

# **Norton St Philip Parish Council 2023 Housing Survey Report**

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In December 2022 Norton St Philip Parish Council decided to undertake a fresh Housing Survey in the village. The previous survey was taken in early 2018. The purpose of that Survey was to inform the draft Neighbourhood Plan by identifying the housing needs and wishes of the village community over the following 5 years. As 5 years has elapsed since then, the PC considered that an up to date Survey would be important in establishing whether the Policies contained in the draft Neighbourhood Plan remained supported by evidence.

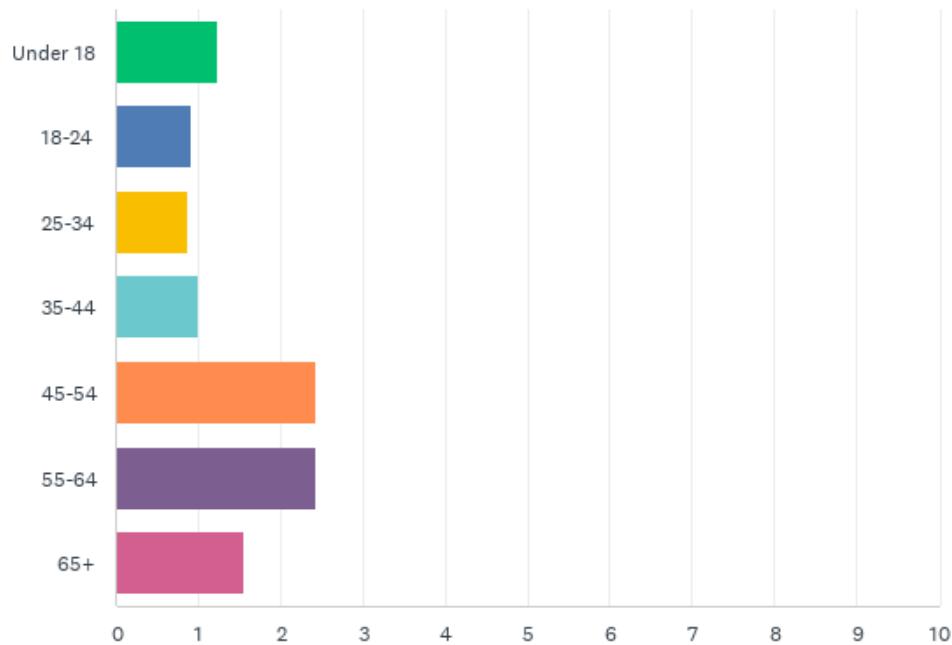
All 420 dwellings within the village settlement boundary were delivered a Notice of the Survey which is shown below. An email was sent to those on the PC and Neighbourhood Plan mailing lists (approx 250 residents). The PC website and village Facebook groups posted the Notice and links to the survey were placed in the Parish magazine. The option to request a hard copy was taken up by 6 households with 180 households completing the identical online version. The survey was limited to one response per household.

186 households completed the survey; 15 more than in 2018. Both the 2018 and 2023 surveys had an exceptionally high response rate of approx 45% of village households. The 186 households represented 542 residents—approx 60% of the village population.

The PC would like to thank all those who took part for their time. 90 households added their thoughts on housing issues in the parish; these are shown in full in this report.

The results of the survey are given below, question by question.

## Q1 How many people are living in your home in the following age brackets?

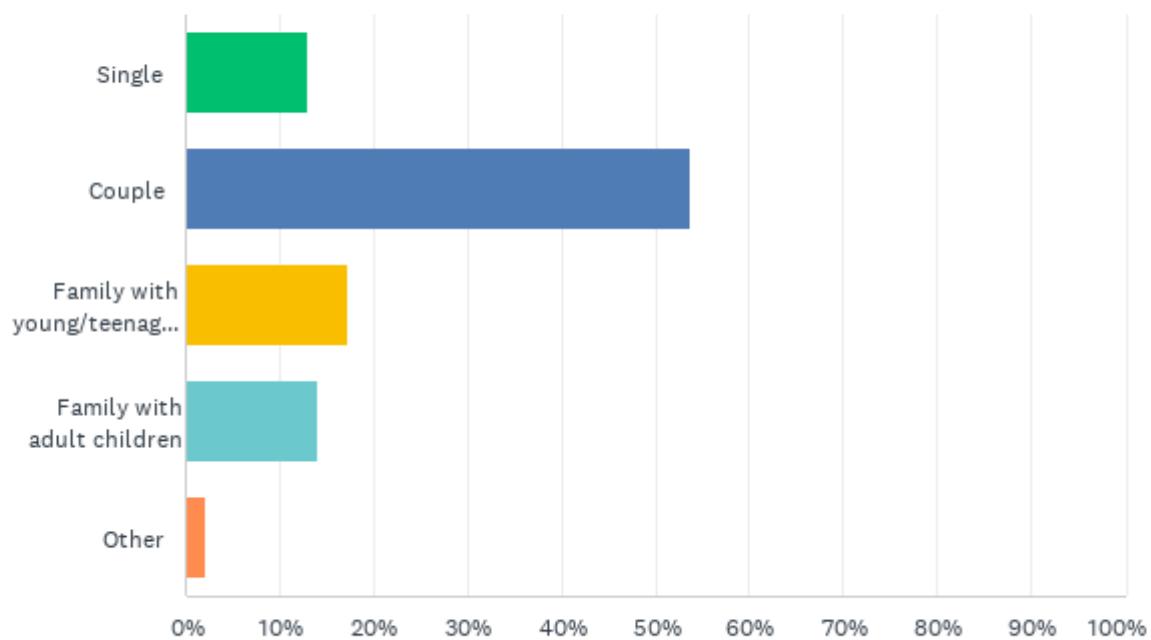


| ANSWER CHOICES | AVERAGE NUMBER | TOTAL NUMBER | RESPONSES |
|----------------|----------------|--------------|-----------|
| Under 18       | Responses      | 1            | 53        |
| 18-24          | Responses      | 1            | 29        |
| 25-34          | Responses      | 1            | 21        |
| 35-44          | Responses      | 1            | 33        |
| 45-54          | Responses      | 2            | 100       |
| 55-64          | Responses      | 2            | 138       |
| 65+            | Responses      | 2            | 168       |

Total Respondents: 186

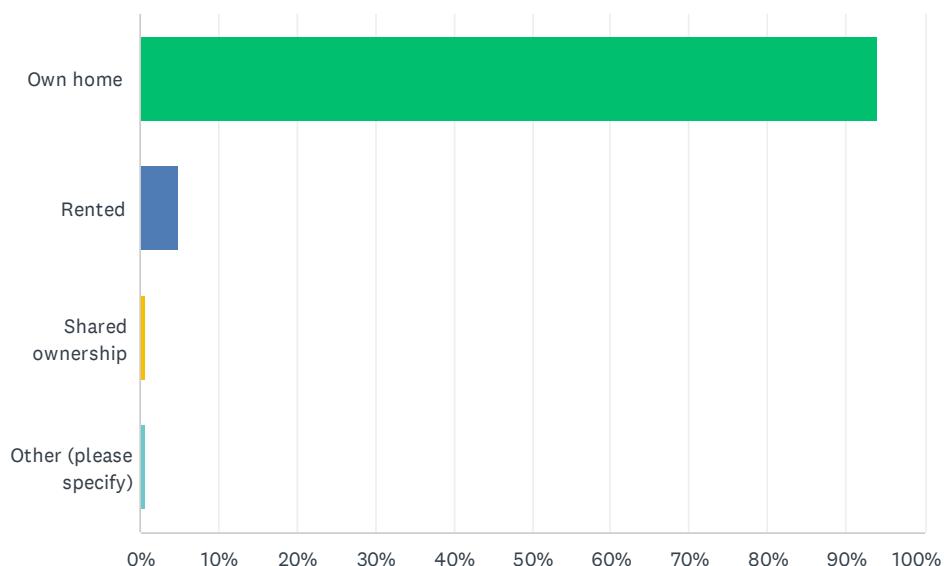
| Age bracket     | Number of responses | % of total responses |
|-----------------|---------------------|----------------------|
| <b>Under 18</b> | 53                  | 10                   |
| <b>18-24</b>    | 29                  | 5                    |
| <b>25-34</b>    | 21                  | 4                    |
| <b>35-44</b>    | 33                  | 6                    |
| <b>45-54</b>    | 100                 | 18                   |
| <b>55-64</b>    | 138                 | 25                   |
| <b>65</b>       | 168                 | 31                   |

