

English Partnerships: Community Consultation Questionnaire Analysis

The Cane Hill Community Consultation exhibition was attended by 185 people; 110 on Friday 7th December and 75 on Saturday 8th December. A total of 124 questionnaires were received. The key results are summarised below:

1. The Cane Hill site is described as underused, historical and attractive. Respondents like its green open spaces, views and buildings, but dislike the neglect and dereliction.
2. Housing and leisure are the two preferred land uses for development on the Cane Hill site. Retail was generally considered unsuitable.
3. Over seventy percent of respondents (72 percent) wish to see development linked to the existing town centre, with walking access, a link to Lion Green Road and a link to Brighton Road / A23 noted as particularly important. Around 20 percent of participants did not respond to this question and 9 percent did not wish new development to be linked to Coulsdon town centre. When asked in which area of the site the new development should take place over half of participating respondents (52 percent) considered that development should take place next to Coulsdon town centre, compared with 33 percent who would like to see it on the original hospital site and 15 percent who think development should be spread across the site.
4. When asked to rank the following in order of priority, preservation of the green belt was rated highest, followed by regeneration of Coulsdon town centre, external visual impact, impact on movement of traffic locally, integration with existing on-site buildings and finally practicality. However, when asked openly to consider the most important considerations for the site, the effect of new development on traffic and transport was mentioned most frequently, followed by green space and community facilities.
5. Around three-quarters of respondents surveyed believe the development should contain a landmark building.
6. **Option A**, based on individual questions, is considered to help regenerate Coulsdon town centre by 64 percent of respondents, the highest scoring option on this question. Half of respondents (48 percent) feel this option enhances the green belt, again the highest score of any option. This option is considered to have a relatively low visual impact on existing residents but integrates poorly with existing buildings.
7. When asked to consider an overall preferred option, Option A received the highest number of 'greatest preference' votes (35 percent), but also the highest number of 'least preference' votes (40 percent) suggesting it is a controversial choice. It was placed third in terms of overall average preference based on the preferred option question.
8. Further comments on this option included 'too close to schools' (mentioned by 12 people) and as having a high impact on traffic (mentioned by 5 people).
9. **Option B**, based on individual questions, is considered as the second most effective option at regenerating the town centre, as noted by 50 percent of the community (20 percent disagreed). Option B is also considered to have the highest visual impact on existing residents (agreed by 43 percent, opposed to 34 percent) whilst opinion is split over whether it enhances the greenbelt (32 percent agreeing, 41 percent disagreeing). It is also considered to integrate well with existing buildings.
10. When asked to consider an overall preferred option, Option B split opinion with 32 percent of respondents rating it as their greatest preference and 30 percent rating it as their least preference. According to its average score it ranks as second out of all the options.
11. In further comments, a number of respondents (6) noted that Option B was not too intrusive.

12. **Option C**, based on individual questions, is noted by 49 percent of respondents to help regenerate Coulsdon town centre, whilst 30 percent disagreed. Almost half of respondents (47 percent) disagree that this option enhances the Greenbelt, whilst 31 percent agree. It is considered the best option at integrating with existing buildings, reported by 45 percent of respondents. A fairly high portion (40 percent) feel it has a high visual impact on existing residents, whilst 32 percent feel it does not.
13. When asked to consider an overall preferred option, Option C received the second highest number 'greatest preference' votes at 32 percent, and the least number of 'least preference' votes (10 percent) of any option. Option C is therefore the least controversial option and ranked first in an average score of overall preference. Very few additional comments were made on this option.
14. **Option D**, based on individual questions, is considered the weakest option at regenerating the town centre and the weakest option at enhancing the greenbelt. Respondents feel that this option has a low visual impact on existing residents (46 percent feel it has a low impact and 26 percent note it as having a high impact) and that it integrated reasonably well with existing buildings.
15. When asked to consider a preferred option, respondents marked Option D with the least number of 'greatest preference' votes (14 percent). Based on an average score, Option D was the least preferred option overall. 10 respondents noted that this option is 'too close to the schools'.
16. **In summary**, Option A is rated highly for its impact on the Greenbelt, ability to regenerate the town centre and for low visual impact. However, it is controversial and receives the most 'least preference' votes overall. Option D scores weakly for the majority of criteria. Options B and C receive mostly average scores although are considered less effective than Option A at responding to the greenbelt and have the highest visual impact on residents. Based on greatest overall preference, Option C scores well, with a high 'greatest preference' score and the highest average score, followed by Option B.

For a reminder on the different options please see **NEWS... Issue two November 2007** in the downloads section of the website.