACT ON THE COUNCILS BEHALF A 20 MIN WAIT TO GET OVER THE SHARD BRIDGE IS A REGULAR DAILY OCCURRENCE
ENOUGH AFFORDABLE HOUSING IN AREA TOO MANY ALREADY FOR SALE VERY FEW PLACES LEFT TO BUILD ON
ENOUGH HOMES HERE NOW
FACILITIES CAN NOT HANDLE ANY MORE HOUSES ROADS TOO NARROW FOR MORE CARS
GREEN BELT MUST BE PRESERVED
HOMES WILL NOT NECESSARILY BE OCCUPIED BY LOCAL PEOPLE FROM THE IMMEDIATE AREA BUT COULD COME FROM E.G. FLEETWOOD TO PREESALL THERE HAS ALREADY BEEN ENOUGH BUILDING IN THE PREESALL AREA AND SCHOOLS MEDICAL FACILITIES ARE ALREADY OVER-SUBSCRIBED LAND THAT WAS PREVIOUSLY GREEN BELT IS BEING USED FOR BUILDING WHERE PREVIOUSLY IT WOULD HAVE BEEN REFUSED
HOWEVER LOCAL SCHOOLS ARE FULL KNOTT END TRAFFIC IS A PROBLEM
I DON'T BELIEVE THESE HOMES WOULD BE FOR LOCAL PEOPLE THEY WOULD POSSIBLY BE PART OF THE COUNCIL ESTATE PROBLEM DILUTION SCHEME
I FEEL THERE ARE PLENTY OF HOMES IN THE AREA NOW MANY OF WHICH ARE NOT SELLING EVEN THE NUMBER OF PROPERTIES TO LET SEEMS TO HAVE INCREASED RECENTLY AND MANY OF THESE REMAIN EMPTY THIS AREA IS NOT SUITED TO YOUNG FAMILIES WE CHOSE IT FOR ITS PEACE AND TRANQUILLITY AS A RETIREMENT AREA TEN YEARS AGO IN THAT TIME IN MY OPINION THE LOCALITY HAS GONE DOWN HILL SO LITTLE FOR YOUNGSTERS TO DO
I HAVE NO FAITH IN THE ABILITY OF THE LOCAL COUNCIL TO DO ANYTHING TO IMPROVE HOUSING WHEN THEY ARE UNABLE TO REMOVE AN ILLEGAL SETTLEMENT OF TRAVELLERS IN PREESALL
I HAVE NO VIEW ON THIS MATTER
I WOULD HAVE NO OBJECTION TO MOVE HOMES BEING PROVIDED AFTER SERIOUS ACTION IS TAKEN ON THE FOLLOWING - PROPERTIES ABANDONED BY OWNERS LEFT TO DETERIORATE - THE PERMANENT PARKING ON THE VERY NARROW ROADS OVERNIGHT AT WEEKENDS (PLUS) OF COMMERCIAL VEHICLES
I WOULD OBJECT AS THERE IS ONLY ONE HIGH SCHOOL OVER WYRE AND ONE SCHOOL WOULD NOT COPE AND CHILDREN WOULD HAVE TO GO OVER THE BRIDGE
IM ALL FOR AFFORDABLE STARTER HOMES FOR LOCALS MANY COUNCIL HOUSES ARE RENTED TO PEOPLE WHO AREN'T LOCAL A LOT

OF PEOPLE HAVE COME FROM OUTSIDE THE AREA AND SEAM TO HAVE NO TROUBLE GETTING A COUNCIL HOUSE AND I'VE KNOWN PEOPLE WHO HAVE BEEN ON THE LIST FOR SEVERAL YEARS WITH A LOT OF PEOPLE RETIRING TO THE VILLAGE MANY LOCALS CAN NO LONGER AFFORD TO BUY IN THE PLACE WHERE THEY'VE LIVED ALL THEIR LIVES
In an area with low employment prospects an increase in the population would lead to more car journeys for those in work thus defeating central government's desire to reduce people's mileage.