## Q2 How would you describe your household?



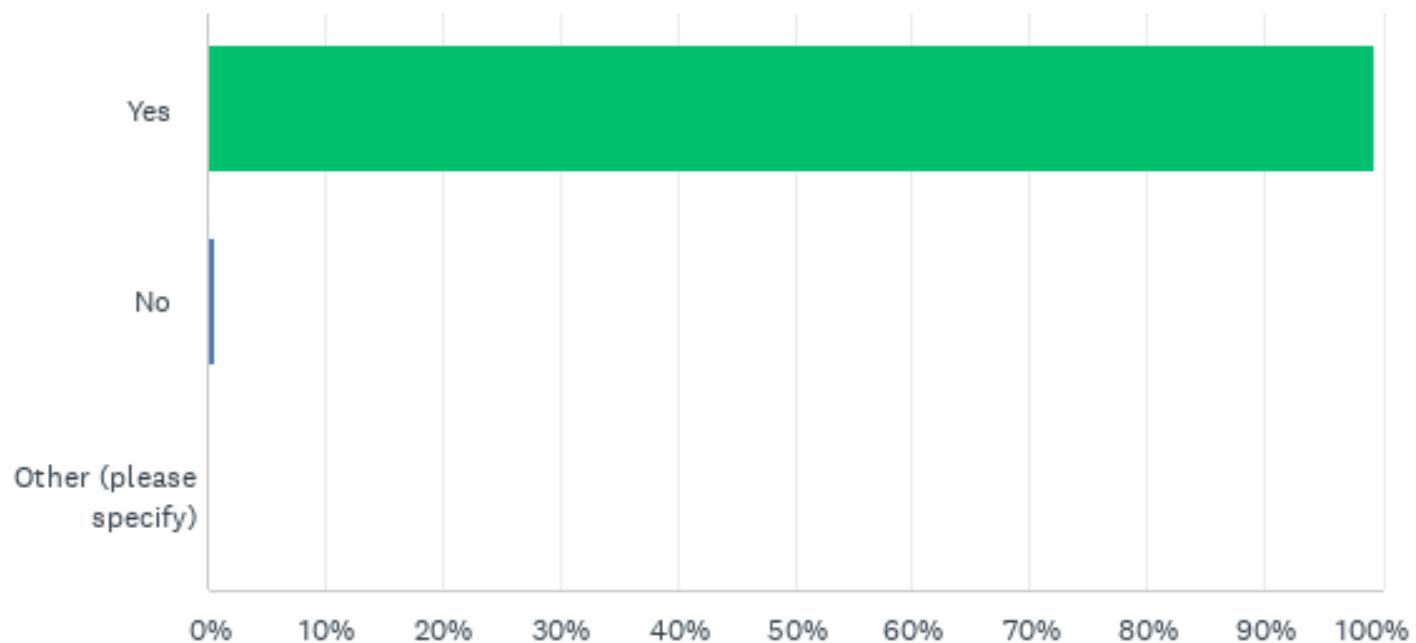
### Q3 What is the tenure of your dwelling

Answered: 186    Skipped: 0

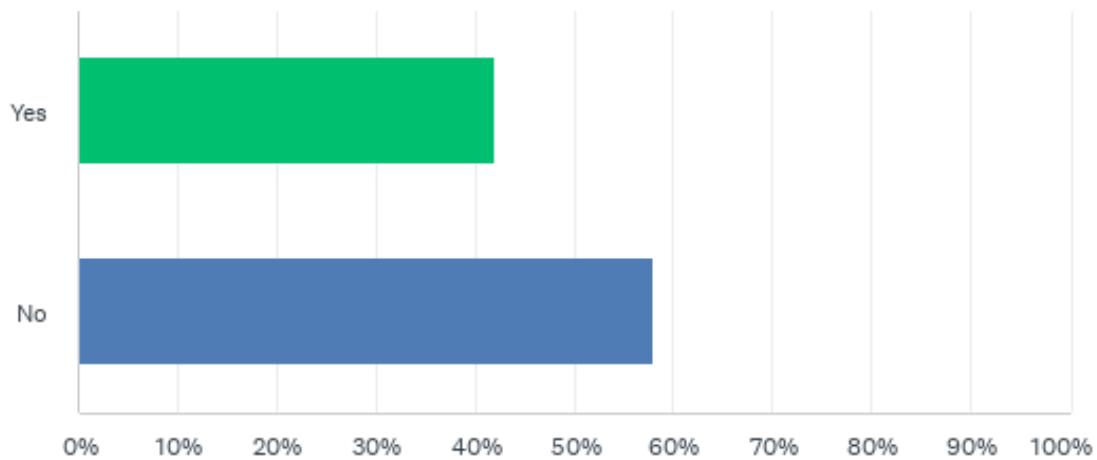


| ANSWER CHOICES         | RESPONSES  |
|------------------------|------------|
| Own home               | 94.09%     |
| Rented                 | 4.84%      |
| Shared ownership       | 0.54%      |
| Other (please specify) | 0.54%      |
| <b>TOTAL</b>           | <b>186</b> |

## Q4 Is this your main home?

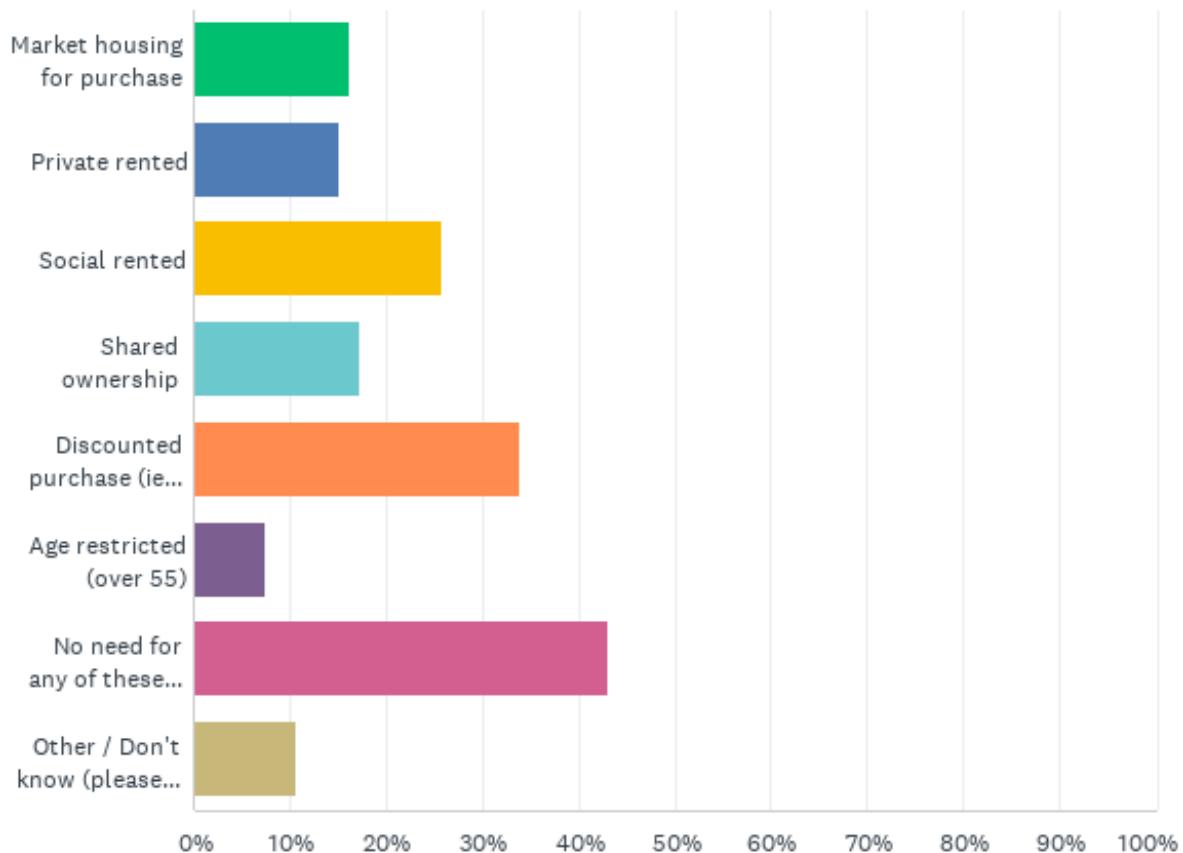


## Q5 Does anyone in your household regularly work from home?



**In 2023 58% of households had at least one member working from home. In 2018 this figure was 34%. 104 of 489 residents over 18 (21%) responding regularly worked from home.**

## Q7 Do you think there is a need for these categories of housing in NSP?



### Comments on this question :

- 1 My main concern is that the village cannot cope with any more traffic.
- 2 restricted to people of the parish in perpetuity
- 3 not on green spaces
- 4 Certainly no more new build
- 5 The need is for low cost housing and first time buyers only
- 6 Don't know enough to comment
- 7 Just more affordable housing
- 8 Surely there is either a need or not which must be known. Is the question more would I like for these types of houses to be built ? This is a very misleading and uncomfortable question.
- 9 I'm not sure if discounted purchase is the right term - I think NSP could do with some houses that are truly affordable for first time buyers - perhaps this would be shared ownership. The brown field part of the site on Bell Hill would seem to be a possibility.
- 10 I don't know enough about the local demand for social housing etc to answer this properly. The district council should have data.

