



Calbourne Parish Plan 2005



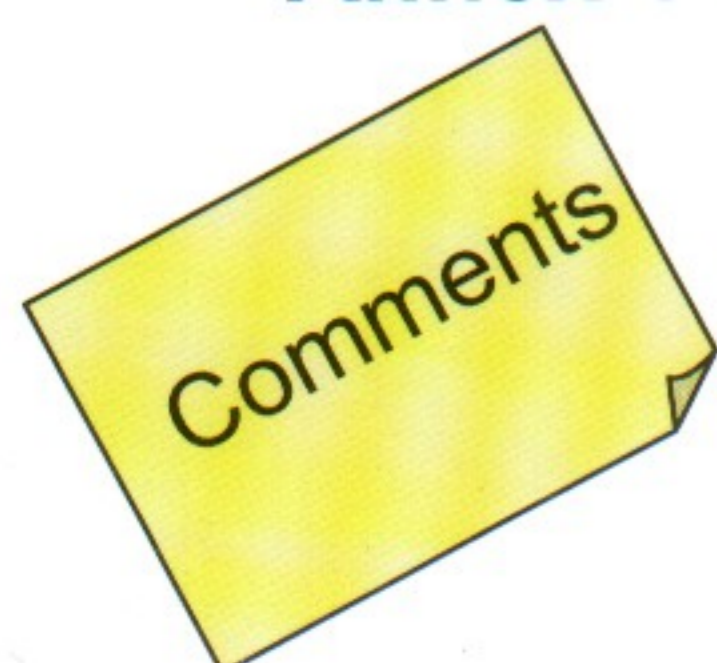
CALBOURNE PARISH PLAN

Compiled and produced by the Calbourne Plan Steering Group

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Annex 1 Housing Needs Survey



NB. Post-it notes contain a selection of original unedited comments from the consultation days

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HELPFUL ORGANISATIONS:

Calbourne Parish Council
Porchfield and District Partnership
Calbourne and District Partnership with Calbourne Recreation Centre Committee
Newtown Residents Association
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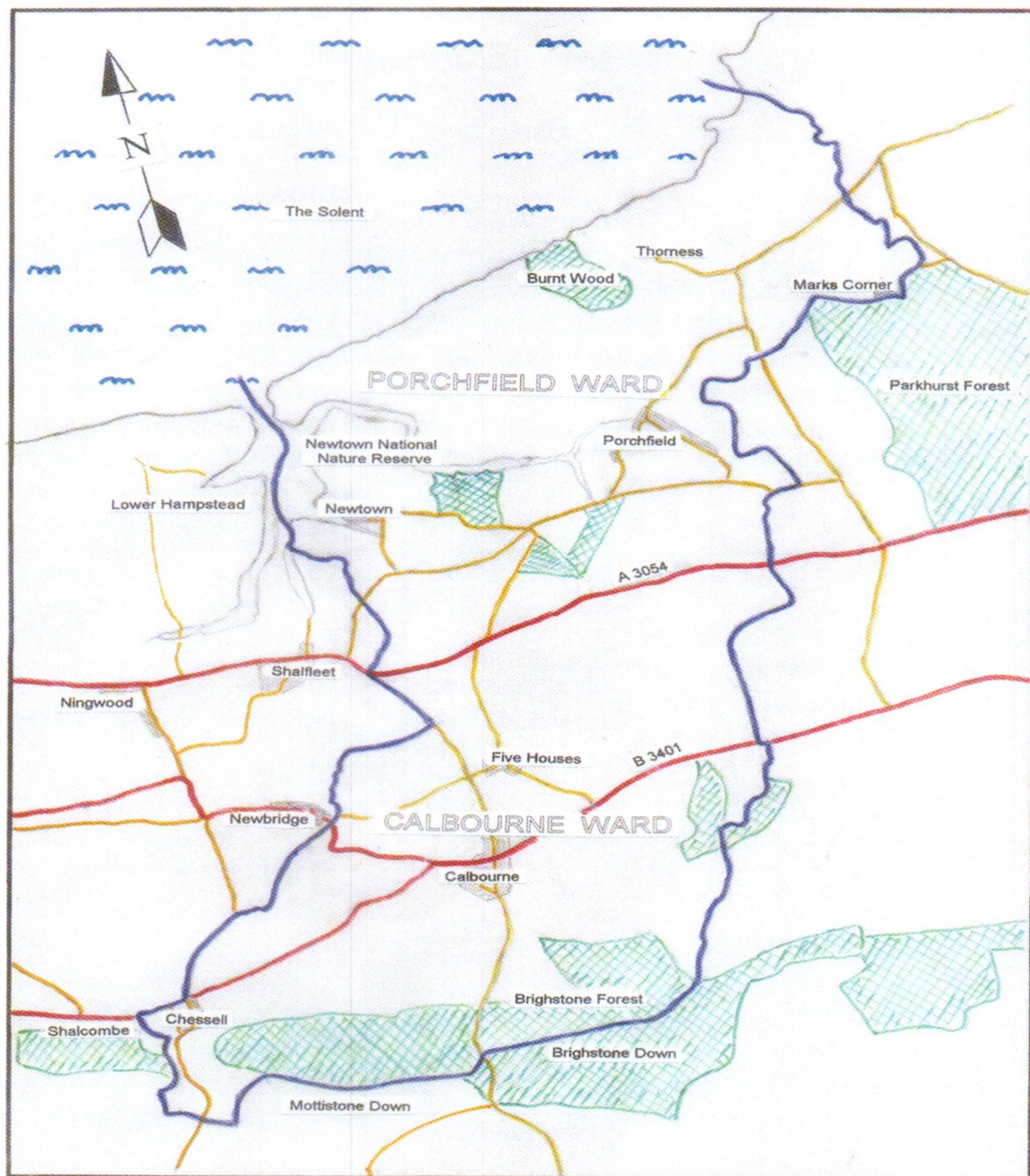
SUPPORTING ACTIVITIES