INCREASED FLOODING RISK NO WORK INADEQUATE TRANSPORT LINKS
INCREASED TRAFFIC ON ALREADY VERY BUSY ROADS AVAILABILITY OF SCHOOL PLACES
INFRASTRUCTURE SCHOOLS MEDICAL FACILITIES ARE WAY BELOW CURRENT NEEDS
INFRASTRUCTURE WOULD SUFFER
IT IS QUITE A BUILT UP AREA FOR A SMALL VILLAGE AND NO WORK PROSPECTS YOUNG PEOPLE HAVING TO TRAVEL OUT SIDE THE AREA FOR WORK ALSO ANY MORE PROPERTIES WOULD SPOIL THE AREA
IT WOULD DEPEND UPON THE LOCATION STYLE AND TYPE OF PROPERTY WHETHER THE LOCAL AMENITIES COULD SUPPORT THE HOUSING
KNOTT END IS BIG ENOUGH AND NEEDS TO STAY AS IT IS TO RETAIN ITS CHARACTER
LACK OF RELEVANT TRANSPORT
LACK OF SCHOOLS LACK OF GP'S PER NUMBER OF PEOPLE DRAINS CAN THEY COPE USING UP FLOOD PLAINS
LOCAL SERVICES IE DOCTORS SCHOOLS ETC PUSHED TO THE LIMITS NOW - EXTRA HOUSING WOULD MAKE LIFE FOR LOCAL PEOPLE DIFFICULT ONE ROAD IN AND OUT OF THE AREA EXTRA TRAFFIC WOULD INCREASE PROBLEMS THERE ARE MORE THAN ENOUGH PROPERTIES ON THE MARKET TO MEET THE NEEDS OF PEOPLE EITHER RENTING OR BUYING
LOSING THE COUNTRYSIDE
LOSING THE GREEN FIELDS FOR BUILDING ROADS TOO NARROW FOR EXTRA TRANSPORT
MAIN CONCERN IS THAT LOCAL PEOPLE MIGHT NOT GET THE HOUSING BUT PEOPLE FROM AWAY WHAT IS THE DEFINITION OF LOCAL? IS FLEETWOOD LOCAL TO KNOTT END? IS MANCHESTER LOCAL TO KNOTT END?
MANY ARE EMPTY (OLD PEOPLE DIED) MANY ARE FOR SALE LOTS OF NEW HOUSES BUILT OVER THE LAST 10 YEARS ANY MORE NEW ESTATES ETC THE MAIN ROAD LEADING TO MAINS LANE IS NARROW AND WINDS AND TWISTS THERE ARE TRAFFIC JAMES NOW AND MANY FATALITIES THESE ROADS ARE UNABLE TO SUSTAIN AMY MORE VEHICLES
MOVED HERE FOR PEACE AND QUIET
MY CONCERNS ARE FOR THE SCHOOLS THAT ARE FULL AS IT IS AND ALSO THE FACILITIES ARE ALSO NOT MUCH ROOM LEFT FOR BUILDING LAND DRAINAGE COULD BE PUT UNDER PRESSURE
NEEDS FOR ELDERLY FOLK
NO CONCERNS ABOUT MORE SMALL HOUSES
NO LAND TO BUILD
NO OBJECTION

NO OBJECTION TO NEW HOMES PROVIDED THEY ARE BUILT ON THE LAND THE TRAVELLERS ARE USING AT THE MOMENT SMALL CLOSE OF AFFORDABLE HOUSES WOULD BE VERY ACCEPTABLE
NO ROOM FOR FURTHER DEVELOPMENT WITHOUT PREJUDICING THE NATURE OF THE OVER WYRE AREA
NONE NEEDED
NOT ENOUGH JOBS AND FACILITIES
NOT ENOUGH SCHOOLS SHOPS BANKS DOCTORS PUBLIC TRANSPORT POLICE AND INFRASTRUCTURE IS OVERLOADED!