11. Low priced houses for young people

12 I don't really have a considered opinion on this

13. No housing needed

14 We have already experienced very significant growth in NSP housing stock but should be amenable to further modest levels of acceptable development in the above categories in the housing development sites in the proposed Neighbourhood Plan.

15 Not aware of any need

16 New cottages for under £250,000

17 The village needs affordable housing. The prices are unsustainable and I'm sure many local families have had to buy outside the village as the houses here are just out of most people's realistic price ranges

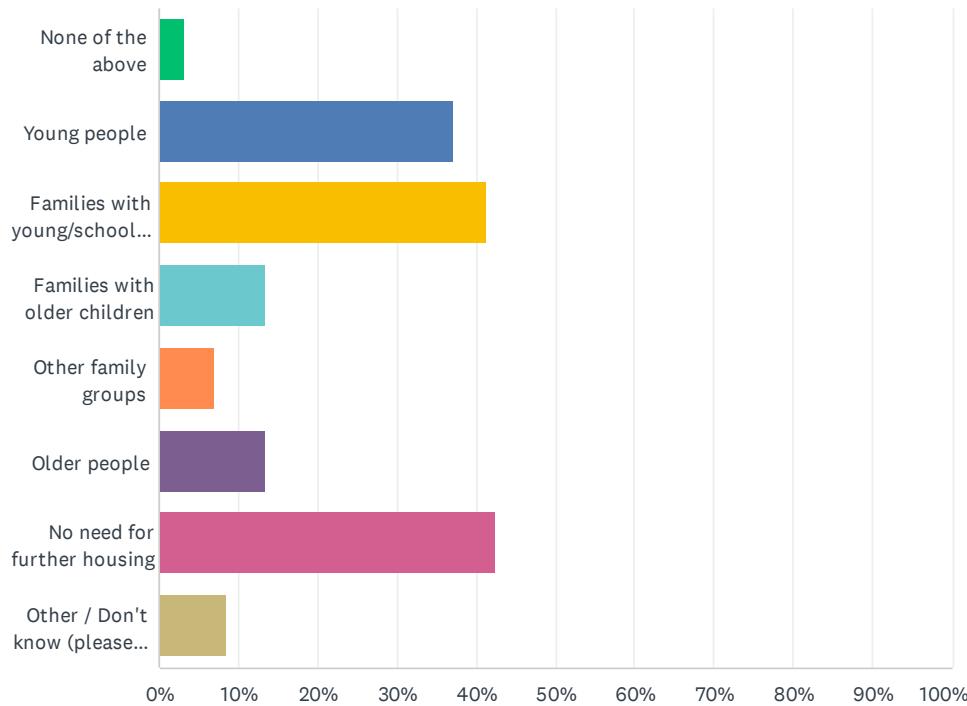
18 Dont know

19 Recently moved to NSP so don't feel we can comment on this as we do have any knowledge of housing needs for the local population.

20 2 & 3bed houses for first and second homes for family's working in nearby towns to regenerate 1/7/2023 11:56 AM the age profile of the community

## Q8 Do you think there is a need for housing in NSP for any of the groups below?

Answered: 186 Skipped: 0



| ANSWER CHOICES                          | RESPONSES |
|---|-----------|
| None of the above                       | 3.23% 6   |
| Young people                            | 37.10% 69 |
| Families with young/school age children | 41.40% 77 |
| Families with older children            | 13.44% 25 |
| Other family groups                     | 6.99% 13  |
| Older people                            | 13.44% 25 |
| No need for further housing             | 42.47% 79 |
| Other / Don't know (please specify)     | 8.60% 16  |
| Total Respondents: 186                  |           |

| # | OTHER / DONT KNOW (PLEASE SPECIFY)   | DATE              |
|---|--|-------------------|
| 1 | Again I state no more traffic  | 1/30/2023 5:57 PM |
| 2 | LOW COST AFFORDABLE ONLY - NOT EXECUTIVE HOUSING   | 1/30/2023 3:36 PM |
| 3 | see answer to q7-need for social rented restricted to people of the parish in perpetuity | 1/30/2023 2:31 PM |

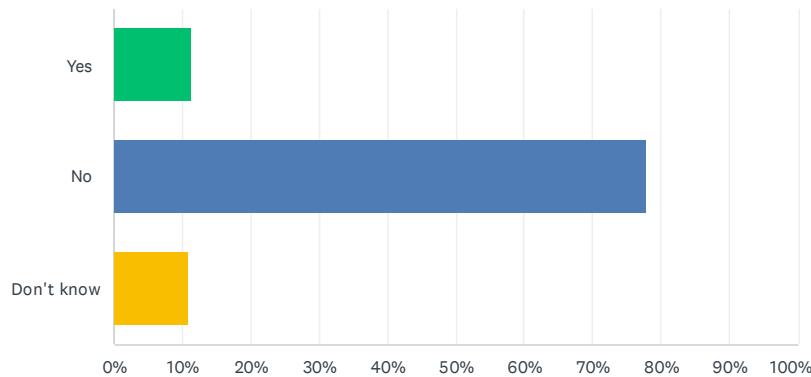
## NSP Housing Survey

## SurveyMonkey

|    |   |                    |
|----|---|--------------------|
| 4  | Minimal new housing   | 1/29/2023 11:04 AM |
| 5  | Depends what you mean by 'need'. I think it would be good if there were affordable housing in the village for first time buyers, particularly those who grew up here but can't afford to stay. I don't think there's a need to build loads of houses to attract more people generally though.   | 1/28/2023 2:32 PM  |
| 6  | As above  | 1/24/2023 9:53 PM  |
| 7  | I don't have enough information to answer   | 1/22/2023 1:05 PM  |
| 8  | Need for affordable housing for people growing up in the village  | 1/14/2023 2:34 PM  |
| 9  | Don't I do not have the information   | 1/10/2023 1:13 PM  |
| 10 | I'm not in a position to have an opinion. I don't know  | 1/10/2023 10:18 AM |
| 11 | We have already experienced very significant growth in NSP housing stock but should be amenable to further modest levels of acceptable development in the above categories in the housing development sites in the proposed Neighbourhood Plan.   | 1/9/2023 4:03 PM   |
| 12 | it all depends on where   | 1/9/2023 2:04 PM   |
| 13 | Not aware of any need   | 1/9/2023 11:52 AM  |
| 14 | The village needs all sorts of housing to provide for all types of people. Maybe instead of being picky what sort of houses get built, when and where. The council should be allowing any houses to be built to provide for the ever growing population. There's already a housing shortage, the village houses are expensive because of the area and the desirability of living there. My views are if you can't afford to live there then live elsewhere. | 1/7/2023 4:33 PM   |
| 15 | There is a need for housing for local families, not developments designed purely as money making ventures   | 1/7/2023 3:46 PM   |
| 16 | Recently moved to NSP so don't feel we can comment on this as we do have any knowledge of housing needs for the local population.   | 1/7/2023 1:07 PM   |

## Q9 Would you be in favour of new open market housing being built in the village?

Answered: 185 Skipped: 0



| ANSWER CHOICES |  | RESPONSES |            |
|----------------|--|-----------|------------|
| Yes            |  | 11.35%    | 21         |
| No             |  | 77.84%    | 144        |
| Don't know     |  | 10.81%    | 20         |
| <b>TOTAL</b>   |  |           | <b>185</b> |

