

HOUSING SURVEY SUMMARY REPORT 2018

OXENHOPE

NEIGHBOUHOOD PLAN



INTRODUCTION

In 2017 a housing survey was circulated to all households in Oxenhope and shared online. This was a crucial part of the engagement process, encouraging local people to help inform the scope and content of the Neighbourhood Plan, in particular the sections relevant to housing.

The survey was jointly produced by the Neighbourhood Plan Steering Group and consultants Integreat Plus.

The aims of the survey were to establish local views and aspirations around housing, including assessing what types of new housing development people feel is most in demand and what principles should inform new development.

119 responses were received which equates to around 10% of the 1,152 households in the village (2011 census).

This summary report aims to give an overview of the survey responses, and to provide an indication of how this will help shape the Neighbourhood Plan and its policies.

EXECUTIVE SUMMARY

The most in demand house types are **affordable housing** for local people, **smaller retirement homes**, houses built to **high environmental** and **sustainability** standards, and **3-4 bed family houses**.

The biggest issues with the current stock of housing is **parking** and **traffic** related issues, low levels of **energy efficiency**, a lack of **mid-sized houses**, lack of **affordable houses** and strained local **infrastructure**.

The most desirable size of housing development is **individual homes**, **infill housing** and small schemes of up to **5 dwellings**.

The most important factor in new development is that the design is **in-keeping with the local vernacular**. The second most important is **suitable parking provision**. Third is the **location of new development** and its **impact on the local area**.

Local people feel the least important factors are **room sizes** and **overall affordability**.

The biggest concerns people had about new housing development was the **impact on traffic and parking**, **loss of green spaces** and its **negative impact on the landscape**.

Q.1

WHAT TYPE OF NEW HOUSING DOES OXENHOPE NEED?

Respondents were asked to give their perception of housing demand locally. They were presented with 10 different house types and the following choices: Need urgently, Desirable, Already have a sufficient amount, and Not needed.

Not needed received an incredibly high score, being the most popular response to 6 out of the 10 house types. These were:

Flats	(68.9%)
Residential care homes	(57.9%)
4+ Bed houses	(47%)
Houses to rent	(45.3%)
Bungalows	(37.8%)
1-2 Bed houses	(36.1%)

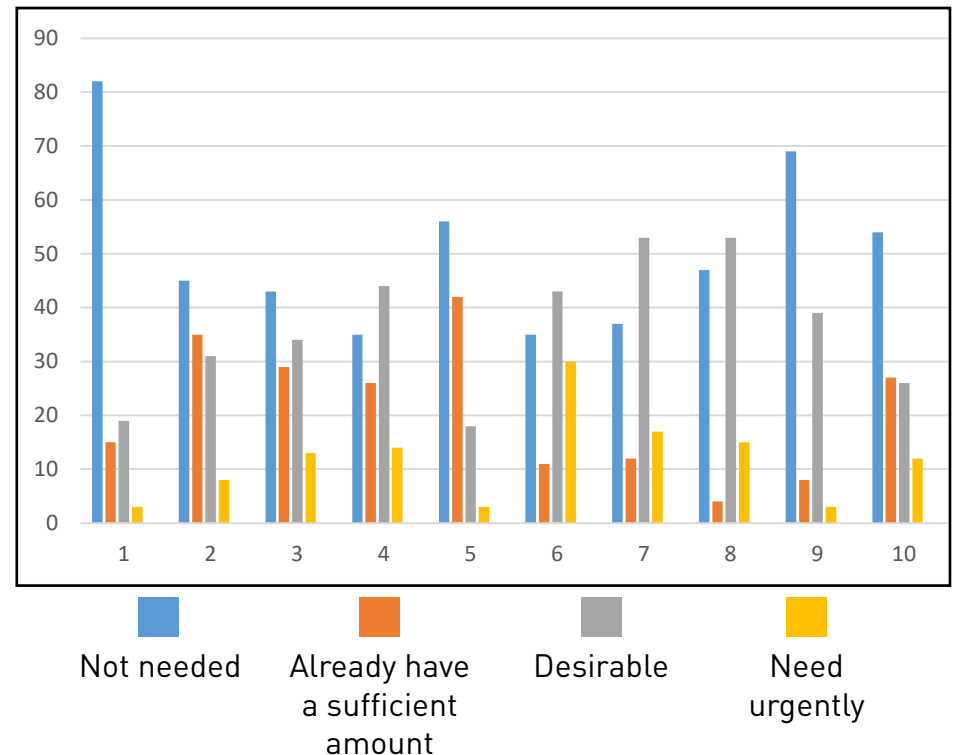
Desirable was the second most popular response with 4 out of the 10 house types. These were:

Smaller retirement houses	(44.5%)
Eco-friendly houses	(44.5%)
3-4 Bed houses	(36.9%)
Affordable housing for local people	(36.1%)

These results will help inform the Neighbourhood Plan by stating a preference for smaller retirement homes, houses built to high sustainability and building performance, 3-4 bed houses and affordable housing for local people.

It will also lead to a deeper investigation into and evidence gathering around the current levels of housing stock by type and tenure in Oxenhope.

The full results are displayed below.
This question received 119 responses.



1. Flats
2. Bungalows
3. 1-2 bed houses
4. 3-4 bed houses
5. 4+ bed houses
6. Affordable Housing for local people
7. Smaller retirement homes
8. Eco-friendly housing
9. Residential care homes
10. Houses to rent

Q.2

WHAT WOULD YOUR NEXT HOUSE MOVE IN OXENHOPE BE?

Respondents were asked to state what type of house they would be likely to move to, if they were to move and stay in Oxenhope in the near future. They were presented with the same 10 house types and the options of **Strongly agree**, **Agree**, **Disagree**, **Strongly disagree**. The purpose of this is to try and establish what types of housing may be needed locally within the life of the Plan.

The most common response to every single house type was **strongly disagree**. This could suggest that the categories of house type provided were not adequate and that people would move to another type of house not listed. It could also be that people have misinterpreted the question or are attempting to demonstrate that there is no housing demand locally for any types of housing.

The report will now look towards the categories of housing which had reasonably popular responses for **strongly agree** and **agree**.

The most popular house type with **Strongly agree** was:

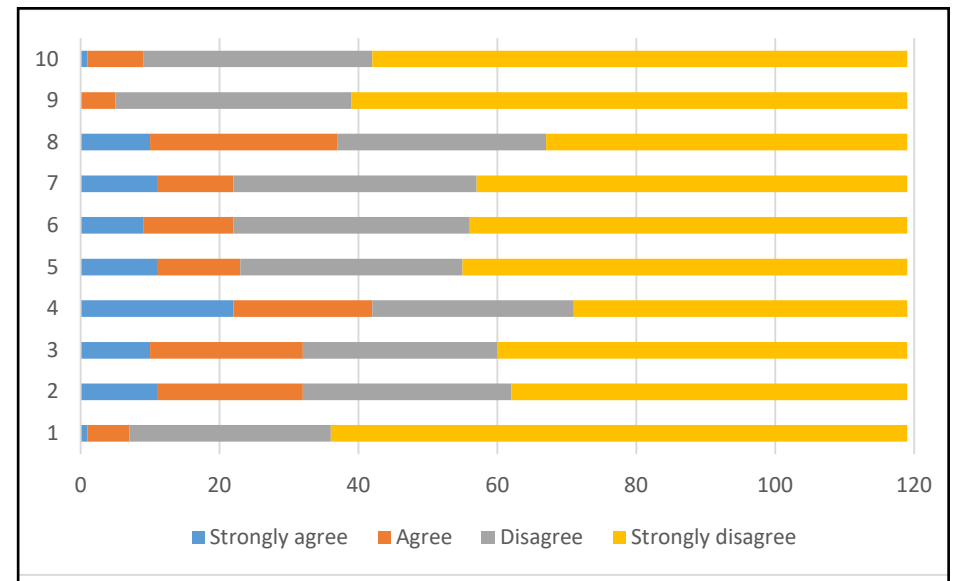
3-4 Bed houses with **18.5%**

This corresponds with what was stated in Q.1 with desirable being the most popular response for 3-4 bed houses.