ONLY IF INFRASTRUCTURE WAS UPDATED TO MEET THE REQUIREMENTS OF NEW HOUSING
OVER SUBSCRIBED MEDICAL CENTRE OVER SUBSCRIBED PRIMARY SCHOOLS STRAIN ON UTILITIES
OVER WYRE IS A RURAL AREA AND I HOPE IT CAN REMAIN SO INCREASED POPULATION OVER WYRE IS NOT A POSITIVE IN MY OPINION
PROBLEMS WITH DRAINAGE ONLY ONE ROAD IN AND OUT OF KNOTT END CAUSING CONGESTION AT BUSY TIMES
PROVIDING THIS BRINGS NO CRIME NOISE NUISANCE THIS IS CURRENTLY AN IDEAL RETIRED AREA
RIPPING UP GREEN FIELDS IS BARBARIC THIS IS PREDOMINANTLY AN OVER 60'S AREA YOUNG FAMILIES AND PEOPLE ARE NOT WELCOME!
ROADS ARE GRIDLOCKED AT BUSY TIMES ALREADY AND PARKING IN KNOTT END IS ALREADY IMPOSSIBLE TRYING TO GET AN APPOINTMENT AT THE MEDICAL CENTRE IS DIFFICULT AND WHEN YOU ATTEND THEY HAVE PRECIOUS LITTLE TIME TO GIVE YOU PRECIOUS LITTLE NUMBER OF JOBS HERE FOR PEOPLE LIVING HERE NOW
SIZE OF SCHOOLS WILL SEWERS COPE RUINING VILLAGE LIFE NOT ENOUGH FACILITIES FOR YOUNG ONES SO THEY BECOME BORED AND CAUSE MISCHIEF
SMALL RURAL COMMUNITIES LIMITED TRANSPORT ACCESS MORE STRAIN ON PUBLIC SERVICES AVAILABLE LOSS OF GREENBELT
THE AREA HAS BUILT UP TOO MUCH WE ARE NOT GETTING THAT CLOSE KNIT COMMUNITY ANYMORE AND THERE IS MORE CRIME WE HAVE THE TROUBLE WITH GAS BEING PUT UNDERGROUND WHY ADD MORE TROUBLE
THE AREA IS FULLY OCCUPIED
THE COUNCIL GIVES OUR GREENFIELD SITES AWAY FAR TOO EASILY ON THE EXCUSE THAT THERE ARE NO FURTHER OPTIONS FOR AFFORDABLE HOUSING SITES WHEN SITES ARE ALREADY ONGOING WITH PLANNING CONSENT FOR AFFORDABLE HOMES NEARBY BY GIVING UP OUR COUNTRYSIDE SO EASILY THEY ARE ALTERING THE CHARACTER AND NATURE OF OUR VILLAGES BROWNFIELD SITES ARE AVAILABLE IF THEY LOOK HARD ENOUGH
THE INFRASTRUCTURE OF THIS AREA WILL NOT SUPPORT MORE HOUSING
THE ISSUE IS AFFORDABILITY NOT AVAILABILITY A NUMBER OF NEW HOUSES HAVE ALREADY BEEN BUILT OVER WYRE AND THERE IS A GOOD MIX OF HOUSING AVAILABLE THIS IS A RURAL AREA WITH LIMITED INFRASTRUCTURE
THE NUMBER OF SHOPS THE SIZE OF THE DOCTORS JUST ABOUT MEETS THE NEEDS OF PEOPLE ALSO THERE ARE AFFORDABLE HOUSING ANYWAY IN THIS PARISH PROPERTY IS NOT EXPENSIVE IN THE MAIN

THE REASON BEING WE FEEL THAT KNOTT END ON SEA IS MAINLY A RETIREMENT AREA AND SHOULD REMAIN SO
THE ROADS AND SEWERS CANNOT TAKE ANYMORE DEVELOPMENTS IN THIS AREA
THE SERVICES (SEWERS ROADS SCHOOLS ETC) ARE ALREADY OVERSTRETCHED DUE TO DEVELOPMENT IN THE AREA OVER THE LAST 12 YEARS THIS AREA LIKE MOST RURAL AREAS IS IN DANGER OF BEING OVERDEVELOPED AND LOSING ITS RURAL COMMUNITY VALUES THERE ARE ALWAYS A WIDE VARIETY OF PROPERTIES FOR SALE IN THE AREA
