



**Blewbury
Neighbourhood
Development
Plan**

Appendix B: Housing Needs Survey

This appendix consists of two parts. The first part presents full details of all the fixed-format questions asked together with the replies for each question, based on the 467 returned questionnaires. The second part is a summary of the free-form answers to the two open-ended questions: Q26 (258 responses) and Q30 (220 responses).



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Blewbury Housing Needs Survey 2014

Marked Up Questionnaire

Total number of responses = 467

Counting on your opinions

In completing this questionnaire you should try to answer on behalf of your household - do include your family members, lodgers or other residents and ask for their views on individual questions if applicable. You'll also find a separate section to complete if you or someone in your household is likely to need a new home in Blewbury within the foreseeable future.

All of your answers will be treated as strictly confidential and there is no need to supply your name. The report we produce will not contain information that can be traced back to any one individual or household.

While we would like you to answer all questions, some can be skipped if you would prefer. Everything you tell us will help to ensure local views are accurately recorded for the purpose of the Blewbury Neighbourhood Plan.

Part One

Firstly, some questions about your household - your answers will help to build a picture of the types of housing in Blewbury and who is living here.

Q1 Do you currently live in Blewbury? (Please tick one box only).
Yes 461 (100%) No..... 0 (0%)

Q2 Are you the head or joint-head of the household? (Please tick one box only).
Yes 457 (100%) No..... 1 (0%)

Please note that this survey is intended only for people that are the head or joint-head of the household and who currently live in Blewbury. If this doesn't apply to you then please pass this questionnaire to the head or joint-head of the household that resides at the address the survey was delivered to.

Q3 How long have you / your household lived in Blewbury? Please choose the category that best fits. (Please tick one box only).
One year or less..... 32 (7%) Between eight and ten years 41 (9%)
Between two and four years..... 60 (13%) Eleven or more years..... 289 (63%)
Between five and seven years..... 39 (8%)

Q4 How many people are there in your household, that is, all people that permanently reside at this address in Blewbury? (Please tick one box only).
One 131 (28%) Three 54 (12%) Five..... 23 (5%) Seven..... 0 (0%)
Two 185 (40%) Four 60 (13%) Six 7 (2%) Eight or more 0 (0%)

Q5 Which of the following best describes the tenure of your home? (Please tick one box only).

Owner-occupied (paying mortgage)	143 (31%)
Owner-occupied (no mortgage)	247 (54%)
Shared ownership (i.e. part rented from Housing Association).....	3 (1%)
Living rent free	2 (0%)
Privately rented.....	20 (4%)
Housing Association / Council rented.....	38 (8%)
Tied to employment	2 (0%)

Q6 Which of the following best describes the type of property you live in? (Please tick one box only).

Detached house of more than one storey	162 (35%)
Semi-detached house of more than one storey	96 (21%)
Terraced house of more than one storey	48 (10%)
Flat / maisonette / bedsit	8 (2%)
Detached bungalow	60 (13%)
Semi-detached bungalow.....	18 (4%)
Terraced bungalow	39 (8%)
Caravan / mobile home / park home.....	25 (5%)
Other.....	4 (1%)

Q7 How many bedrooms are in your current home? (Please tick one box only).

Bedsit.....	2 (0%)	Two bedrooms	104 (23%)	Four bedrooms .	110 (24%)
One bedroom	32 (7%)	Three bedrooms .	160 (35%)	Five or more	52 (11%)

Q8 Which of the following age categories do you yourself belong to? (Please tick one box only).

16 - 24.....	4 (1%)	45 - 64	170 (37%)	75 - 84	85 (19%)
25 - 44.....	72 (16%)	65 - 74	107 (23%)	85+	21 (5%)

Q9 How many children aged under 16 live in your household? (Please tick one box only).

None	348 (77%)	Two	42 (9%)	Four.....	0 (0%)
One	52 (11%)	Three.....	11 (2%)	Five or more	0 (0%)

Q10 Which activity best describes what people aged over 16 living in your household are doing at present? (Please tick one box per column for each person aged over 16).

In full time employment	In part time employment	Self employed	Training scheme	Permanently sick/disabled	Home-maker	Retired	Student living at home full time	Student living at home for part of the year
238 (29%)	97 (12%)	86 (11%)	1 (0%)	16 (2%)	44 (5%)	266 (33%)	33 (4%)	28 (3%)

Q11 How many motorised vehicles in total are owned by all the people living at your address? (Please tick one appropriate box only).