The most popular responses with **Agree** were:

Eco-friendly housing	22.7%
1-2 Bed houses	18.5%
Bungalow	17.6%
3-4 Bed house	16.8%

Eco-friendly housing and smaller retirement homes also received positive responses in Q.1 with both scoring high for desirable. As Oxenhope has a population that on average is older than the district and national levels it is expected that there will be demand for house types that support the needs of an ageing population.



1. Flats
2. Bungalows
3. 1-2 bed houses
4. 3-4 bed houses
5. 4+ bed houses
6. Affordable Housing for local people
7. Smaller retirement homes
8. Eco-friendly housing
9. Residential care homes
10. Houses to rent

Q.2

WHAT WOULD YOUR NEXT HOUSE MOVE IN OXENHOPE BE?

Whilst strongly disagree and disagree received an overwhelming response rate for all house types it does not aid the process of determining what house types are needed locally.

The Neighbourhood Plan needs align with both the strategic aims and objectives of the government's NPPF and CBMDC's Local Plan. Because of this, the Plan must accept the minimum level of housing growth that is determined by the CBMDC. The policies within the Plan provide the opportunity to clearly state what type of housing should be encouraged and what local people feel there is demand for. This would ensure that new development responds to the needs of local people. The Plan cannot state there is no demand for housing. If no policies were included about what types of houses are needed, new housing developments may not align with the genuine needs of the community. This could cause issues further down the line if local housing needs are not addressed sufficiently.

The summary report will look at what house types received the highest response for **agree** and **strongly agree** to help inform what house types the Neighbourhood Plan should seek to encourage.

These are **3-4 bed houses**, **Eco-friendly houses**, **1-2 bed houses** and **Bungalows**.

Q.3

ARE THERE ANY ISSUES WITH THE EXISTING HOUSING STOCK?

This question seeks to establish if there are any issues with the current stock of housing. If issues are raised, the Plan may be able to include policies which seek to address these issues or provide guidance on how they may be overcome.

119 responses were received for this question, some people chose simply a 'no' whilst others listed several issues with the existing housing stock.

Comments that were either 'No', 'N/A' or a comment unrelated to the question were grouped together. This response received the highest tally of 66 with the majority believing there are no issues with the current stock of housing.

The biggest issue with the current stock of housing is **parking provision, traffic and congestion**. This received **19** responses.

The second biggest issue with **12** responses is the lack of housing available that is either **affordable** or accessible to people on **low incomes**.

The third biggest issue is the lack of **medium sized houses** with **3-4 bedrooms**. This received **8** responses.

Other issues include **lack of housing for older people** or **people with mobility issues**, **poor levels of energy efficiency**, and **new homes that are not in-keeping with local vernacular**. These received 3, 3 and 5 responses respectively.

These issues will be noted and will feature in the policies and guidance within the Plan.

Q.4

DO YOU KNOW OF ANY SITES THAT WOULD BE SUITABLE FOR NEW HOUSING?

This question aims to utilise local knowledge to understand if there are any areas which could accommodate new housing.

119 people responded to this question. The most common response was 'No' or 'N/A' with 86 responses.

The other most popular responses were:

Shaw Lane **(5)**

Brownfield development first **(4)**

Land off Moorhouse Lane **(4)**

Land off Marsh Lane **(4)**

There are several land allocations for new housing which are proximate to some of the responses given for this question.

As the number of responses for each site are relatively low, the summary report will seek to gain the community's preference for which out of the allocated sites should be nominated to be developed as priority. This will be included in the informal consultation that will happen prior to the regulation 14 consultation.

Q.5

ARE THERE ANY SITES THAT SHOULD BE PROTECTED FROM NEW HOUSING?

This question seeks to establish if there are any sites which the community highly value and would like to see protected from new housing development, if possible.