THERE IS NO POINT IN OBJECTING WHEN YOU ARE ALREADY LETTING CARAVANNERS ON PLOTS OF LAND WITHOUT ASKING US
THERE IS WIDE VARIETY OF HOUSING IN KNOTT END/PREESALL ALREADY PLENTIFUL SUPPLY OF DETACHED/SEMI DETACHED BUNGALOWS WHICH COULD EASILY BE ADAPTED FOR DISABLED LIVING THERE ARE APARTMENTS BEDSITS LARGE AND SMALL DETACHED PROPERTIES IN TERRACES THERE IS A LOT OF GREEN BELT LAND WHICH SHOULD NOT BE DEVELOPED
THERE SEEMS TO BE ENOUGH OF EVERY TYPE OF HOUSING DON'T THINK ANYMORE IS REQUIRED AND I DON'T THINK IT WOULD BE LOCAL PEOPLE
THESE HOMES WOULD BE GIVEN TO DSS DROP-OUTS & DRUG ADDICTS - SINGLE PARENT FAMILIES - WHO DO NOT CONTRIBUTE ANYTHING TO THE AREA AFFORDABLE HOUSING SHOULD ONLY BE AVAILABLE TO LOCAL RESIDENTS & THEIR CHILDREN (WHO WERE BORN & BRED HERE) WHO CANNOT AFFORD A HOUSE IN THE AREA THEY WERE BROUGHT UP IN
THIS AREA IS OVER POPULATED DUE TO BAD PLANNING BY PROFESSIONAL PLANNERS AND COUNCILLORS THE ROAD SYSTEM IS GRIDLOCKED DUE TO THE NUMBER OF HOUSES BEING BUILT THE FLOOD PLAINS ARE NONE EXISTENT AND SEWAGE WORKINGS TO CAPACITY MEDICAL FACILITIES ARE OVERSTRETCHED THE AREA HAS BECOME A SUBURB OF EAST LANES
THIS IS A RURAL AREA WHICH IS GETTING TOO OVER BUILT NOW
TOO MANY HOUSES ALREADY
TOO MANY HOUSES HAVE ALREADY BEEN BUILT IN THIS AREA
TRAFFIC CONGESTION IS BAD NOW WOULD BE WORSE WITH MORE HOMES IN OR NEAR THE VILLAGE
TRAFFIC ISSUES NO INCOME TENANTS NOT CONTRIBUTING TO COMMUNITY POSSIBLE INCREASED CRIME RATE WITH TENANTS BEING MOVED FROM OTHER AREAS DUE TO BEING A NUISANCE
TRAVELLERS CAMPED OUT IN THE FIELD I WOULD OBJECT TO GIVING THEM A PERMANENT HOME
WE FEEL THAT ALL COUNCIL SERVICES ARE FULLY STRETCHED AND THE CROWDED NARROW ROADS WITH HEAVY TRAFFIC ARE A SAFETY PROBLEM
WE FEEL THAT THERE IS ABSOLUTELY NO NEED TO BUILD AFFORDABLE HOUSING HERE IN KNOTT END THIS VILLAGE IS ONLY SMALL AND THERE IS NO INDUSTRY OR COMMERCIAL ENTERPRISE TO ATTRACT YOUNG HOME BUYERS HERE THE BUS SERVICE IS VERY SCARCE (EVERY 2 HOURS TO LANCASTER AND CLEVELEYS) AND NEAREST TOWN (BLACKPOOL) IS 30 MILE ROUND TRIP AWAY AS IS LANCASTER AND CONSIDERING FUEL COSTS FEEL THIS NOT VIABLE PROJECT

WE FEEL THERE IS MORE THAN ADEQUATE HOUSING OVER WYRE AND THE INFRASTRUCTURE IS/WOULD STRUGGLE TO COPE
WE RECENTLY MOVED INTO THIS AREA TO GET AWAY FROM LIVING IN A LARGE BUILT UP AREA BUT SINCE MOVING HERE THE FIELD BEHIND US HAS GOT PLANNING PERMISSION FOR AFFORDABLE HOUSING TO BE BUILT WE WOULD NEVER HAVE BOUGHT THIS HOUSE IF WE KNEW THIS BEFOREHAND WE LIKED THIS AREA BECAUSE IT WAS A SMALL COMMUNITY AND FEEL THAT IT DOES NOT REQUIRE FURTHER HOUSING GET THE UNFINISHED BUILDINGS FINISHED