Parish Questionnaire	Autumn 2002
Housing Needs Survey	Autumn 2003
Consultation days and questionnaires in Porchfield and Calbourne	November 2004
Parish Newsletters	Nov 04/Feb/May 05
Parish Newsletter with draft Action Plan for comment	May 2005

INTRODUCTION

THE PARISH

Calbourne Parish is the largest in terms of land area on the Island but is relatively sparsely populated. It consists of the two larger villages of Calbourne and Porchfield (each a ward for electoral purposes) and the smaller hamlets of Newtown, Thorness, Marks Corner, Chessell, Five Houses and Swainston with scattered properties across the area. The Parish has a number of special designations such as the National Nature Reserve at Newtown, Area of Outstanding Natural Beauty, Heritage Coast, Site of Special Scientific Interest and Conservation Areas. Calbourne ward has approximately 140 households and Porchfield ward approximately 250.



Sketch map of the Parish. The blue line indicates the parish boundary.
Note: The A 3054 road separates the two wards.

CALBOURNE

Calbourne is an ancient village with a grade 2* listed church, one public house, a shop/Post Office, hairdresser, car sales, repair garage, several light industrial units at farms near the village. It has a recreation centre and sports field with tennis court and children's play area; the sports field is the home ground of the local Westover Cricket Club – established over 100 years. There are also two significant tourist attractions, the picturesque Winkle Street (Barrington Row) and Calbourne Water Mill. It is a delightful village which attracts many visitors. Quite a number of the properties in the village are second homes and when houses come onto the market prices are inflated by second homebuyers putting them out of reach of the local working people. If this trend continues the community will die as there will be no young people. The need was identified for younger people to come into the village both to work in the locality and to become part of a balanced and sustainable community.



NEWTOWN

Newtown was in ancient times a prominent town, boasting a mayor and corporation and sending (before the Reform Act) two members to parliament. All that survives today of the ancient town is the old Town Hall, sixteen dwellings and two farms. There are a further eight dwellings just outside the village in Old Vicarage Lane. The village is unspoilt by modern development and it exudes old world charm. The National Trust owns several properties in the village and most of the surrounding land. The village has a Residents Association.





CHESSELL

Chessell lies within farmland. There is evidence of occupation before the Bronze age. Chessell consists of just 10 dwellings with Shalcombe Manor the oldest and largest property, other properties include a thatched cottage, two farm workers cottages and 4 cottages built by the waterworks in the 1930's. Chessell Pottery a well known tourist attraction

was established in the late 1970's. There has been a continuous history of young families with children.