2018 Survey  
4%  
81%  
15%

| #  | OTHER (PLEASE SPECIFY)   | DATE               |
|----|--|--------------------|
| 1  | ONLY LOW COST AFFORDABLE STARTER HOMES.  | 1/30/2023 3:36 PM  |
| 2  | Very limited development in keeping with the village architecture  | 1/29/2023 7:40 PM  |
| 3  | no because more than an agreed quota has been built in recent years  | 1/29/2023 7:18 PM  |
| 4  | only if it includes discounted affordable property   | 1/29/2023 6:06 PM  |
| 5  | for now  | 1/28/2023 11:58 AM |
| 6  | Not sure what this means. Does it mean other developers ?  | 1/24/2023 9:53 PM  |
| 7  | Within reasonable allowances and small scale   | 1/24/2023 7:39 PM  |
| 8  | But depends on the size and characteristics of the development rather than the tenure or occupancy   | 1/22/2023 1:05 PM  |
| 9  | limited  | 1/10/2023 10:17 AM |
| 10 | Again, we should be amenable to further modest levels of acceptable development in the housing development sites in the proposed Neighbourhood Plan. | 1/9/2023 4:03 PM   |
| 11 | It all depends on where  | 1/9/2023 2:04 PM   |
| 12 | Only if affordable for young people/families   | 1/8/2023 1:31 PM   |
| 13 | Depends on how much and where  | 1/8/2023 8:30 AM   |

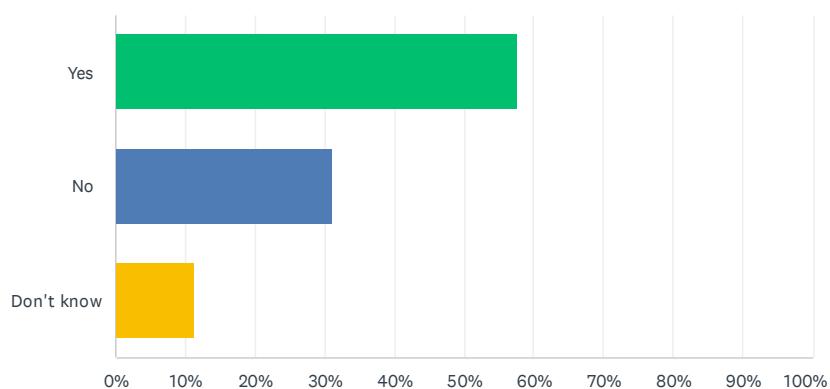
22 / 39

| NSP Housing Survey |   | SurveyMonkey      |
|--------------------|---|-------------------|
| 14                 | see question 8  | 1/7/2023 11:56 AM |
| X 15               | Yes, but with restrictions  | 1/7/2023 8:42 AM  |
| 16                 | not large numbers within village                                  | 1/6/2023 9:50 PM  |
| X 17               | In favour of limited new houses but Depends on where and how many | 1/6/2023 8:45 PM  |
| 18                 | Depends on how many and environment/traffic impacts               | 1/6/2023 6:30 PM  |

Of the 21 in favour of new open market housing, 9 qualified their support with a comment. These comments are marked with a red X.

Q10 Would you be in favour of new properties being built in the Parish specifically to meet the needs of local people?ie those who either;1) Grew up in the Parish2) Currently live in the Parish 3) Are currently employed in the Parish4) Have close family living in the Parish

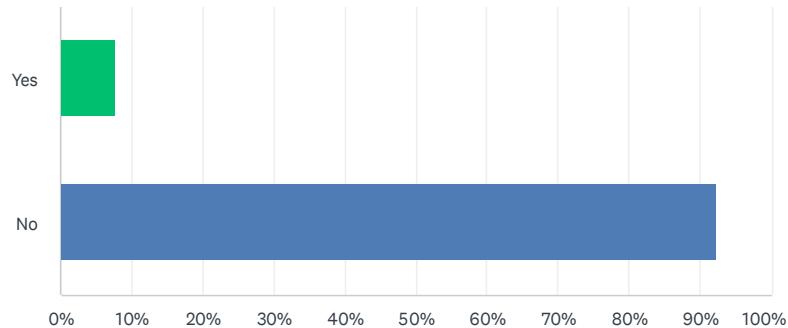
Answered: 186 Skipped: 0



| ANSWER CHOICES | RESPONSES  | 2018 Survey |
|----------------|------------|-------------|
| Yes            | 57.53%     | 32%         |
| No             | 31.18%     | 40%         |
| Don't know     | 11.29%     | 28%         |
| <b>TOTAL</b>   | <b>186</b> |             |

**Q11 Has anyone in your family moved away from the Parish in the last 5 years because of the cost of housing in the Parish? (If you answer "no" please skip to Q13)**

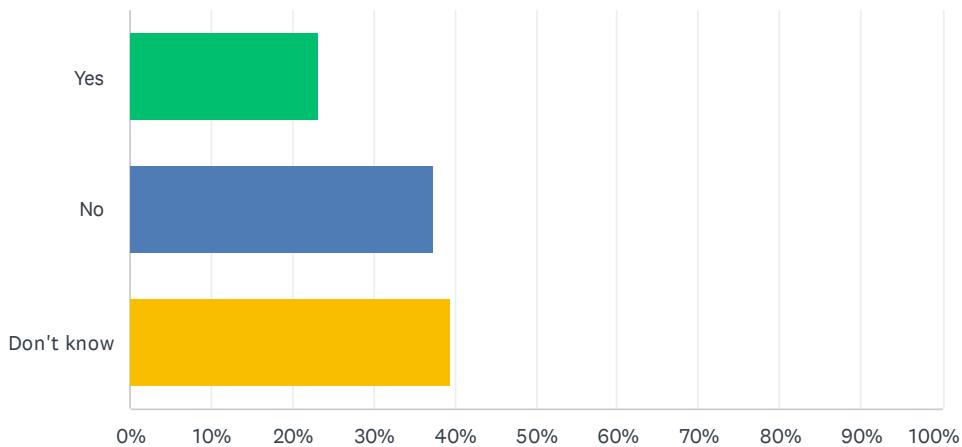
Answered: 182 Skipped: 3



| ANSWER CHOICES | RESPONSES |            |
|----------------|-----------|------------|
| Yes            | 7.69%     | 14         |
| No             | 92.31%    | 168        |
| <b>TOTAL</b>   |           | <b>182</b> |

**Q12 If the answer to Q11 is Yes, would they wish to move back to the Parish if housing was available specifically for local people (as defined at Q10 above)?**

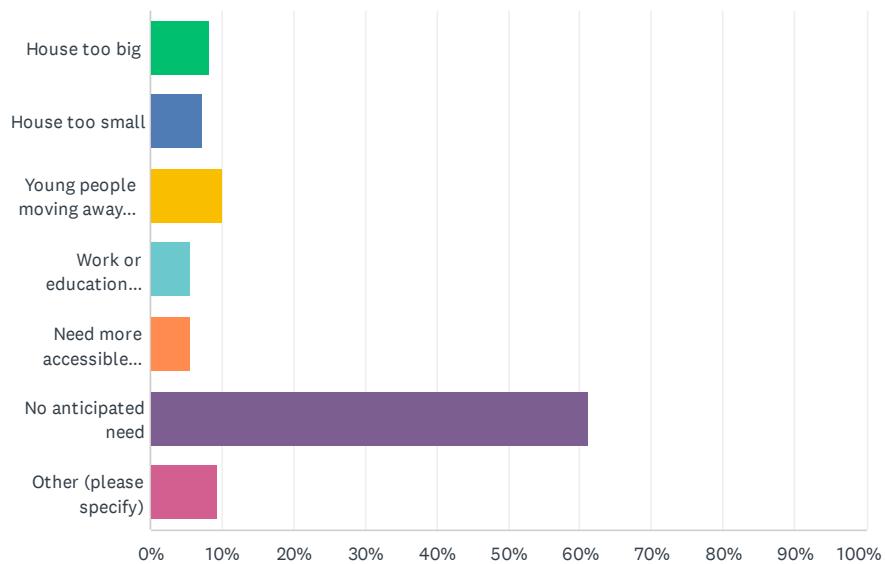
Answered: 43    Skipped: 142



| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| Yes            | 23.26%    |
| No             | 37.21%    |
| Don't know     | 39.53%    |
| <b>TOTAL</b>   | <b>43</b> |

### Q13 Might you or any of your household wish/need to move within the next 5 years, and if so for what reason?

Answered: 180 Skipped: 5



| ANSWER CHOICES                       | RESPONSES  |
|--------------------------------------|------------|
| House too big                        | 8.33% 15   |
| House too small                      | 7.22% 13   |
| Young people moving away from family | 10.00% 18  |
| Work or education reason             | 5.56% 10   |
| Need more accessible house           | 5.56% 10   |
| No anticipated need                  | 61.11% 110 |
| Other (please specify)               | 9.44% 17   |
| Total Respondents: 180               |            |

| # | OTHER (PLEASE SPECIFY)  | DATE               |
|---|---|--------------------|
| 1 | Moving into residential care - being realistic  | 1/29/2023 7:40 PM  |
| 2 | Want a house with land  | 1/25/2023 10:39 AM |
| 3 | Rent up   | 1/24/2023 7:58 PM  |
| 4 | Relocate to a more energy efficient property somewhere with better public transport. Maybe not in UK. | 1/22/2023 1:05 PM  |
| 5 | To move closer to children  | 1/18/2023 11:18 AM |