WITH SO MANY HOUSES FOR SALE AND NOT SELLING WHY NOT BUY THESE HOUSES INSTEAD OF BUILDING MORE

Stalmine-with-Staynall	ACCESS TO THE HOUSES BEING BUILT ON LAND AT THE TOP OF BIRCH GROVE STALMINE
	AS I LIVE IN A GREEN BELT AREA I AM CONCERNED BY THE INCREASING NUMBER OF SOUL-LESS NEW DEVELOPMENTS THAT ARE BEING BUILT THE BEST EXAMPLE OF AFFORDABLE HOUSING THAT I CAN THINK OF IS IN SINGLETON WHERE COTTAGES FOR RENTAL WERE BUILT TOTALLY IN KEEPING WITH THE SURROUNDING PROPERTIES AND IN AN ALREADY DEVELOPED SPOT THEY SHOULD BE THE TEMPLATE FOR NEW DEVELOPMENT
	BECAUSE THE STARTER HOMES IN HAMBLETON WHICH WERE SUPPOSED TO BE FOR PEOPLE BORN AND BRED HERE HAVE BEEN GIVEN TO PEOPLE WHO HAVE MOVED INTO THE VILLAGE MY SON AND HIS WIFE HAD TO MOVE ACROSS THE RIVER BECAUSE THEY COULDN'T AFFORD ANYTHING OVER HERE SO WHAT'S THE POINT OF BUILDING MORE IF LOCALS ARE NOT GOING TO BENEFIT THIS IS A RURAL COMMUNITY
	BECAUSE THERE IS NO WORK IN THE AREA FOR THEM I WOULD NOT OBJECT IF THE HOUSES WERE FOR AGRICULTURAL WORKERS ONLY
	BECAUSE THEY NEVER STICK TO THEIR PROMISE OF JUST LOCAL PEOPLE AND THEN THEY MOVE IN PEOPLE WHO ARE NOT SUITABLE THEY SAY REFERENCES ARE NEEDED BUT I'M SURE THEY CANT BE CHECKED OTHERWISE THE PEOPLE WOULDN'T GET THE HOUSES IN THE FIRST PLACE
	BUT WOULD DEPEND WHERE IT WOULD BE
	DON'T THINK THERE ARE ANY AVAILABLE PLOTS FOR USE WOULDN'T LIKE TO SEE GREENBELT LAND BEING USED
	I CAME OVER HERE NEARLY 20 YEARS AGO BUT IT HAS GOT MORE AND MORE CONGESTED I DON'T THINK WE NEED MORE HOUSES
	I HAVE NO OBJECTIONS TO NEW HOMES BEING BUILT FOR COUPLES YOUNG FAMILIES AS BEING A FIRST TIME BUYER WE FOUND IT VER DIFFICULT GETTING ONTO THE PROPERTY MARKET AS HAVING TO MOVE OUT OF THE AREA WHERE WE HAVE BOTH GROWN UP GARSTANG AS HOUSE PRICES BEING TO HIGH I DEFINATLY THINK LOCAL PEOPLE WOULD BENEFIT FROM MORE AFFORDABLE HOUSING
	I HAVE TO THINK ABOUT GOING TO FAMILY BECAUSE I CANNOT AFFORD TO BUY A HOME NEAR BUS STOP SHOPS ETC THERE ARE NO FLATS/HOUSES FOR OLDER PEOPLE AND WHAT ARE HERE ARE TAKEN BEFORE YOU GET TO KNOW ABOUT THEM SO I CANNOT SEE THE POINT SAYING ABOUT BUILDING ANY MORE
	I MOVED HERE BECAUSE IT IS A SMALL VILLAGE AND THAT'S HOW I WOULD LIKE IT TO STAY

I MOVED TO THIS AREA DUE TO THE APPEAL OF OPEN LAND AND VIEWS AND A PEACEFUL COMMUNITY I BELIEVE THAT BUILDING MORE HOMES WILL BRING INCREASED POPULATION DESTROY GREEN LAND ETC THERE ARE ALREADY HORRIBLY DENSELY POPULATED AREAS WHICH IS WHY I MOVED I HAVE WORKED HARD TO AFFORD THE SMALL HOUSE I LIVE IN AND IT IS UNFAIR THERE WILL BE LITTLE NATURAL LAND LEFT SOON IF MORE AND MORE HOUSES ARE BUILT