FIVE HOUSES

Originally the Five Houses were workers cottages for the Swainston Estate. Four are still standing and are in private ownership. Today there are thirteen homes, and to the south of the hamlet lies Crainges Copse (also known as Craniges) which was planted to provide timber for the Estate and is still managed and coppiced by the present owner.



SWAINSTON & WATCHINGWELL

Swainston is the most important estate in Calbourne Parish. Records date back to 735AD when the land was granted to the Winchester Monastery of St Swithun. The name Swainston was acquired in the 11th century, derived from the King of Denmark, Sweyn. The estate became the most valuable property on the Island with its estate extending from the settlements of Newtown and Shalfleet to Calbourne, Brook, Mottistone and Brighstone. Today Swainston consists of the large Manor House opened as a hotel and restaurant, several dwellings and small industrial units.

Watchingwell once boasted a railway halt which is now one of five dwellings.



PORCHFIELD



Porchfield is the largest village in the ward of the same name, it has a village hall built by the local Women's Institute who still meet there; the hall is now in the care of the Parish Council who have delegated the running to a committee of local people. The hall is the focal point of the village together with the nearby public house "The Sportsman's Rest". In the past the village had most of the usual amenities, grocer, baker, post office, blacksmith, school, filling station,

pub and two chapels, sadly all have gone save the pub and the post office which is now only open for a few hours each week.

THORNESS

Thorness consists of several farms, a number of scattered houses and a large holiday complex.



MARKS CORNER

Marks Corner is a small hill top community of only 21 dwellings situated beside Parkhurst Forest and surrounded by open countryside. The name of this hamlet is known to have been in existence since 1780 and its nicknames include Donkey Town, Up the Mount and Monkey's Hump. Until a few years ago there was a Methodist Church but at present there are none of the usual public amenities.

THE CREATION OF THE PARISH PLAN



Calbourne Consultation Day

In 2002 the Parish Council decided that a Parish Plan should be prepared. The first step was to invite the rural housing enabler who is employed by the Rural Community Council to help with a housing needs questionnaire. This was compiled and delivered to every household in the Parish and was responded to by 25%. The results showed that 9 families with local connections had a housing need in the area. The survey was completed in December 2003. By February 2004 a grant was

promised from the Countryside Agency but the first 50% was not received until 1st April 2004, by which time a steering group of 15 willing volunteers from across the Parish had been set up. Meetings have been held at two monthly intervals since May 2004 with two major consultation days on November 13th in Porchfield and November 14th in Calbourne. The attendance at these events exceeded 40 in Porchfield and 50 in Calbourne. In addition, a questionnaire was compiled and delivered throughout the Parish to provide evidence of parishioners' needs.

Quarterly newsletters have been delivered to all households since November 2004. The May 2005 newsletter incorporated a draft action plan designed to form part of the overall Parish Plan after comments by the residents. Consultation and production of the Plan has been achieved to a tight timescale because of management changes at the Countryside Agency, DEFRA and the additional commitments of steering group volunteers.



Porchfield Consultation Day

THE VISION

- ◆ Maintains the rurality and special characteristics of the area.
- ◆ Ensures future sustainability by keeping an age balance of young and old living in the community.
- ◆ Enables local people to work locally in light industrial units and tourist attractions as well as in the agricultural element.
- ◆ Encourages young people to take part in sports and recreational activities.
- ◆ Strengthens the links between the villages and hamlets by provision of better community transport.

THE KEY ISSUES IDENTIFIED

HOUSING DEVELOPMENT

The results of the 2003 Housing Needs Survey indicated that 9 households needed affordable housing particularly in Calbourne village. 100% of the households were consulted and 25% replied. The accommodation needed was 2 x 1 bed homes for single people, 4 x 2 bed homes either for young couples or families already with children and 3 x 3 bed family homes as above. Of these 8 have requested or show some interest for shared ownership or low cost home ownership. The Housing Needs Survey is Annex 1 of the Plan.

