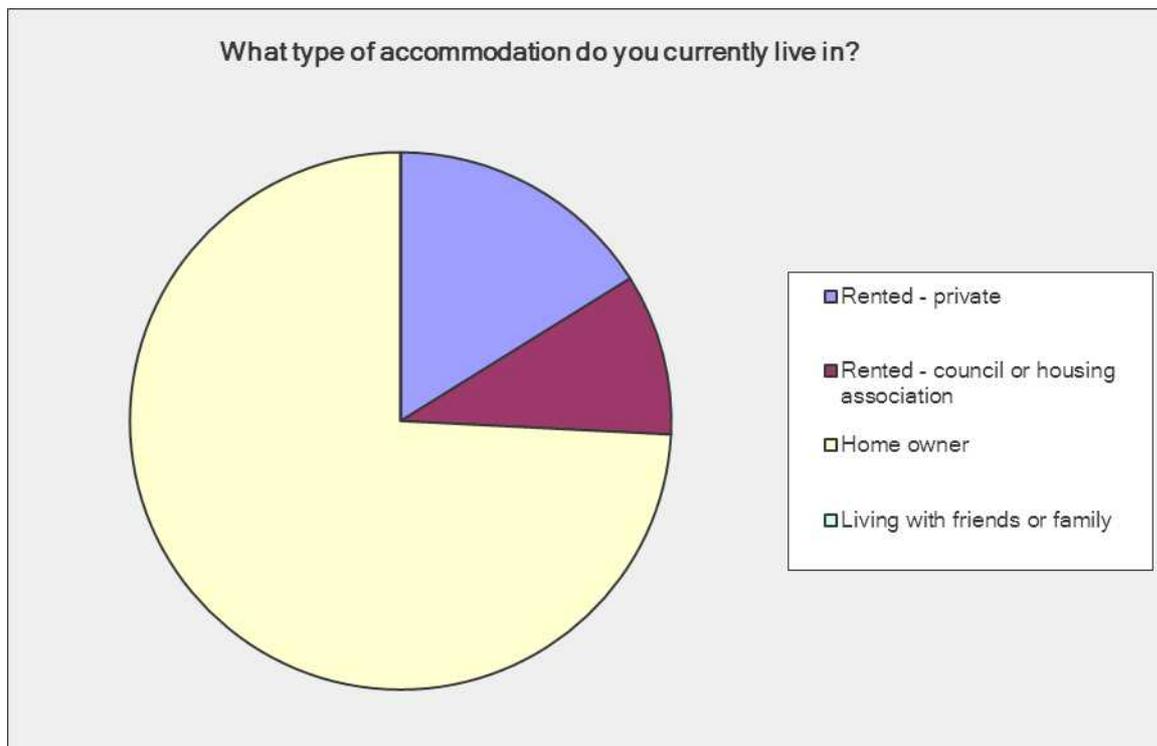


Lydbury North Housing needs survey July 2012 - Results

As part of the Site Allocation and Management of Development (SAMDev) consultations being carried out by Shropshire Council, and because of its status as a “neighbourhood plan” area, Lydbury North Parish Council put themselves forward to become a “hub” community in development terms. This would allow a defined level of housing to be permitted in the parish.

To help the Parish Council and Shropshire Council learn more about the housing needs of the community a Housing needs survey has been carried out. A questionnaire was sent to all 281 households on the electoral roll, and 94 forms were returned (33% response rate). The results of the survey are listed below.