1.....	173 (40%)	3	44 (10%)	5	4 (1%)
2.....	194 (45%)	4	10 (2%)	6 or more.....	6 (1%)

Your answers to the following four questions will help to assess housing affordability in Blewbury - and, as a reminder, this survey is entirely confidential and anonymous. The data will be entered and processed by an independent third party in accordance with Market Research Society (MRS) guidelines.

Q12 If you own your home in Blewbury, what is its approximate current value? (Skip if does not apply).

Less than £100,000	11 (3%)	£250,001 - £300,000.....	41 (11%)
£100,000 - £150,000	24 (6%)	£300,001 - £400,000.....	73 (20%)
£150,001 - £200,000	15 (4%)	£400,001 - £600,000.....	82 (22%)
£200,001 - £250,000	24 (6%)	More than £600,000	104 (28%)

Q13 How much rent / mortgage does your household pay for this home in Blewbury per calendar month? (Please write how much in the box or skip if does not apply).

Less than £400	28 (18%)	£801 - £1,000	29 (18%)
£401 - £600	33 (21%)	More than £1,000.....	41 (26%)
£601 - £800	26 (17%)		

Q14 What is the total annual income of your household, before tax but not including benefits? (Please write the amount in the box).

Less than £15,000	38 (13%)	£55,001 - £65,000.....	19 (7%)
£15,001 - £25,000	34 (12%)	£65,001 - £75,000.....	29 (10%)
£25,001 - £35,000	31 (11%)	£75,001 - £100,000.....	34 (12%)
£35,001 - £45,000	31 (11%)	More than £100,000	42 (15%)
£45,001 - £55,000	26 (9%)		

Q15 Are you, or is someone in your household, on the Vale of White Horse District Housing Register? (Please tick one box only).

Yes - me	34 (8%)	Yes - someone in my household	12 (3%)	No.....	376 (89%)
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Part Two

Below are some questions about your household's housing needs - your answers will help to identify priorities for housing in Blewbury.

Q16 How likely are you to move home in the foreseeable future? (Please tick one box only).

	Very likely	Quite likely	Not very likely	Not at all likely	Don't know / Not Applicable
I am likely to move	25 (6%)	60 (13%)	128 (28%)	203 (45%)	37 (8%)
Someone else in my household, but not me, is likely to move	22 (10%)	33 (14%)	29 (13%)	85 (37%)	61 (27%)

Q17 How many people in your household are likely to need a new or different home now or in the next five years? (Please tick one box only).

None	303 (69%)	Two	45 (10%)	Four.....	5 (1%)
One	64 (15%)	Three	14 (3%)	Five or more	7 (2%)

Q18 If you or someone in your household intend to move in the foreseeable future, is this likely to be... (Please tick one box only, skip if question does not apply).

Within Blewbury..... 69 (40%) Outside Blewbury 102 (60%)
 If outside Blewbury, please state where: 55 mentions

Q19 If you or someone in your household wish to move but cannot, which if any of the following reasons are preventing this? You can skip this question if no one intends to move. (Please tick all boxes that apply).

Unable to afford to buy housing 46 (58%) Family reasons 7 (9%)
 Unable to afford to rent housing 19 (24%) Lack of social housing..... 11 (14%)
 Lack of education choices where I wish to move..... 0 (0%) Lack of private rented properties 4 (5%)
 Lack of suitable housing to meet needs 29 (37%) Other reasons..... 10 (13%)
 Unable to afford the costs of moving..... 10 (13%)
 If other reasons, please state these here: 8 comments

Q20 Has anyone previously in your household moved away from Blewbury in the last five years? (Please tick one box only).

Yes 58 (14%) No (Go to Q25)..... 367 (86%)

Q21 If yes, people in your household have moved away from Blewbury in the last five years, please indicate how many have done so. (Please tick one box only).

One person..... 29 (51%) Three people 3 (5%) Five people 1 (2%)
 Two people..... 21 (37%) Four people..... 3 (5%)

Q22 How long ago did each person leave? (Please tick one box, per column, as appropriate).

Left in the last year	Left between 1 and 2 years ago	Left between 2 and 3 years ago	Left between 3 and 4 years ago	Left between 4 and 5 years ago
16 (17%)	17 (18%)	15 (16%)	19 (20%)	28 (29%)

Q23 Why did each person leave? (Please tick as many boxes, per column, as appropriate).