Without young families the

VILLAGES NEED MORE AFFORDABLE HOUSES

For Calbournes future. We must have young families in affordable homes

WE REALLY DO NEED HOUSING FOR YOUNG PEOPLE—BUT WITHOUT DETRACTING FROM THE BEAUTY OF THE VILLAGE

Action	By Whom	When	Resource/ Funding
HD1. Provide affordable housing for local people by negotiating with landowners, IWC and Housing Associations to find suitable sites and funding.	Calbourne Parish Council, Housing Association IWC Private Individuals Rural Housing Enabler (Rural Community Council)	2005-2008	Private Public & Housing Association

CRIME PREVENTION AND POLICING

- ◆ Although crime figures show that Porchfield, Thorness and Marks Corner are very safe places in which to live; crime and fear of crime are very real causes of concern to many residents. There is a strong wish to see more police presence around the villages.
- ◆ In Calbourne, police need to monitor and enforce the parking restrictions, as irresponsible parking causes hazards.

Action	By Whom	When	Resource/ Funding
CP1. Request regular presence of police in the villages and enforcement of speed limits and illegal parking.	Calbourne Parish Council	ongoing	Hampshire Police Authority

TRANSPORT

- ◆ Existing bus services do not meet the need of residents in Porchfield in particular. A regular bus service between Porchfield and Newport is essential for residents of all age groups especially for those going to and from work, shoppers, young people visiting friends or job seeking and anyone without private transport.
- ◆ Transport between the villages and travelling to events, theatres, etc. has also been identified as a need.
- ◆ Chessell residents would prefer the bus stop to be sited nearer to the crossroads.
- ◆ The need for a bus shelter on the north side of Calbourne Road at the Sun Inn was identified.



*Village
Minibus*

*Regular bus
service for
workers !*

*Better Public
transport
Please !*

Action	By Whom	When	Resource/ Funding
T1. Establish transport needs and lobby bus companies and IWC to provide adequate public transport between Porchfield and Newport.	Calbourne Parish Council Parish Plan Group Rural Community Council	2005	Bus company IWC Grant Funding & Govt. Office for the South East
T2. Establish transport needs to provide community parish transport to enable residents to access events, theatres, etc	Calbourne Parish Council Parish Plan Group Rural Community Council	2005	IWC & Rural Community Council
T3. Ask bus companies to move the bus stop at Chessell nearer to the cross roads at Chessell.	Calbourne Parish Council	2005	Bus company
T4. Request IWC to erect a bus shelter on the north side of the road at Sun Inn, Calbourne.	Calbourne Parish Council	2005 - 2006	Bus company & IWC

HIGHWAYS, DRAINAGE AND FOOTPATHS

- ◆ The poor state of the roads and speeding traffic generated the most concern amongst residents.
- ◆ It was felt that routine general maintenance of the highways would assist in keeping dangerous potholes to a minimum.
- ◆ Regular cleaning of drains and ditch clearance should be undertaken to prevent the annual occurrence of flooding.
- ◆ In keeping with a rural area residents requested fewer traffic signs, bollards and kerbs (except for safety reasons).
- ◆ Suitable traffic calming measures need to be created.
- ◆ Porchfield and Thorness need to be included in the winter gritting programme.
- ◆ There is a major concern regarding visibility at Calbourne cross roads from Elm Lane with parked vehicles to the east and notice boards to the west and traffic on the main road not adhering to the 40mph speed limit.
- ◆ There is a need for safety measures at Chessell road junctions.
- ◆ Footpaths, particularly safe off road footways, are needed to help walkers enjoy the rural surroundings and reduce car use.
- ◆ Rights of Way across farms and open land should be clearly marked.
- ◆ Residents of Old Vicarage Lane, Newtown wish the road to be adopted by the Isle of Wight Council.
- ◆ Footpaths and the footbridge at Newtown Nature Reserve are important to be preserved and kept well maintained.



Repair/
Resurface
Roads in the
area!

Old Vicarage Lane
adopted cos unsafe to
walk or cycle up or
down



Parking on double
yellow lines for hair-
dressers & garage is
very dangerous



Deeper ditches to cope
with surface water &
water from fields

HIGHWAYS, DRAINAGE AND FOOTPATHS CONTINUED.