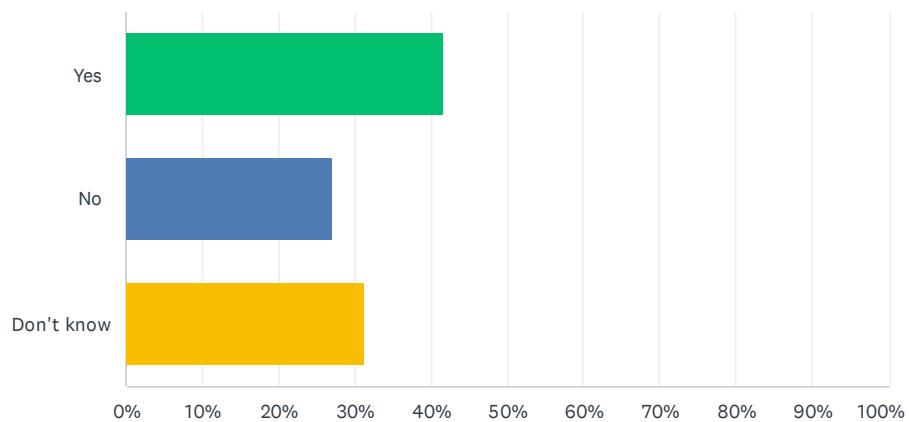
## NSP Housing Survey

## SurveyMonkey

|    |  |                    |
|----|--|--------------------|
| 6  | Not at present but you never know what life throws at you  | 1/18/2023 9:29 AM  |
| 7  | Larger outside area  | 1/17/2023 12:14 PM |
| 8  | no   | 1/14/2023 1:13 PM  |
| 9  | Closer to children who can't purchase in NSP   | 1/11/2023 10:27 AM |
| 10 | garden too much to maintain now older  | 1/9/2023 5:16 PM   |
| 11 | Age and possible need for care   | 1/9/2023 3:29 PM   |
| 12 | Busy roads and speeding vehicles and also lack of parking for those who don't have a driveway.   | 1/9/2023 11:33 AM  |
| 13 | downsizing due to retiring   | 1/8/2023 2:23 PM   |
| 14 | Bus routes   | 1/8/2023 9:41 AM   |
| 15 | Move away due to the Parish being so picky and create such a gang link culture in the village, leading to other villagers being bullied because of the land and money they have. The fact that jealousy can come from such an organisation. I think the people that are working for the council need to be reconsidered and not just people from the village that don't like to see change and dislike anyone putting in for planning. Which they would do anyway if they had the money... | 1/7/2023 4:33 PM   |
| 16 | Relocation   | 1/6/2023 6:40 PM   |
| 17 | Traffic problems   | 1/6/2023 5:58 PM   |

**Q14 If you or member(s) of your household might need to move within the next 5 years, would you/they want to stay in the Parish if housing was available and affordable?**

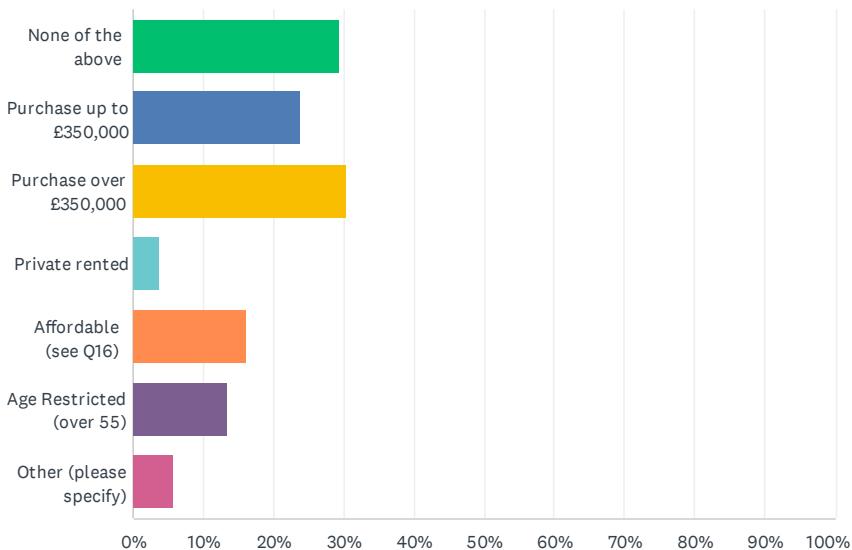
Answered: 166    Skipped: 19



| ANSWER CHOICES | RESPONSES  |
|----------------|------------|
| Yes            | 41.57% 69  |
| No             | 27.11% 45  |
| Don't know     | 31.33% 52  |
| <b>TOTAL</b>   | <b>166</b> |

## Q15 If the answer to Q14 is Yes, please give the type of housing they would be seeking

Answered: 105 Skipped: 80

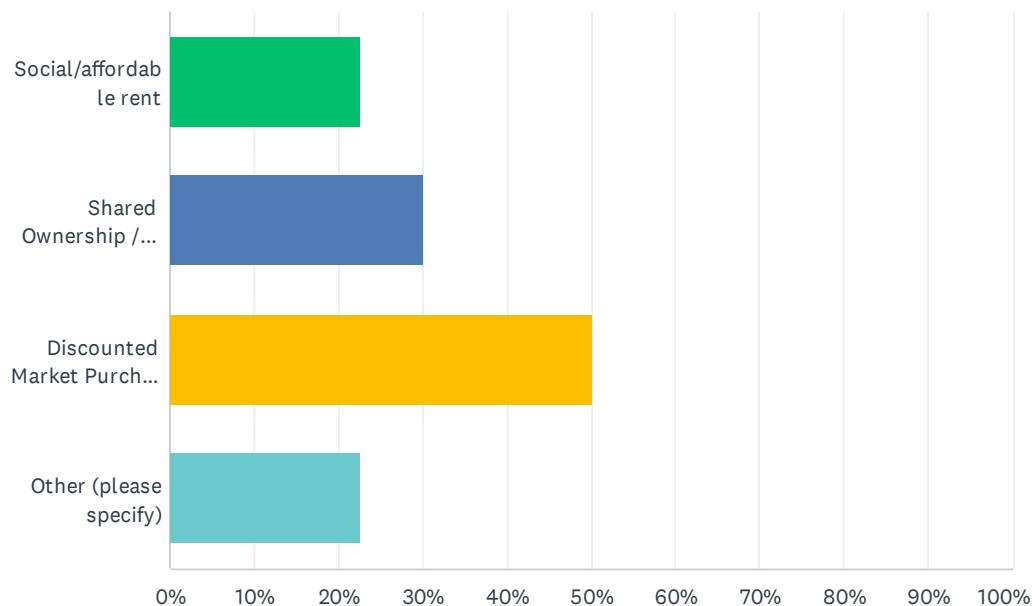


| ANSWER CHOICES           | RESPONSES |
|--------------------------|-----------|
| None of the above        | 29.52% 31 |
| Purchase up to £350,000  | 23.81% 25 |
| Purchase over £350,000   | 30.48% 32 |
| Private rented           | 3.81% 4   |
| Affordable (see Q16)     | 16.19% 17 |
| Age Restricted (over 55) | 13.33% 14 |
| Other (please specify)   | 5.71% 6   |
| Total Respondents: 105   |           |

| # | OTHER (PLEASE SPECIFY)   | DATE               |
|---|--|--------------------|
| 1 | STARTER HOMES.   | 1/30/2023 3:36 PM  |
| 2 | more accessible home   | 1/30/2023 2:31 PM  |
| 3 | Residential care   | 1/29/2023 7:40 PM  |
| 4 | l  | 1/28/2023 5:55 PM  |
| 5 | Small holding c£1m making more use of the land around the village. Making the land available to families to set up small holding and sustainable living. | 1/25/2023 10:39 AM |