I THINK THERE IS ENOUGH HOUSES IN OUR AREA WE NEED TO KEEP AS MUCH GREEN LAND AS WE CAN WE MOVED FROM BISHAM TO STALMINE BECAUSE WE LIKED THE RURAL AREA BETTER & NOT BUILT UP HOUSES
INCREASE VOLUME OF TRAFFIC ON MAIN ROAD AND COUNTRY LANES IN THE AREA
INSUFFICIENT DRAINAGE BUSY ROADS RECREATION/FARMING LAND USED
MY CONCERNS ARE PEOPLE WHO COME INTO THE AREA WHO WONT MAINTAIN THE STATUS OF THE VILLAGE BENEFIT/HOUSING ASSOCIATION PEOPLE HAVE HAD BAD EXPERIENCES WITH THESE TYPE OF PEOPLE IN BLACKPOOL AND DO NOT WISH FOR STALMINE TO SUFFER THE SAME FATE
NEW VILLAGERS ARE FROM AWAY AND NOT FROM THE AREA
NO LAND LEFT FOR DEVELOPMENT TOO MANY MASSIVE LUXURY HOUSES BEEN BUILT
NO OBJECTIONS BUT PLEASE REALISE THAT INFILL OF VILLAGES AND TOWNS WITH MORE PROPERTIES INCREASES THE CHANCE OF OVERWHELMING THE CURRENT ANTIQUATED DRAINAGE SYSTEMS IN THESE RURAL AREAS
NOT ENOUGH ESPECIALLY FOR OLDER PEOPLE
NOT NECESSARILY GOING TO MEET NEEDS OF LOCAL PEOPLE DRAINAGE SYSTEM UNABLE TO COPE WITH NEW HOUSING DEVELOPMENTS HAVING DIFFICULTIES COPING NOW RESULTING IN FLOODS ETC
NOT NEEDED OR REQUIRED
NOT WILLING TO EXPLAIN
QUESTION IS TOO LOOSE DEFINE LOCAL IE WITHIN PARISH WITHIN BOROUGH? AND HOW LONG A RESIDENT TO QUALIFY FOR LOCAL STATUS? 6 WEEKS 6 MONTHS 6 YEARS? IF SOMEONE BUYS AN AFFORDABLE HOME WILL THERE BE RESTRICTIONS ON WHO THEY CAN SELL IT TO? OR IS IT SIMPLY A RECURRING PROBLEM?
ROAD GRIDLOCK EVERYDAY AT PEAK TIMES EXCESSIVE TRAFFIC ON ROADS DRAINS CAN NOT COPE ELECTRICAL SUPPLY FLUCTUATION IN POWER AT PEAK TIMES THERE IS SO MUCH HEAVY TRAFFIC OUR HOME IS CONTINUALLY SHAKING THERE ARE CRACKS IN WALLS AND WE THINK ITS BECAUSE OF THIS OUR CEILINGS ARE FALLING DOWN
ROADS ALREADY OVER-CROWDED SEWERS OVERFLOW INTO ROADS ON ACCOUNT OF TOO MANY PROPERTIES E.G. NEAR STALMINE READING ROOMS
STALMINE HAS AN EXCELLENT MIX OF ALL TYPES OF PROPERTY AND IS SURROUNDED BY FARMS AND MEADOWS
STALMINE HAS BEEN OVER DEVELOPED OVER THE PAST 40 YEARS UNFORTUNATELY THE INFRASTRUCTURE HAS NOT BEEN UPDATED TO MATCH THE INCREASED NUMBER OF DWELLINGS HENCE FLOODING IN SOME PARTS OF THE VILLAGE WE ARE AGAINST FURTHER DEVELOPMENT OF ANY KIND
STALMINE HAS GROWN ENOUGH

STALMINE IS DEVELOPED ADEQUATELY ALREADY
SUPPORT FOR THIS WOULD DEPEND ON LOCATION
THE DRAINS ARE CONTINUALLY BACKING UP AND FLOODING THEY WERE BUILT FOR A HANDFUL OF HOUSES & STALMINE NOW HAS TOO MANY HOUSES PLACING TOO MUCH DEMANDS ON EXISTING DRAINAGE NO MORE PLEASE!!