Action	By Whom	When	Resource/ Funding
H7. Lobby IWC to paint double white lines on B3401 westward to top of hill and from junction to Brook.	Calbourne Parish Council	2005	IWC
H8. Request IWC to turn the road from the Brook road past Chessell Pottery to B3401 into a cul-de-sac with access from (B3399). Make a physical barrier at cross road of B3401 to create a safe play area.	Calbourne Parish Council	2005-2006	IWC
H9. Request stop signs at Chessell road junctions	Calbourne Parish Council	2005	IWC
H10. Negotiate with IWC and landowners to create footpaths and cycleways to encourage safer non motor vehicle travel.	Calbourne Parish Council, private landowners IWC	2005-2007	IWC Sustrans & Private landowners
H11. Request IWC to clearly mark Rights of Way.	Calbourne Parish Council	2005	IWC
H12. Lobby IWC to adopt Old Vicarage Lane, Newtown.	Calbourne Parish Council Local residents	2005	IWC
H13. Request National Trust and IWC to preserve and maintain footpaths and the footbridge across Newtown Nature Reserve.	Calbourne Parish Council Newtown Residents Association	Ongoing	IWC/National Trust

PARKING

- ◆ Parking space is needed in Calbourne village, both for visitors to Winkle Street, and for customers and deliveries to businesses.
- ◆ Porchfield residents would like to see area outside Village Hall resurfaced and a disabled parking space to be marked and cycle racks provided.

Action	By Whom	When	Resource/ Funding
P1. Provide parking for visitors to Calbourne by negotiating with IWC and local landowners.	Calbourne Parish Council	2005-2007	IWC & Private landowners
P2. Ensure that local businesses provide adequate parking for their own customers.	Calbourne Parish Council IWC	2005	Private businesses & IWC
P3. Porchfield village hall car park to be resurfaced, a disabled parking spot and cycle racks to be provided.	Porchfield Village Hall Calbourne Parish Council	2005-2007	Porchfield Village Hall & Calbourne Parish Council



COMMERCIAL ACTIVITIES, EMPLOYMENT AND SHOPPING

- ◆ Porchfield residents want to safeguard their existing facilities but do not wish to see the expansion of commercial activity. The residents strongly objected to any further development at Thorness Bay holiday park.
- ◆ Calbourne residents also want to safeguard their existing facilities.
- ◆ There is local support in Calbourne for a craft centre, with refreshment facilities such as a café. This could provide an outlet for several local entrepreneurs.

Action	By Whom	When	Resource/ Funding
CA1. Ensure that existing facilities are maintained by supporting them.	Local people	ongoing	Local people
CA2. Encourage the provision of a craft centre suitably sited in Calbourne to support local entrepreneurs and encourage tourism.	Private individuals and support of IWC Planning	2005-2007	Private & Grant Funding

RECREATION AND LEISURE

- ◆ Provision of a full BT broadband service is needed.
- ◆ More community activities requested.
- ◆ Mobile library service needs to be re-instated.
- ◆ A place of worship is needed in Porchfield.
- ◆ Porchfield residents want to see the Village Hall refurbished.



Porchfield Village Hall



Calbourne Recreation Centre

Action	By Whom	When	Resource/ Funding
R2. Establish needs and provide more activities in village halls.	Calbourne Recreation Centre Porchfield Village Hall	2005	Volunteers
R3. Explore the need for a place of worship, possibly in Porchfield & Newtown Village Hall. Meet with interested church organisations to investigate.	Porchfield & Newtown Village Hall. Church organisations	2005	Church organisations
R4. Establish the need and request the mobile library to stop at Porchfield.	Calbourne Parish Council	2005	IWC
R7. Refurbish and improve the Village Hall.	Porchfield & Newtown Village Hall Committee Porchfield & District Partnership Calbourne Parish Council Rural Community Council Village Halls Advisor	2006 - onwards	CPC IWC Grants & DEFRA

PROVISION FOR YOUNG PEOPLE

- ◆ In Calbourne it was suggested a Youth Club should be formed and more facilities for children and young people be made available.
- ◆ The majority of residents in Porchfield were against the provision of outside sports and leisure facilities, with the exception of a small play area for children.
- ◆ A childrens play area was requested at Chessell.