Employment	Further or higher education	Lack of affordable housing to buy	Lack of affordable housing to rent	Lack of suitable housing	Family reasons	Other
32 (34%)	19 (20%)	7 (7%)	10 (11%)	0 (0%)	12 (13%)	14 (15%)

Q24 Of those people previously in your household that have moved away in the last five years, how many would consider returning to Blewbury if there was suitable housing available? (Please tick one box only).

None 34 (58%) Two 7 (12%) Four 1 (2%)
 One 14 (24%) Three..... 2 (3%) Five or more 1 (2%)

Q25 Thinking about people who need housing and have genuine links to Blewbury, how likely are you to be in principle in favour of...? (Please tick one box on each row).

	Very likely	Quite likely	Not very likely	Not at all likely	Don't know
New housing to buy	96 (25%)	138 (36%)	61 (16%)	72 (19%)	19 (5%)
New housing to rent at market rates	67 (18%)	116 (31%)	67 (18%)	99 (27%)	23 (6%)
New affordable rented housing provided by a Housing Association	96 (25%)	112 (29%)	59 (16%)	96 (25%)	17 (4%)
A new mixed development of market housing and affordable rented housing	81 (21%)	114 (30%)	56 (15%)	111 (29%)	21 (5%)
New shared ownership housing	78 (21%)	100 (27%)	54 (14%)	106 (28%)	38 (10%)
New housing for over 55s	89 (23%)	107 (28%)	74 (19%)	86 (23%)	26 (7%)
New sheltered housing for older people (assisted living)	110 (29%)	135 (35%)	44 (11%)	71 (18%)	24 (6%)

Q26 Please write your thoughts on your responses to the above question, together with any other comments on housing needs in Blewbury now and in the future, in the box below.

250 comments

Part Three

Now some more general questions about facilities and services in Blewbury - your answers will help to identify priorities for the Neighbourhood Plan. Do involve other family members in answering these if you can.

Q27 How strongly do you agree with each of the following statements about Blewbury? (Please tick one box on each line).

	Agree strongly	Agree somewhat	Neither agree nor disagree	Disagree somewhat	Disagree strongly	Don't know
I value the sense of community in the village	333 (74%)	84 (19%)	24 (5%)	2 (0%)	5 (1%)	3 (1%)
Blewbury has a socially mixed community	175 (39%)	159 (36%)	57 (13%)	40 (9%)	5 (1%)	9 (2%)
We have a good choice of shops and services	24 (5%)	69 (15%)	49 (11%)	149 (33%)	154 (34%)	2 (0%)
I like that there isn't street lighting in Blewbury	278 (61%)	45 (10%)	47 (10%)	30 (7%)	49 (11%)	5 (1%)
The waterways and footpaths make the village distinctive	384 (85%)	52 (12%)	10 (2%)	3 (1%)	1 (0%)	2 (0%)
The green spaces inside the village are important to me	400 (88%)	34 (7%)	14 (3%)	3 (1%)	0 (0%)	3 (1%)
The landscape immediately surrounding the village is important to me	386 (85%)	44 (10%)	19 (4%)	2 (0%)	1 (0%)	2 (0%)

Q28 How strongly do you agree with each of the following statements about village infrastructure? (Please tick one box on each line).

	Agree strongly	Agree somewhat	Neither agree nor disagree	Disagree somewhat	Disagree strongly	Don't know
Improvement to drainage / sewer infrastructure is a top priority	274 (61%)	87 (19%)	62 (14%)	10 (2%)	0 (0%)	15 (3%)
More parking or sites for vehicle parking are required	146 (33%)	124 (28%)	96 (22%)	42 (9%)	28 (6%)	7 (2%)
Bus services need to be improved / increased	109 (24%)	147 (33%)	135 (30%)	18 (4%)	7 (2%)	32 (7%)

Q29 How strongly do you agree with each of the following statements about where any new housing might be located? (Please tick one box on each line).

	Agree strongly	Agree somewhat	Neither agree nor disagree	Disagree somewhat	Disagree strongly	Don't know
Any new housing should be on sites around the edges of the village	114 (26%)	128 (29%)	66 (15%)	36 (8%)	88 (20%)	8 (2%)
Any new housing should be on sites inside the village	26 (6%)	73 (17%)	73 (17%)	64 (15%)	177 (42%)	8 (2%)

Q30 Please write in any additional ideas, suggestions or concerns you want to raise below:-

221 comments

Part Four

The following section is only for households that are likely to need a new or different home in Blewbury. This could be for the whole household, or for one or more individual members that need their own home in Blewbury. If this section does not apply to you or anyone in your household, please answer 'No' to the first question and then skip to the end.