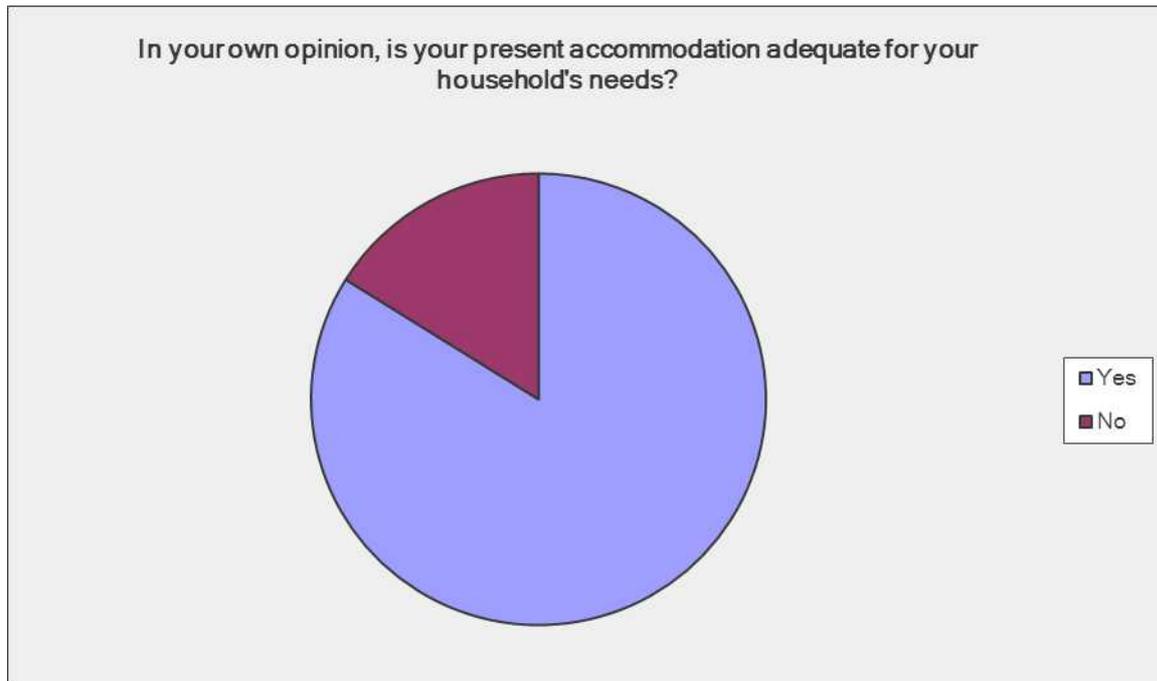
What type of accommodation do you currently live in?		
Answer Options	Response Percent	Response Count
Rented - private	16.1%	15
Rented - council or housing association	9.7%	9
Home owner	74.2%	69
Living with friends or family	0.0%	0
Other (please specify)		1
<i>answered question</i>		93
<i>skipped question</i>		1



Lydbury North Housing needs survey July 2012 - Results

In your own opinion, is your present accommodation adequate for your household's needs?

Answer Options	Response Percent	Response Count
Yes	83.9%	78
No	16.1%	15
<i>answered question</i>		93
<i>skipped question</i>		1



If, in your opinion, your present accommodation is not adequate for your needs, what are the reasons?

Answer Options	Response Percent	Response Count
Needs improvements / repairs	60.0%	9
Too large	13.3%	2
Too small	26.7%	4
Too costly to heat	73.3%	11
Is affecting the health of a household member	0.0%	0
Rent / mortgage is too expensive	20.0%	3
Need different tenure accommodation	6.7%	1
Other (please specify)		1
<i>answered question</i>		15
<i>skipped question</i>		79