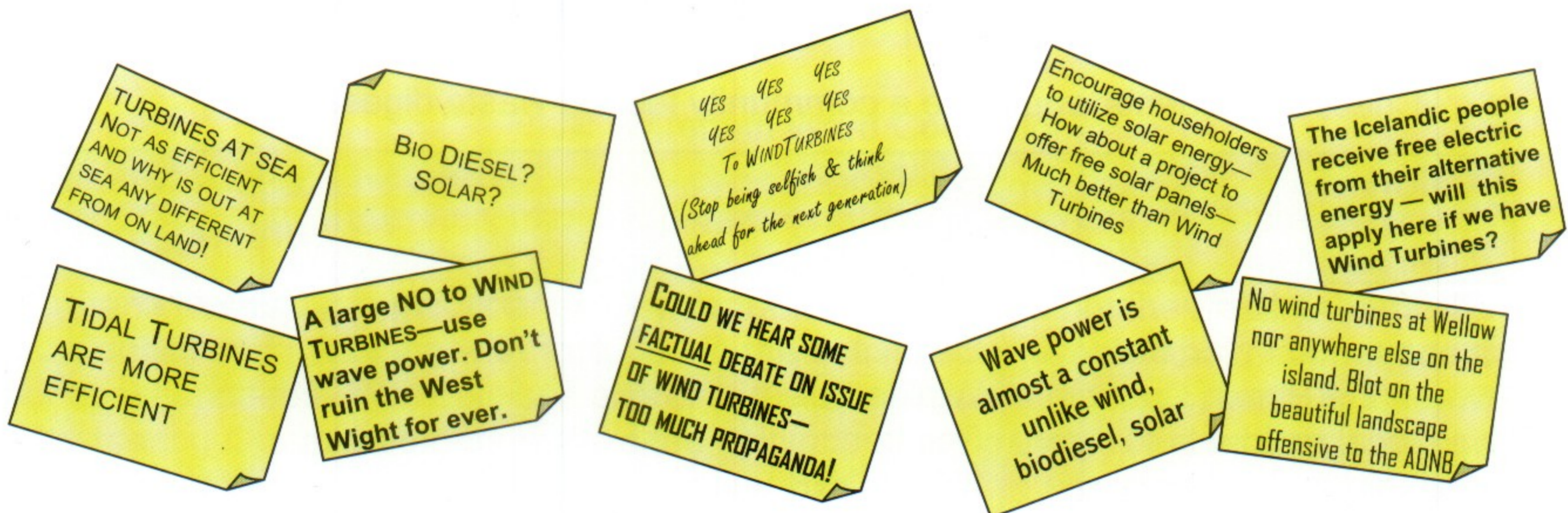


Action	By Whom	When	Resource/ Funding
YP1. Enlist volunteers to run a youth club at Calbourne.	Calbourne Recreation Centre Young people IWC Youth & Community Service	2005	Volunteers IWC Youth & Community Service
YP2. Establish the need and seek suitable site for a small play area in Porchfield.	Calbourne Parish Council.	2005	Parents IWC & Landowner
YP3. Establish site for a small children's and community play area at Chessell.	Calbourne Parish Council Local residents	2005-2006	IWC & Landowners

RENEWABLE ENERGY

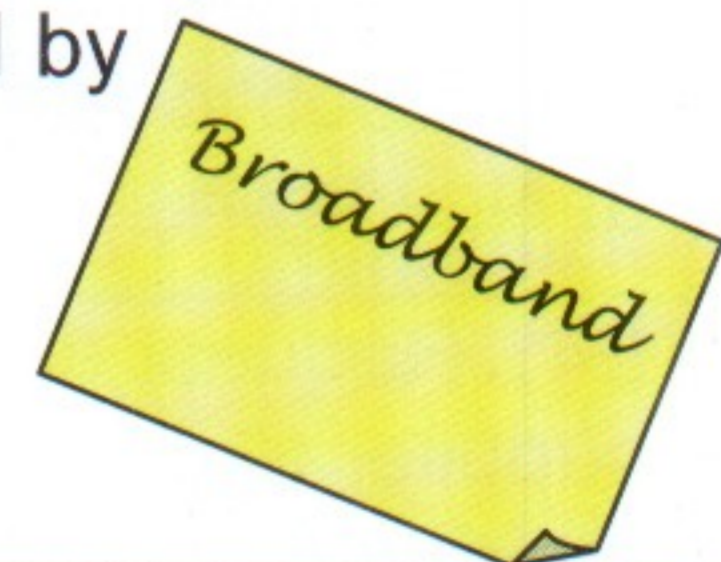
- ◆ The topic of renewable energy brought an overwhelming response against wind turbines; but positive comments were made on the conservation of energy, including solar energy, marine current turbines, biomass and biodiesel.
- ◆ Any future housing development, such as affordable housing, should make a minimal impact on energy use.