119 people responded to this question. The joint most popular response was 'No' / 'N/A' with 32 and '**any site within the Green Belt**' also with 32.

Other popular responses were:

Green spaces, parks and community/village greens **(19)**

Any site that currently acts as a buffer between settlements that would cause them to coalesce **(14)**

Any site in Leeming that would cause visual harm **(14)**

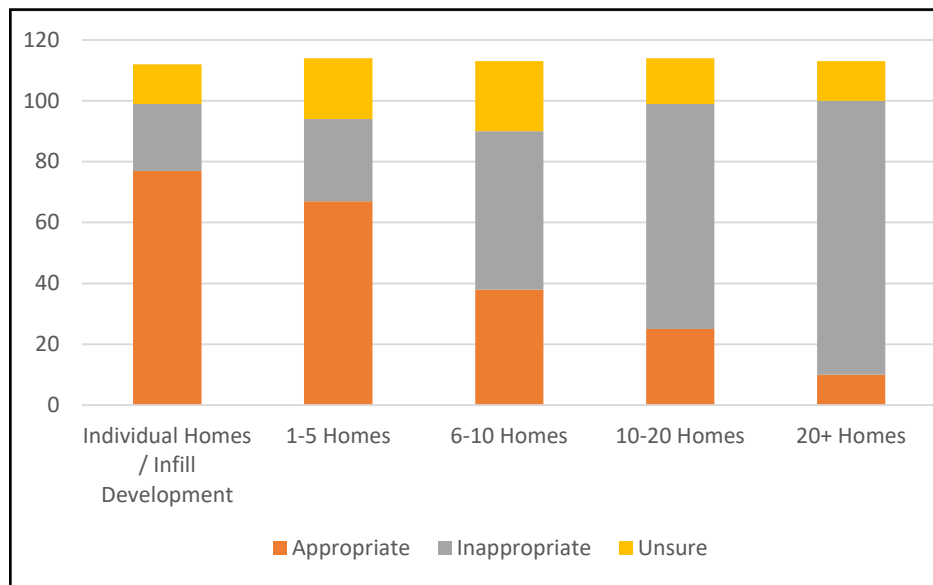
Following these comments, where necessary, the Neighbourhood Plan will seek to protect the areas highlighted above. In many cases they will already have some form of designation preventing their development, however the Plan can look at ways of adding detail to existing national and Local Plan policies.

Q.6

WHAT SIZE OF HOUSING DEVELOPMENT DO YOU THINK IS MOST APPROPRIATE FOR OXENHOPE?

Respondents were asked to give their views on the size of developments that they think is most appropriate for Oxenhope.

As shown below most people think that individual homes and infill development is the most appropriate, followed by sites of between 1-5 homes. Schemes with 6-10, 10-20 and 20+ houses are considered inappropriate by most of the respondents.



The summary report notes that there is a preference to infilling, where appropriate, and small sites over medium and large sites.

It would be difficult however to meet the housing target of around 100 houses with just infill housing and small sites of 1-5 houses.

Q.7-16

WHAT DO YOU CONSIDER TO BE THE MOST IMPORTANT FACTORS IN NEW HOUSING DEVELOPMENT?

Respondents were asked to rate certain criteria between 0 and 10. 0 being not at all important and 10 being very important. The aim of this was to establish what people feel are the most important characteristics in new housing developments. The scores for each were added up and divided by 199, the number of respondents, to create the average. The results are as follows:

Most important

- 8.6 Design in keeping with / reflects / respects Oxenhope
- 8.4 Parking provision
- 8.3 Location of the new development
- 8.2 Design in general
- 8 Flood mitigation

Important

- 7.6 Energy efficiency
- 7.3 Environmental sustainability
- 7.2 Garden and green space

Less important

- 6.5 Affordability
- 6.1 Room sizes

The results have been grouped into three categories depending on their score. The most important being **design, parking provision, location** of new development and **flood mitigation**.

Also important, but slightly less so are, **energy efficiency, environmental sustainability** and **garden and green space**.