THE VILLAGE CAN NOT POSSIBLY STAND ANYMORE FUTURE DEVELOPMENT BECAUSE EVERY BIT OF SPARE LAND HAS BEEN SWALLOWED UP BY THE FAT CATS IN THEIR MASSIVE LUXURY ABODES
THE WHOLE MARKET FOR HOMES IS DISTORTED WRECK LESS LENDING MEANS THAT HOUSE PRICES ARE NOT CONNECTED TO THEIR ACTUAL WORTH AND WAGE LEVELS THIS PREVENTS YOUNGSTERS BEING ABLE TO BUY NEW HOMES NEED TO BE IN TOWNS & CITIES ON BROWNFIELD SITES TO RESTORE THE VITALITY OF TOWNS THIS WILL ALSO PUT KIDS NEAR JOBS & PUBLIC TRANSPORT SO THEY ARE NOT FORCED INTO RUNNING A CAR - AGAIN FUNDED BY DEBT
THERE ARE ENOUGH HOUSES ON THE MARKET TO MEET DEMAND
THERE ARE ENOUGH HOUSES OVER WYRE AND THERE IS ENOUGH TRAFFIC COMING OVER THE BRIDGE ALREADY
THERE ARE NOT ENOUGH PROVISIONS OR SERVICES IN PLACE (ACCESSIBILITY/TRANSPORT/GP'S ETC)
THERE IS ENOUGH INHABITANTS FOR THE FACILITIES AVAILABLE
THERE IS SMALL AFFORDABLE HOUSING IN AREA AND SURROUNDING IT THE ROADS INFRASTRUCTURE CANT MEE MORE
TOO MANY HOMES ALREADY - KEEP OUR VILLAGE & OVER WYRE GREEN OTHERWISE WE MAY AS WELL LIVE IN TOWNS
TRAFFIC
TRAFFIC - A588 IS A RACETRACK!
UNDESIRABLE PEOPLE
VILLAGE BIG ENOUGH NOW
WE ARE OF THE OPINION THAT THERE ARE SUFFICIENT HOMES IN THE VILLAGE TO COVER A RANGE OF AGES THROUGH FAMILIES TO RETIREMENT AN INCREASE IN HOMES WOULD BRING IN MORE TRAFFIC THE AMOUNT OF WHICH CURRENTLY IS DIFFICULT TO COPE WITH ALSO THERE ARE EXISTING PLANS FOR ADDITIONAL HOMES IN BIRCH GROVE WHICH SHOULD SURELY BE SUFFICIENT IN A SMALL VILLAGE
WE WOULD BE CONCERNED IF STALMINE BECAME ANOTHER KNOTT END WHERE LOTS OF FAMILY HOUSING HAS BEEN BUILT NOT BUILT FOR LOCAL PEOPLE MOSTLY INCOMERS THE VILLAGE BECOMES A SMALL TOWN WITH NO EXTRA FACILITIES LETS KEEP THE VILLAGE A VILLAGE WE ARE ALSO CONCERNED ABOUT TRAFFIC PROBLEMS

Upper Rawcliffe-with-Tarnacre	I FEEL IT NEEDS TO BE KEPT AS A QUIET VILLAGE WITH THE RURAL ASPECT IT ALREADY HAS
	I PURCHASED IN THE PARISH AS IT WAS SMALL BRINGING NEW FAMILIES INCREASES CRIME UNLESS FOR OLDER PEOPLE IF NEW HOMES WERE INTRODUCED I WOULD LOOK TO MOVE

I WOULD NOT OBJECT TO A SMALL NUMBER OF NEW HOMES BUT I DON'T THINK THE MAINS SEWERAGE SYSTEM WOULD MANAGE MANY MORE HOMES