Action	By Whom	When	Resource/ Funding
Produce an information leaflet to publicise energy-saving opportunities, such as low-energy light bulbs, cavity wall insulation, solar panels, roof insulation.	Calbourne Parish Council	2005— 2006	Company sponsorship and Grants



COMMUNICATION

- ◆ Locally, a newsletter has been established to inform the whole parish on a quarterly basis. The spread of information could be improved by amalgamating civil and church parish information.
- ◆ Broadband should be made available throughout the parish in the near future.



Action	By Whom	When	Resource/ Funding
C1. Establish a newsletter covering the whole parish news including church and community.	Calbourne Parish Council Parochial Church Council	2005— 2006	CPC Churches Donations & Volunteers
C2. Lobby BT to provide broadband to the whole of the Parish	Private individuals	2005	BT Private Individuals

Get rid of unsightly telephone box altogether as requested by BT



ENVIRONMENT

- ◆ The overwhelming wish is to retain the rurality and character of the area.
- ◆ The Winkle Street environment should be enhanced, and litter and dog bins should be provided.
- ◆ The centre of Porchfield i.e. Village Hall, War Memorial and surrounds were identified for cosmetic improvements.
- ◆ The Telephone Box in Newtown was seen to be unsightly and unnecessary.
- ◆ Overhead cables should be put underground to improve the visual amenity.
- ◆ More trees need to be planted to reduce traffic noise at Chessell.
- ◆ Chessell residents would like a community fed bio-waste digester.

Action	By Whom	When	Resource/ Funding
E1. Enter into a management plan between the Parish Council and local residents to maintain and enhance the character of Winkle Street	Calbourne Parish Council Winkle Street Residents IWC AONB unit	ongoing	Volunteers
E2. Encourage a well kept centre of Porchfield.	Porchfield Village Hall/ Local landowners	ongoing	Volunteers & Private landowners
E3. Request the removal of the public telephone box at Newtown.	Calbourne Parish Council & Newtown Residents Association	2005	BT
E4. Request electricity supplier to remove overhead cables and put underground in Newtown and Chessell.	Calbourne Parish Council	2005-2006	Southern Electric
E5. Plant more native Trees along the B3401 at Chessell.	Calbourne & District Partnership	2005-2006	Volunteers & Calbourne & District Partnership
E6. Investigate the need and site of a bio waste Digester at Chessell.	Local Residents of Chessell	2005-2007	Volunteers & Local landowner

**Calbourne Parish Council
Housing Needs Survey
2003**

Calbourne Parish Council

Local Housing Needs Survey December 2003

1. Introduction

The Calbourne Parish Housing Needs Survey was carried out by the Isle of Wight Rural Housing Enabler based at the Rural Community Council.

The motivation for the survey was clearly explained in the covering letter that accompanied the questionnaires:

"We have for some time, been concerned that there is a lack of affordable housing in our parish available to either rent or buy on a shared ownership basis. This causes local people to move away in their search for an affordable home. In the long term this could have an adverse affect on our community, its services and amenities."

The role of the Rural Housing Enabler is to support and encourage an increased provision of affordable local housing in rural areas across the island. This initiative is based on the acknowledgement that many local people are excluded from the housing market in rural areas due to the escalation in house prices. In this role the Rural Community Council has carried out the survey as an independent resource for the local community.

The survey has been carried out at no financial cost to the Parish Council.