Following these responses the report suggests the Neighbourhood Plan seeks to encourage **high quality design** that **responds** to and **reinforces** the **distinctive local character**.

It will also provide policies which seek to create better **parking provision** and to address issues of **congestion** and **traffic** in the village.

The Plan will include policies and guidance around **flood mitigation**, green and blue infrastructure.

A higher level of **energy efficiency** and **environmental sustainability** will be sought, either through policy and / or guidance and reasonable provision of **green space** and **gardens** will be sought.

Despite **affordable housing** and **housing which is accessible to people on low incomes** being popular in previous questions it is considered less important in this question.

Room sizes are considered to be the least important factor in new development. A recent study by RIBA noted that Yorkshire has the smallest average houses sizes in England. England also has one of the smallest average house sizes in Europe.

Q.17-24

WHAT CONCERNS YOU ABOUT NEW HOUSING DEVELOPMENT?

Again, respondents were asked to mark out of 10 how concerned they were about certain aspects of new housing development. 0 being not concerned at all and 10 being very concerned.

Again the results were grouped according to their score. They are as follows:

Most concerning

- 8.8 Congestion / parking issues
- 8.4 Loss of green space
- 8.4 Negative impact on landscape

Concerning

- 8.1 Design not in keeping with village
- 7.8 Right type of housing needed
- 7.6 Flooding
- 7.5 Impact / strain on local services / amenities

Least concerning

- 6.6 Affordability

In-line with many responses throughout this survey, the biggest concern about new housing is its impact on **parking** and **congestion**. Followed by the **loss of green spaces** and its **negative impact on the landscape**.

Design that is not in keeping with the village is considered concerning, as is the **type of housing** to be built, the **impact on flooding** and the **additional strain on local services and infrastructure**.

The results of this question will help to shape the content of the Plan as outlined below.

Parking and **congestion** will be included in the Plan as will the **loss of green spaces**.

Policies and guidance will be developed which seek to reduce the **negative impact** new housing development will have on the **landscape**.

Design and **flooding**, as previously mentioned will be included in the Plan.

The right **type of housing** need will be included. This report will provide suggestions and encourage the development of certain types of houses to meet local needs. Additional data may need to be sourced to justify the house types or simply the Plan may try to encourage a mix of house types, including certain types such as medium sized family houses and smaller retirement homes.

The Plan will seek to **protect** and where possible **enhance** the level of **local services and amenities**.

Q.26

DO YOU HAVE ANY ADDITIONAL COMMENTS?

This question aims to give respondents an opportunity to make any other points that have not been covered in the survey.

'No' / 'N/A' and comments that did not relate to the survey or were inappropriate were grouped together. This totalled 67.

The other most popular responses were:

We do not need more housing	(11)
Traffic and parking issues	(7)
Lack of school places	(5)
Village is losing its character	(4)
Affordable housing is needed	(4)

With the exception of 'we do not need more houses' the other most popular responses to this question will be fed into the emerging Neighbourhood Plan. Most of them have been stated throughout this survey in other sections.

SUMMARY

The results of this survey will now help inform the emerging Neighbourhood Plan.

Despite clear opposition for new housing from many respondents there are still useful pieces of information that can be extracted from this survey.

The most in demand house types are **affordable housing** for local people, **smaller retirement homes**, houses built to **high environmental** and **sustainability** standards, and **3-4 bed family houses**.

The biggest issues with the current stock of housing is **parking** and **traffic** related issues, low levels of **energy efficiency**, a lack of **mid-sized houses**, lack of **affordable houses** and strained local **infrastructure**.

The most desirable size of housing development is **individual homes**, **infill housing** and small schemes of up to **5 dwellings**.

The most important factor in new development is that the design is **in-keeping with the local vernacular**. The second most important is **suitable parking provision**. Third is the **location of new development** and its **impact on the local area**.

Local people feel the least important factors are **room sizes** and **overall affordability**.

The biggest concerns people had about new housing development was the **impact on traffic and parking**, **loss of green spaces** and its **negative impact on the landscape**.