## Q16 If you have selected "Affordable" as an option in answer to Q15, please select which type(s)

Answered: 40 Skipped: 145



| ANSWER CHOICES  |  | RESPONSES |    |
|---|--|-----------|----|
| Social/affordable rent                                    |  | 22.50%    | 9  |
| Shared Ownership / Rent to Buy                            |  | 30.00%    | 12 |
| Discounted Market Purchase (such as "First Homes" scheme) |  | 50.00%    | 20 |
| Other (please specify)                                    |  | 22.50%    | 9  |
| Total Respondents: 40                                     |  |           |    |

| # | OTHER (PLEASE SPECIFY)   | DATE               |
|---|--|--------------------|
| 1 | Elderly needs  | 1/30/2023 3:40 PM  |
| 2 | n/a  | 1/30/2023 10:07 AM |
| 3 | ownership but a small house for over 65yrs   | 1/29/2023 11:38 AM |
| 4 | None   | 1/27/2023 1:48 PM  |
| 5 | The development satisfies other policies in the development plan with particular regard being given to its integration in the form and character of the settlement and its landscape setting. The total size of any one proposed development does not exceed 10 houses. The total of all proposed sites is not to exceed 3 percent of the village housing stock (currently approx 420 dwellings) and the development is supported by the Parish Council. | 1/25/2023 11:56 AM |
| 6 | Have not   | 1/21/2023 9:37 PM  |
| 7 | Ones not over priced   | 1/7/2023 6:45 PM   |
| 8 | Na   | 1/6/2023 8:45 PM   |

## Q17 Any other comments about housing in the parish will be helpful and can be made here.

Answered: 90    Skipped: 95

| #  | RESPONSES   | DATE               |
|----|---|--------------------|
| 1  | The Income Structure of NSP villagers has changed since we moved here in 1774. More 'Affordables' are needed for people who live and work locally   | 1/30/2023 3:40 PM  |
| 2  | No further comments .   | 1/30/2023 3:40 PM  |
| 3  | The community of Norton St Philip has absorbed a disproportionately high volume of new housing stock compared to the rest of the county. These new houses are predominantly high value, large houses, which offer the developer greater ROI and have attracted affluent families and wealthy retired homeowners. If we have to absorb yet more housing in Norton St Philip, and appropriate sites can be identified in the Neighbourhood Plan then it would be good to redress this balance with affordable homes attached to schemes which encourage first time buyers onto the housing market. Lower cost housing should be built on appropriate sites which do not harm the character of the village, and at a sustainable rate in line with national averages. Thank you. | 1/30/2023 3:36 PM  |
| 4  | Too much expensive housing  | 1/30/2023 2:27 PM  |
| 5  | we have had our quota   | 1/30/2023 2:25 PM  |
| 6  | The village will be completely swamped if more houses are built, other than on infill or brown field plots for 1-3 individual houses.   | 1/30/2023 1:40 PM  |
| 7  | The village has benefitted considerably from increased availability of housing in the 50 years and particularly the last 20, especially via growth around its fringes and infill. This has made it a much more viable and vibrant community supporting the shops, pubs and school much better than it did in the 90s. Rather than pulling up the drawbridge as some parishioners seem to want to do, I think the village should continue to grow. Somerset has a significant housing shortage and flagship villages like NSP should welcome growth.   | 1/30/2023 10:07 AM |
| 8  | If it is found there is a need for affordable housing in NSP or the rest of the parish it has to be built to exemplar architectural standards and high rated energy efficiency.   | 1/29/2023 8:38 PM  |
| 9  | With an increase in housing there should be more in the way of infrastructure, eg a chemist, a takeaway, a hairdresser. That will help keep money in the village rather than going to other towns and build more sense of community.  | 1/29/2023 8:14 PM  |
| 10 | Any additional housing must be in keeping with the current architecture.  | 1/29/2023 7:40 PM  |
| 11 | We would support the needs of others for social housing/ affordable housing.  | 1/29/2023 7:18 PM  |
| 12 | Any new housing MUST take account of infrastructure requirements, especially road access and impact on the already very difficult traffic flow on the High Street, drainage requirements etc. I am NOT against new housing but it must be targeted at younger people and families who are currently unable to afford to live in this village.   | 1/29/2023 6:06 PM  |
| 13 | We have too many expensive new houses in the village. Any more and we will become a stagnant retirement village.  | 1/29/2023 12:19 PM |
| 14 | Several developments have gone up in the last few years. Mainly high end of the market houses. Some are second homes. No, or, very few smaller houses for first time buyers or housing associations. Most developers get round this by creating over 50yrs housing. Most new buyers of the new houses are over 50yrs anyway! they are the ones who can afford the bigger houses. So this is a dodge by the developers to let their development pass.  | 1/29/2023 11:38 AM |
| 15 | The problem is what's classed as affordable housing for people to stay in the village to is far to high.  | 1/29/2023 11:17 AM |

|    |   |                    |
|----|---|--------------------|
| 16 | Some development acceptable but not such that it changes character of the village eg not in central zone/near mead. Not just social housing - maintain rain mixed offering  | 1/29/2023 11:04 AM |
| 17 | Whilst we understand the possible allowances which may be made for some new housing areas, we would oppose those which build on green spaces in the village, which would affect the character of the village or increase the need for parking in the centre of the village as this is already an issue for those older original houses without parking.   | 1/29/2023 9:09 AM  |
| 18 | I believe the village has more than enough new builds and that any more building should be restricted to affordable starter homes and affordable social rentable homes to encourage our young generation to stay in the village.  | 1/28/2023 4:32 PM  |
| 19 | Any new housing in the village should be proportionate and affordable. Any such affordable housing should remain so into the future i.e. someone can't buy it affordable and then sell on in a couple of years at the market rate making a fortune. Any developer pledging to build affordable housing as part of a wider scheme must deliver on that promise and build that housing to the same quality standards as any other, less affordable, build.  | 1/28/2023 2:32 PM  |
| 20 | I believe we should embrace better development of the dwellings we have including progressive sustainable technologies that sympathetically enhance the way we live, not just the visible impact of our homes   | 1/28/2023 11:58 AM |
| 21 | More big developments are not needed but perhaps a few small scale individual housing projects initiated by locals for locals. Not overpriced badly constructed projects that are not in keeping with the local setting.  | 1/27/2023 2:25 PM  |
| 22 | No more housing needed. Over stretched already. Unsustainable rate of growth. Housing not fitting aesthetics of preservation village.   | 1/27/2023 1:48 PM  |
| 23 | Village should be maintained at present size to protect the intrinsic character of Bath and surrounding areas.  | 1/25/2023 8:38 AM  |
| 24 | This is a terrible survey . I don't think it should be focussed as it is on demographics of people as this could be deemed prejudicial and exclusive. It feels like the subtext is , 'what sort of people would you like living in the village?' . Rather we should be asking how we feel about the types of houses we have in the village - Size, cost, scale etc, irrespective who we think should live in them. Disappointed I have to say.  | 1/24/2023 9:53 PM  |
| 25 | Affordable housing for young villagers  | 1/24/2023 8:29 PM  |
| 26 | If you were to build more new housing it would need to come with a much improved public transport system and additional leisure facilities ie football/netball/tennis.  | 1/24/2023 7:55 PM  |
| 27 | The village doesn't need anymore housing. The pressure on facilities that are available cannot cope with a larger population. Parking, traffic.   | 1/24/2023 7:07 PM  |
| 28 | No more new built mansions to spoil the historical centre of this beautiful village.  | 1/24/2023 6:36 PM  |
| 29 | There is no need for any further housing in Norton St Philip. It would spoil the essence of this village and any additional housing cause more of a danger, and also congestion, particularly during commuting hours.   | 1/24/2023 6:05 PM  |
| 30 | Any future housing must be to a design in keeping with the historical charm and character of the village. Designated open spaces should be maintained and not built on.   | 1/23/2023 11:25 AM |
| 31 | A Neighbourhood Plan should not only be about housing development and the reason for re-running this survey is unclear. A local needs requirement is very difficult to implement. Better to get the scale and physical characteristics of development right rather than attempting social engineering by focusing on characteristics of occupants. If there is scope to revisit the NP it would be appropriate to strengthen Policy 6 to reflect greater urgency in the last few years on climate change (both mitigation and dealing with impacts eg intense rainfall, floods, heat stress), and also demand for local energy generation. National circumstances, public opinion and best practice in land use planning have all changed. Ref B&NES Local Plan update with eg site allocations for wind generation and construction standards dealing with embodied carbon. Further work on walking and cycling routes - including much better links to Farleigh Hungerford and other parts of the parish - could also be considered. Also, there was relatively little consideration of community facilities first time around. The PC previously undertook to at least include a priority list of community facilities as an Annex to the NP - as guidance for any | 1/22/2023 1:05 PM  |

future S106 agreements. These issues could usefully be explored in one or more public meetings, preferably facilitated by external experts/advisers.