Q31 Are you, or is someone in your household, likely to need to move to a new or different home in Blewbury in the foreseeable future? (Please tick one box only).

Yes 83 (20%) No (tick and skip to end)..... 331 (80%)

Q32 What type of home would you or a member of your household need? (Please tick all boxes that apply).

Detached House.....	40 (48%)	Detached bungalow.....	19 (23%)
Semi-detached house.....	35 (42%)	Semi-detached bungalow.....	17 (20%)
Terraced house.....	26 (31%)	Terraced bungalow.....	5 (6%)
Flat.....	12 (14%)	Sheltered housing for older people	16 (19%)

Q33 What sort of tenure is likely to apply to this new or different house? You can choose more than one option if you are unsure. (Please tick all that apply).

Owner-occupied (paying mortgage)	42 (51%)
Owner-occupied (no mortgage)	33 (40%)
Shared ownership (e.g. part rented from Housing Association).....	19 (23%)
Living rent free	1 (1%)
Privately rented.....	10 (12%)
Housing Association / Council rented.....	16 (20%)
Tied to employment	1 (1%)

Q34 How many bedrooms would the new home need to have? (Please tick one box only).

One	7 (8%)	Three.....	32 (39%)	Five or more.....	5 (6%)
Two	31 (37%)	Four.....	8 (10%)		

- Q35 How many people would live in this new or different home in Blewbury? (Please tick one box only).**
- | | | | | | |
|------------|----------|------------|----------|---------------------|--------|
| One | 20 (24%) | Four..... | 13 (16%) | Seven..... | 0 (0%) |
| Two | 35 (42%) | Five | 5 (6%) | Eight or more | 1 (1%) |
| Three..... | 9 (11%) | Six | 0 (0%) | | |
- Q36 Please indicate the age group of each person who would live in the property. (Including carers if support would be needed to live independently). (Please tick one box per column, per person as appropriate).**
- | | | | | | |
|---------------------------------|--------------------|------------------------|------------------------|------------------------|------------------|
| Aged from birth to 15 years old | Aged between 16-24 | Aged between 25 and 44 | Aged between 45 and 64 | Aged between 65 and 74 | Aged 75 and over |
| 43 (23%) | 26 (14%) | 55 (29%) | 24 (13%) | 28 (15%) | 14 (7%) |
- Q37 Why would this new or different home be needed? (Please tick all that apply).**
- | | | | |
|-------------------------------------|----------|----------------------------------|----------|
| Change in family circumstances..... | 11 (14%) | To be near work..... | 5 (7%) |
| Need a bigger home | 22 (29%) | Unable to afford a mortgage..... | 5 (7%) |
| Need a smaller home | 17 (22%) | Unable to afford rent | 1 (1%) |
| Special access needs | 4 (5%) | Want to start a first home..... | 20 (26%) |
| Tenure is insecure | 4 (5%) | Other reasons..... | 9 (12%) |
| To be near family..... | 11 (14%) | | |
- If other reasons please state these here: 8 mentions
- Q38 Would you, or the people in your household looking to move, prefer to live in a brand new or an existing property in Blewbury? (Please tick one box only).**
- | | | | | | |
|--------------------|----------|--------------------|----------|--------------------|----------|
| Brand new property | 13 (16%) | Existing property. | 24 (30%) | No preference..... | 44 (54%) |
|--------------------|----------|--------------------|----------|--------------------|----------|
- Q39 Are there any special circumstances that might affect the type of housing that you or a member of your household would need? (Please tick all that apply).**
- | | | | |
|---|----------|-------------------------------|---------|
| No - none in particular | 66 (83%) | Need for supported housing... | 8 (10%) |
| Limited mobility / need for accessibility | 5 (6%) | Other special factors..... | 1 (1%) |
- If other special factors, please state these here: 0 comments
- Q40 Please indicate how much you, or the member(s) of your household looking to move, could likely afford to pay per month, either in rent or as a mortgage payment? (This information is strictly confidential and anonymous, please tick one box only).**
- | | | | | | |
|--------------------|----------|-------------------|----------|------------------|--------|
| £0 - £250..... | 4 (6%) | £1,001 - £1,500.. | 12 (18%) | More than £2,500 | 2 (3%) |
| £250 - £500 | 20 (31%) | £1,501 - £2,000.. | 4 (6%) | | |
| £501 - £1,000..... | 20 (31%) | £2,001 - £2,500.. | 3 (5%) | | |
- Q41 If you, or those in your household looking to move, might be interested in a shared ownership property (part owned by a Housing Association), how much could you afford to put down as a deposit? You can skip this question if you are unlikely to be interested in a shared ownership property (your response is strictly confidential and anonymous, please tick one box only).**
- | | | | |
|------------------------|----------|-------------------------|----------|
| Less than £5,000 | 11 (34%) | £10,001 - £20,000..... | 6 (19%) |
| £5,000 - £10,000 | 5 (16%) | More than £20,000 | 10 (31%) |

Thank you for taking the time to complete this survey. A volunteer will collect the questionnaire in a sealed envelope from your house directly, or you can take it to the counter at Blewbury Post Office if you would prefer.