IN GENERAL MORE FAMILY HOMES WOULD BE WELCOMED
IT WOULD DEPEND WHERE THEY WOULD BE BUILT AND SITUATED I FEEL VILLAGE OCCUPANTS WOULD/SHOULD BE INVOLVED IN ANY DECISION MAKING
MY HOUSE WAS BUILT IN 1820-1850 NOW IT IS ON A VERY BUSY MAIN ROAD VERY CLOSE TO THE ROAD WHEN HEAVY TRAFFIC PASSES BY THE AIR PRESSURE ROCKS THE HOUSE IF THERE WERE HOUSES BUILT OPPOSITE THIS WOULD INCREASE BECAUSE THERE WOULD BE LIMITED SPACE FOR THE AIR FLOW TO GO THE MORE HOUSES THAT ARE BUILT MEANS MORE LOSS OF LAND & VIEWS TO THE DETRIMENT OF ALL GREATER CARE IF ELDERLY & YOUNG LIVE TOGETHER
ONLY CONCERN IS DRAINS CAN'T TAKE WATER NOW IN HEAVY RAIN HAVING BEEN FLOODED BEFORE IT IS A BIG WORRY
ONLY IF IT MEETS THE NEEDS OF LOCAL PEOPLE AND THE TENANTS ARE VETTED BY THE PARISH COUNCIL
ST MICHAELS IS A VILLAGE AND FEEL IS BIG ENOUGH ANY MORE HOMES WOULD BE OF DETRIMENT TO THE VILLAGE COMMUNITY AND SEMI-RURAL ENVIRONMENT WE BOAST AT THE MOMENT THE VILLAGE HAS ALL IT NEEDS AND WOULD BE SPOILT IF NEW HOMES WERE BUILT ANOTHER HUGE CONCERN WOULD BE THE ADDITIONAL TRAFFIC WHICH IS ALREADY A CONCERN
ST MICHAELS ON WYRE DOES NOT REQUIRE FURTHER DEVELOPMENT IT WILL RUIN THE COUNTRYSIDE
THERE ARE 2 FLOOD DEFENCE SYSTEMS ALONG THE RIVER WYRE SINCE THEY WERE CONSTRUCTED HOUSES HAVE FLOODED IN ST MICHAELS AND LAST AUTUMN THE RIVER ALOST BROKE THROUGH THE BANKING FOR THESE REASONS WE BOTH BELIEVE NO MORE HOUSES OF ANY CLASS SHOULD BE BUILT IN ST MICHAELS
WE ALREADY HAVE AFFORDABLE HOUSING WHICH HAS BEEN USED FOR PEOPLE OUTSIDE THE VILLAGE WHO HAVE BEEN PROSECUTED FOR DRUG ABUSE

Winmarleigh	BECAUSE THEY WOULDN'T GO TO LOCAL PEOPLE AND SMALL NUMBER LEADS TO MORE AND MORE I LIVE IN THE COUNTRY BECAUSE I CHOOSE NOT TO HAVE HOUSES ALL AROUND ME
	DEPENDS ON WHERE THEY ARE SITUATED AND NOT OVERLOOKING US WOULDN'T MIND HOMES FOR THE ELDERLY
	WINMARLEIGH IS A SMALL VILLAGE WITH NO SHOPS AND IS A RURAL COMMUNITY I MOVED HERE FOR COUNTRY LIFE MORE AFFORDABLE OR CHEAP HOUSES INTRODUCE A NEW ELEMENT TO WHAT SHOULD REMAIN AN EXPENSIVE AND ELITE PLACE TO LIVE