|    |   |                    |
|----|---|--------------------|
| 32 | No  | 1/21/2023 9:37 PM  |
| 33 | I have no objection to further housing in the Parish, provided that utilities and other resources are developed along with them. For instance, roads, electricity supply, drainage etc.   | 1/21/2023 1:43 PM  |
| 34 | Need for houses for smaller family units & single persons rather than large 3+ bedroom properties. No properties available for older persons requiring assisted care provision as was originally proposed for Shepherds Mead development site.  | 1/20/2023 6:35 PM  |
| 35 | We have already met all criterias set for further building in our 'village'. The roads need to be improved to facilitate the housing already built. Houses can be extended if required to enhance accommodation for the community.  | 1/18/2023 9:29 AM  |
| 36 | Minimal!!! We need to preserve our green and open space. Avoid increase traffic   | 1/17/2023 8:35 PM  |
| 37 | The Village is a nice size, there is only one small grocery shop (the co-op), a small school and the doctors surgery is in Beckington cannot cope now let alone with an increase of new residence from more houses being built, a Doctor's surgery in the village would have to be built and I don't think the shop and the school be able to cope with demand, it will not be good for the environment   | 1/17/2023 12:14 PM |
| 38 | Our country needs more housing  | 1/16/2023 11:45 AM |
| 39 | the number of properties in the 'village' has increased at an unprecedented level in the 40 years we have lived here - the community has not benefitted in any measurable way from this increase in housing - traffic has increased and commuting is the main activity of those of working age - there has been no increase in power or sewage services - building has been simply a way of making some organisations profitable with no benefit to the community - even 106 benefit seem to have been lost in the noise. | 1/15/2023 10:48 PM |
| 40 | Having grown up here I feel there are far too many very expensive new builds already which are way out of most peoples budgets changing the dynamic of the village with fewer young families from the area being able to afford to live here  | 1/14/2023 2:34 PM  |
| 41 | We consider that any new housing should be on brownfield sites within the village rather than on the open fields surrounding it.  | 1/14/2023 12:13 PM |
| 42 | Most houses in NSP are very expensive ,way beond first time buyers. so 2or3 each year in a low price range would be usefull.  | 1/14/2023 12:03 PM |
| 43 | There is an affordable-housing need for young people who have grown up in the village But definitely NO need for any more expensive luxury houses, especially any dense estate-type housing.  | 1/13/2023 3:22 PM  |
| 44 | If there was shown to be a need for social housing in the parish the brown field site at Bell Hill Garage would seem to be the best place   | 1/12/2023 5:25 PM  |
| 45 | An excessive and disproportionate number of new houses have already been built in the Parish by greedy developers exploiting the planning process to the detriment of local residents.  | 1/11/2023 12:41 PM |
| 46 | You must emphasis the need for sustainable housing, new home must be built with very high energy efficiency and must utilise renewable energy and use sustainable building materials. There must be provision for local people who wish to stay in the village but can't afford to buy the current houses on the market. They must be prioritised for self build projects if they are able to.  | 1/10/2023 9:15 PM  |
| 47 | As relatively recent (5 years) incomers, we have been increasingly conscious of the struggles young people face to get on the housing ladder in the area. Property developers like Lochailort are only interested in making money; they have no interest in the social structure of the community unless it has a direct impact on their profitability. It is important that we encourage younger people with families to live in the village. Otherwise it will literally die.   | 1/10/2023 3:29 PM  |
| 48 | No more need for expensive houses in the village, any further houses should not exceed the national average.  | 1/10/2023 10:54 AM |
| 49 | I am not against new housing in the village per se. The country as a whole needs many more new homes, not least to ensure a market that can be accessed by my grown up children. The  | 1/10/2023 10:18 AM |

main issue in the village is the road infrastructure, but that's been an issue for the 30 years we've been here, and I can't see a means of improving.

|    |   |                    |
|----|---|--------------------|
| 50 | We would Not like new house to be built on Greenbelt sites in the village   | 1/10/2023 10:10 AM |
| 51 | The village does not require new housing unless it is affordable and for local people.  | 1/9/2023 7:18 PM   |
| 52 | Far too many houses used for B&B. Parking is a real issue as is driving through parts of the village. Many places already potentially dangerous without more housing/cars.  | 1/9/2023 5:16 PM   |
| 53 | We think the village will lose its character if any more house developments are allowed.  | 1/9/2023 2:38 PM   |
| 54 | I DON'T WANT TO SEE ANY MORE NEW HOUSING IN THE PARISH  | 1/9/2023 2:12 PM   |
| 55 | in view of the amount of new housing already in place I do not see the necessity for any further development and would prefer to enjoy the rural aspects of our parish which is the main reason of course why developers see this area as attractive.   | 1/9/2023 2:08 PM   |
| 56 | Until something is done about through traffic in the High Street it is ludicrous to consider additional housing which will generate more traffic  | 1/9/2023 2:04 PM   |
| 57 | There is plenty of property in the village and always properties for sale, however the volume of traffic coming through the village is too high plus the amount of vehicles parking in the village already puts a strain on those that live there. Many old houses on the main high street and Bell Hill don't have off-street parking therefore are fighting for space to park and some parking on pavements which is dangerous. | 1/9/2023 11:33 AM  |
| 58 | NSP is a village, any more development will spoil it, we have already had too much development with Fortescue Fields and the Longleaze development.   | 1/9/2023 9:59 AM   |
| 59 | N/A   | 1/9/2023 9:44 AM   |
| 60 | There is already enough new housing in the parish. There aren't the services to sustain a bigger population. Build elsewhere and don't continue to ruin an historic village.  | 1/8/2023 6:24 PM   |
| 61 | The infrastructure is frail, the main road through the village is already over-crowded and often blocked. Does NSP want to become a small town? And if so, how will the infrastructure be improved?   | 1/8/2023 2:23 PM   |
| 62 | We would like to see the NP honored because it is being well considered, bearing in mind real need of people and the environmental impacts.   | 1/8/2023 1:43 PM   |
| 63 | Genuinely affordable housing welcome. Modest development a priority. Carbon neutral housing only. Avoid housing development that turns village into town.   | 1/8/2023 12:47 PM  |
| 64 | I do not think we need any large housing developments. They are not sustainable in terms of infrastructure, traffic management and facilities in the village. An additional few individual houses would be manageable.  | 1/8/2023 10:41 AM  |
| 65 | I don't believe our village can take much more in the way of development, it's just not built for the increase in vehicles with roads which were built for horse and cart. There are regular traffic problems through the village not to mention the damage being done to the older buildings which are part of history.  | 1/7/2023 8:38 PM   |
| 66 | The existing infrastructure in the village (specifically the main road through the village) is just not up to having more traffic through it. It is already very difficult driving through the village at rush hours and I genuinely believe that building new homes would be a disaster.   | 1/7/2023 6:27 PM   |
| 67 | New housing that can be purchased by people who already have family in the village would be great.  | 1/7/2023 4:37 PM   |
| 68 | The neighbourhood plan is a joke. The area is lacking 'housing', so maybe allow houses to be built?   | 1/7/2023 4:33 PM   |
| 69 | The level of housing building for general sale in the village over recent years has really ridden roughshod over the needs of those people who live in the parish, and those of their families. Local people ought to be able to afford housing in the village they grew up in if they want it.   | 1/7/2023 3:46 PM   |
| 70 | Thank you!  | 1/7/2023 3:14 PM   |
| 71 | Even if you build affordable housing in the parish how can you control who buys them?   | 1/7/2023 2:19 PM   |