2. Purpose and Methodology

The purpose of the survey was to acquire detailed information as to the current housing situation in Calbourne and to find out about the numbers and types of households in housing need. The survey also gave the people of the parish an opportunity to express their opinions on what types of housing might be needed and make any other relevant comments.

A basic outline of a housing needs survey was put before the Rural Housing Enabler steering group and agreed as a viable survey to give an accurate representation of housing need. This group includes representatives from the Isle of Wight Council's Housing and Planning departments and five island Housing Associations. The Calbourne survey was compiled in consultation with

the Parish Plan Working group and the Parish Council and agreed by them in its final form before distribution.

The forms were hand-delivered by a team of volunteers from the Parish plan working group and the parish council to all households. The parish of Calbourne includes Porchfield, Newtown, Thorness, Marks Corner, Five Houses and Chessell. Forms were returned in pre-paid envelopes to the Rural Housing Enabler.

This is a total survey of 100% of households rather than a sample survey. The figures have not been 'grossed up' in any way so it can be assumed that the need stated is an accurate representation of the minimum need. The actual figures can be used as a guide for how many homes need to be built.

The survey form was split into two halves, the second half only being completed by those in housing need. It should be noted that a number of respondents did not complete all the questions asked in both sections.

3. Response to Survey

Of the 450 surveys distributed, 96 were returned, with a 25% population response rate. This level of response is good for a postal survey and big enough to have statistical validity.

The following is an analysis of the key features.

4. Need in the survey population

Of the 96 households responding 9 were in housing need.
The total of 9 households represents 9% of the survey population.

5. Tenure/Housing type

Of all the properties in the survey population;

- 62% are houses
- 35% bungalows
- 0% flats
- 0% bed-sits
- 0% caravan/mobile home
- 3% 'other' e.g. farm, public house

3% have lived in the parish for less than a year
23% 1-5 years
13% 6-10 years
10% 11-15 years
20% 16-25 years
31% 26+ years

From this data it can be seen that there are very few small properties, no flats or bed-sits and therefore very limited options for first time buyers looking for small properties. 61% of respondents have lived in the parish for over 10 years, which also indicates that the turnover of properties is slow.

6. Reasons for need

Of the 9 households in housing need a variety of reasons were given as to why a new home is being sought. (more than one reason was given by a number of respondents)

6 wanted to be independent from their relatives/friends but could not afford to rent or buy anywhere in the private housing market.

2 wanted a bigger home

4 wanted to live nearer work

2 wanted to be nearer family

7. What type of housing do people think is needed in the parish?

This was a multi-choice question and the analysis is based on the total number of responses. The following are percentages of what types of housing respondents thought were needed in the parish.

62% housing for young families

26% warden assisted accommodation

8% sheltered housing

38% rented accommodation

10% other - e.g. shared ownership, accommodation for single people

13 % thought there was no need for new housing

58% of respondents would not object to a housing development to meet local need.

8. The population in housing need

The households in need include a total of

- 12 25-44 yr. olds
- 2 16-24 yr. olds
- 1 0-15 yr. old

9. Local Connection

All the households in need would qualify for local needs housing and meet the local connection criteria, 8 by current residence and 1 by previous residence.

10. Registration of need

- 2 on register
- 7 not

Approximate figures given by the IWC housing department show a total of 278 applicants requesting Calbourne (not necessarily as their only choice), only 4 of these applicants are currently living in Calbourne. Therefore there are at least 2 additional local households who have a housing need in the area but have not filled out the survey.

Time scale for re-housing

- 4 now
- 4 within 3 years
- 1 has not answered this question

11. Type, size, tenure and location of housing required.

Please note, not all the questions were answered by all respondents

The survey has shown the following requirement for homes:

- 2 X 1 bed homes for single people
- 4 x 2 bed family homes (either for young couples or families already with children)
- 3 x 3 bed family homes (as above)

Of these, 8 have requested or show some potential for shared ownership or low cost home ownership.

12. Conclusions and recommendations

All of the 9 households in need would qualify for housing by local connection.

There is a requirement for a mixed development of mixed tenure. Shared ownership options should be seriously considered and some additional research done as to levels of affordability.

Longer term there is also likely to be a need for smaller, low cost homes to purchase on the open market.