Blewbury Neighbourhood Development Plan

Housing Needs Survey: Free-form comments

This is a summary of open-ended comments made in response to questions in the survey. There were **467 forms returned in total**.

It is not easy to summarise the hundreds of comments made in a quantitative way. They ranged from very brief comments to short essays, but we'll try to give a flavour because the comments add a lot to the fixed-format questions.

Q19a – If someone in your household wishes to move but cannot, which of any of the following reasons are preventing this. Responses stating 'other' (non-listed) reasons included:

- Buying in a nearby village because no houses in Blewbury are affordable and suitable
- Need an affordable bungalow in Blewbury due to illness
- Lack of suitable downsizing options
- Family housing in Blewbury not affordable on average income

Q26 – Please write your thoughts on your responses together with any other comments on housing needs in Blewbury now and in the future.

There were **258 responses to this question**. The main themes were:

- Affordability – to upsize/downsize, and for young people and families/young returners to the village
- Concerns about village infrastructure
- No large developments
- Modest developments of 2–3 bedrooms in small clusters, sympathetic to the scale and character of the village, and opposition to larger new-builds
- Mixed developments
- No further development at all
- Infill versus non-infill? – balance of views, but favouring non-infill
- Blewbury returners versus non Blewburyians? – balance of views
- Mixed demographic
- Elderly/nursing care

Q30 – Please write in any additional ideas, suggestions or concerns you want to raise.

There were **220 responses to this question**.

A very significant proportion of residents are concerned about the **village infrastructure**. Sewerage and drainage are very frequently mentioned, as well as public transport, proximity to school (primary and pre-school), shopping and medical facilities. Other utilities (water, internet) and poorly maintained roads were also mentioned by some as being of concern.

Many are worried that any **large-scale development** (such as the proposal for land west of Woodway Road) would overwhelm the already stretched infrastructure, and question the wisdom of locating development in an area with poor infrastructure.

A notable portion, approximately 10–15%, said explicitly that they are **opposed to any further development at all** in the village.

There is nearly universal and strongly expressed **opposition to any development to the south of the A417**, and many mentioned the proposal for land west of Woodway Road in

particular (there was just one comment in support of this proposal). The scale and location are broadly considered to be completely inappropriate.

Limited support for **infill development** was expressed, but often with the caveats that (a) any particular site must be appropriate as existing green spaces within the village are highly valued, and (b) cramming too many houses into small plots is unacceptable (several comments mentioned the Dallas site on Westbrook Street as an example).

Where expressed, support for housing tends to favour **small-scale sites on the edge of the village**. Some suggest explicitly that housing should be spread over **several** smaller sites rather than one big site. The strongest support for such development is to the north. Some residents, but fewer, consider that development to the west could be appropriate. Relatively few mention east of the village as being suitable.

The need for **affordable housing** is mentioned very frequently, both on its own and in a variety of contexts.

Many comments favour **smaller houses** rather than large ones. Some mention the need for these to be well designed, with adequate storage space and parking areas.

Support for new housing is often in the context of people with a **local connection**, though there is also opposition to this requirement.

Housing suitable for the **elderly** (some of it sheltered) is desired.

A significant minority mention that **new development should be well considered** and relate well to the existing character of the village. For example, relatively low density, more traditional materials, less hardstanding. Development should not have an 'urban' feel. Bridus Mead and Grahame Close are mentioned as positive examples of the types of development that would be appropriate.

The **landscape character** of the village is considered to be of very high importance – particularly the relationship to the downs and Blewburton Hill.

There is concern about **garage/shop** – the poor range of goods and whether it will stay open.

Increasing traffic, especially if there are large developments, is a concern. On-street parking is also a problem in some places.

The **sense of community** within Blewbury is highly valued, and many are very protective of this. Therefore, it is important for any new developments to be integrated into the village so that they form part of the wider community.