| NSP Housing Survey |  | SurveyMonkey      |
|--------------------|--|-------------------|
| 72                 | Open market new houses built and sold in the Parish over some years are being bought by families from outside the area with no connection to NSP.  | 1/7/2023 1:11 PM  |
| 73                 | The mix of old and new properties blends well and an excess of further new builds might destroy the balance. Green Sites should be preserved for villagers recreation and if possible extended.  | 1/7/2023 1:07 PM  |
| 74                 | There is vry limited employment. The High Street is often grid-locked. The Doctors surgeries cannot cope with the current numbers. NSP has built more than required quota. It is a village that should remain a village and not grow into a town.  | 1/7/2023 11:57 AM |
| 75                 | housing development over the last 30 years has been in general for wealthy retirees or commuters resulting in the lack of young families with children, virtual school closure part time local pub, reduced sporting activities and a NIMBY attitude to development, forgetting that they may well live in houses built on once green field farm land as do I. N-St-P has been my home for 49 years raised 2 children via village school   | 1/7/2023 11:56 AM |
| 76                 | Because of the traffic situation, we would not like to see any further new housing.  | 1/7/2023 11:17 AM |
| 77                 | We are against any large scale developments, particularly within the village as the infrastructure does not and can not support the traffic.   | 1/6/2023 9:50 PM  |
| 78                 | Needs to be carefully regulated, further increase in housing needs to be met with appropriate parking .  | 1/6/2023 8:48 PM  |
| 79                 | Protection of the character of the village is more important than new houses. The roads through the village cannot cope with more cars and parking is becoming a difficulty.   | 1/6/2023 8:45 PM  |
| 80                 | No need for further large open market properties. Any housing for local people must be so. Some of FF social housing was allocated to locals but has been replaced by non locals.  | 1/6/2023 8:38 PM  |
| 81                 | Having grown up in the village and lived here for almost all our lives living in the village and bringing our young family up here is very important to us. We want to stay here however we have had to compromise by having a smaller house and garden than we would like, this is the cost of staying here. It would be good if any further developments were built in the village there would be some sort of incentive for local families. Would be brilliant to see good sized houses with decent sized gardens for children.   | 1/6/2023 8:08 PM  |
| 82                 | The village is well filled up as it is, already too many cars.   | 1/6/2023 7:14 PM  |
| 83                 | The village has already grown far too much in a relatively short time. Enough is enough.   | 1/6/2023 7:04 PM  |
| 84                 | The opportunity has already been wasted to give younger people the chance to buy an affordable home. The houses built in the last ten years have been for well off families or well off retirees. Most of the houses built in the last ten years have ruined the character of the village and are not helping those who wish to stay in the village.   | 1/6/2023 6:48 PM  |
| 85                 | Why were 'exception' sites not included in the the PCC's case in the judicial review? I believe that this is not fair. It implies that it is not alright to allow new housing next to the existing new estate, but that it is alright for them to be built behind other people's homes, i./e. Frome Road. The PCC argued that the parish had grossly exceeded its quota of new houses, yet it is still fine to build on an exception site where new development would ruin the approach to the village from the south. Please may I ask which member of the PCC first suggested Frome Road as a suitable exception site? | 1/6/2023 6:33 PM  |
| 86                 | Traffic, environment, drainage issues should be prioritised, with sustaining village community cohesion. Some of the sites proposed by developers could be used, but they need to listen to the village and neighbours, compromise and not dictate the outcomes!   | 1/6/2023 6:30 PM  |
| 87                 | A mix of appropriate new housing both for buyers and renters is important to maintain vitality and choice , and to secure the future limited growth of the village   | 1/6/2023 6:22 PM  |
| 88                 | All new homes should be as close to carbon neutral as possible otherwise no permission should be given. I'm surprised you haven't included questions relating to climate change in this survey   | 1/6/2023 5:41 PM  |
| 89                 | We already have a good mix of housing in NSP. In our opinion, no further housing or development is required.   | 1/6/2023 5:01 PM  |
| 90                 | House prices in the village are beyond the reach of most young people. Any attempts made by the community to provide affordable housing for young local people would be worth the effort.  | 1/3/2023 4:38 PM  |

## **Summary and Conclusions**

There is a high level of home ownership in the village, with 95% of respondents owning their home. The PC is concerned however that young people are unable to stay in or move to the village particularly where they have family connections. Helping young people to remain or return to the parish is an aim of the draft Neighbourhood Plan.

39% of respondents considered that they might wish to move within the next 5 years, 42% of whom said they would wish to remain in the village, with 31% unsure. The main need for those possibly wishing to move within the village was for housing to buy on the open market, either up or down sizing. 17 respondents (16%) would be looking for affordable housing and 14 (13%) age restricted housing.

144 respondents (78%) opposed the building of new open market housing with 21 (11%) in favour.

107 respondents (58%) were in favour of new properties being built in the Parish to meet local needs, with 31% opposed.

10 respondents had family members who, having moved away from the village, would wish to move back if housing was available for local people. 18 respondents had young family members who would be likely to move away from home within the next 5 years.

The Housing Development Officer for Mendip/East Somerset confirmed in January 2023 that at present there are 10 applicants who have stated Norton St Philip as an area of preference, but none have stated the village as their first choice. 8 applicants have Norton St Phillip as their second preference, and 2 applicants have put the village as their third preference.

It can be concluded therefore that there is currently no locally arising need for social rented housing.

The identified need and widely held belief within the village is that housing is particularly unaffordable for those wishing to buy or rent their first home. This is a national issue but in areas of high house prices and relative unaffordability (such as NSP) it is significantly more difficult for young local people to stay in their local area. (See the evidence submitted by Rode PC to the LPP2 Hearings in 2020)

The findings of this survey will be important in helping the draft Neighbourhood Plan proceed to Referendum. Having a Neighbourhood Plan in place will assist the PC in delivering the housing that the village needs with the support of the community.

**THE ALLOCATION OF HOUSES IN THE PRIMARY VILLAGES OF BECKINGTON,  
NORTON ST PHILIP AND RODE**

**1. It is the contention of Mendip District Council that the proposed new homes in Beckington, Norton St Philip and Rode will help satisfy the need for more homes from within Mendip.**

- Mendip has not put forward any evidence to show that houses in these three primary villages would address Mendip's housing need.
- No survey has been undertaken by Mendip to identify from where buyers of the new houses in the three villages have been drawn. Such evidence is required in order to confirm the Mendip assertion that the homes in the three villages would help address the housing need within Mendip. A survey to provide such evidence would have been easy for Mendip to have organised.
- The parish councils of Beckington, Norton St Philip and Rode have stated that, based on their local knowledge, few of the occupiers of recently built houses in the three villages have come from Mendip. Beckington report only 6 of the 75 houses newly built in Beckington went to Mendip residents, in Norton St Phillip only 1 of the houses on the recently completed 57 houses on the Fortescue Estate was bought by a Mendip resident, 6 went to people who had moved from Bath and the rest went to people from elsewhere in the country. Of the 23 houses of Stage 1 and Stage 2 of Norton's Longmead development, none have been bought by Mendip residents. Rode is unaware of any of the newly built houses in their village going to Mendip residents. Rode also reports that the 11 affordable houses recently built in the village had no takers from within Mendip and the builder had to seek permission to offer these affordable houses to people who live outside of Mendip.
- There is therefore no evidence that the proposed allocation of yet more new houses within the three primary villages would help to address Mendip's need for more homes for its residents.

**2. It is the contention of Mendip District Council that the proposed homes in Beckington, Norton St Philip and Rode will reduce the premium prices of homes in the three villages and thereby make them more affordable for Mendip residents.**

- a. Again, Mendip has not provided any evidence that the proposed houses in the three primary villages would affect prices by lowering the premium pricing in the three primary villages. In fact, what evidence there is, points to the contrary.
- b. Because the three villages are very affordable to people moving from higher priced urban areas (most notably from Bath), new homes in these three villages are predominantly attracting residents from outside of Mendip.
- c. It has been shown that the 3 villages Beckington, Norton St Philip and Rode have experienced disproportionate growth within Mendip (Table 1).

**Table 1- Housing Allocations**

| Village    | LPP1 'minimum' | Completions/ Permissions | Excess over minimum |
|------------|----------------|--------------------------|---------------------|
| NSP        | 45             | 118                      | <b>73 (262%)</b>    |
| Beckington | 55             | 108                      | <b>53 (196%)</b>    |
| Rode       | 65             | 79                       | <b>14 (121%)</b>    |

Therefore, it would be reasonable to assume so many houses would have impacted on house prices in the 3 primary villages, if not actually reducing them, at least ensuring they rose at a slower rate than the national average.

But that is not the case. House prices (for both new and existing house stock) in the three primary villages have increased at a faster rate than for the country as a whole.

**Table 2 - Zoopla House Prices in the years 2015-2020  
(combining both new and existing properties)**

|                                 | Percentage increase | Index against the average increase in UK house prices |
|---------------------------------|---------------------|---|
| <b>UK National House Prices</b> | 19.5%               | 100   |
| <b>NSP</b>                      | 23.5%               | 121   |
| <b>Beckington</b>               | 22.1%               | 113   |
| <b>Rode</b>                     | 21%                 | 107   |

Because those from outside Mendip will pay the premium prices charged for new build properties in the 3 primary villages, this has encouraged estate agents to inflate the prices on existing housing stock as evident from the table above. This is pushing existing homes beyond the reach of locals.