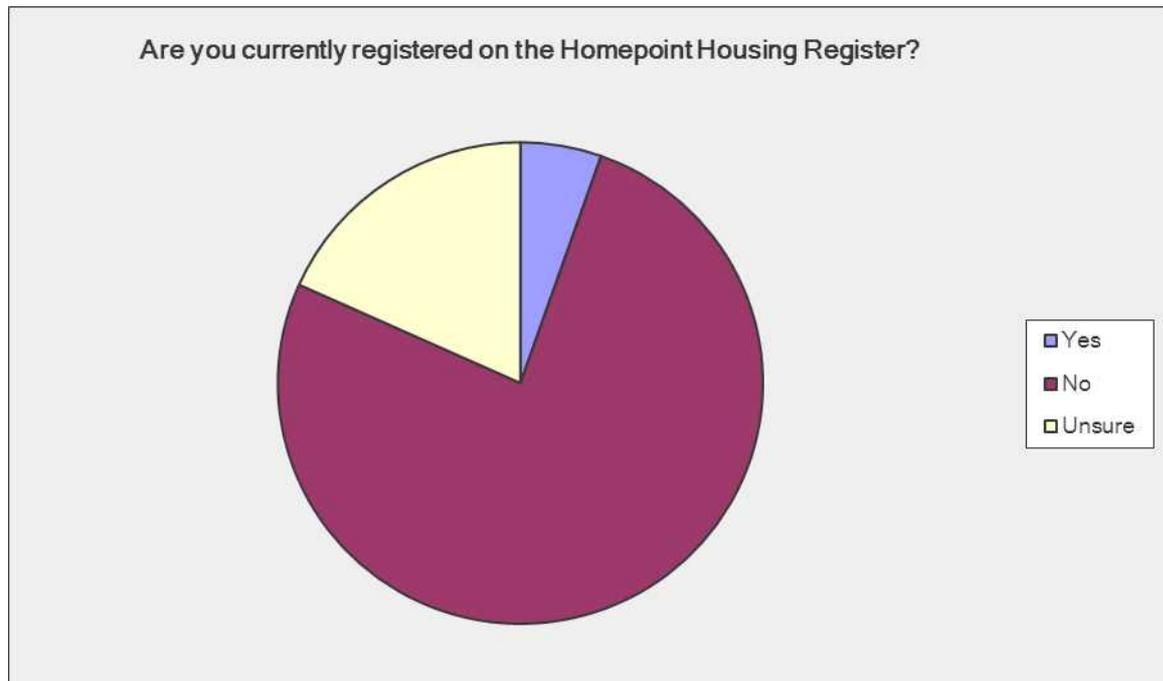
Additional Comments

Number	Response Date	Other (please specify)	Categories
1	Jul 24, 2012 3:30 PM	Hedgerow overgrown	

Lydbury North Housing needs survey July 2012 - Results

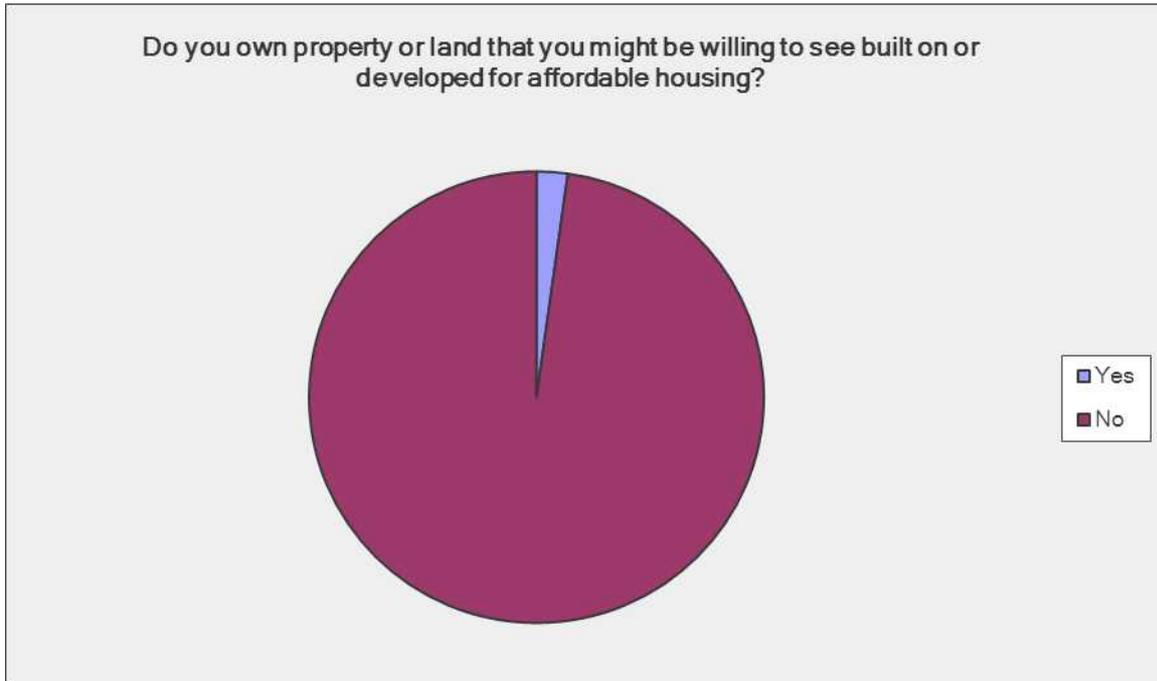
Are you currently registered on the Homepoint Housing Register?		
Answer Options	Response Percent	Response Count
Yes	5.4%	5
No	76.3%	71
Unsure	18.3%	17
<i>answered question</i>		93
<i>skipped question</i>		1

Note: Homepoint is a system used by Housing Associations to register interest in their properties.



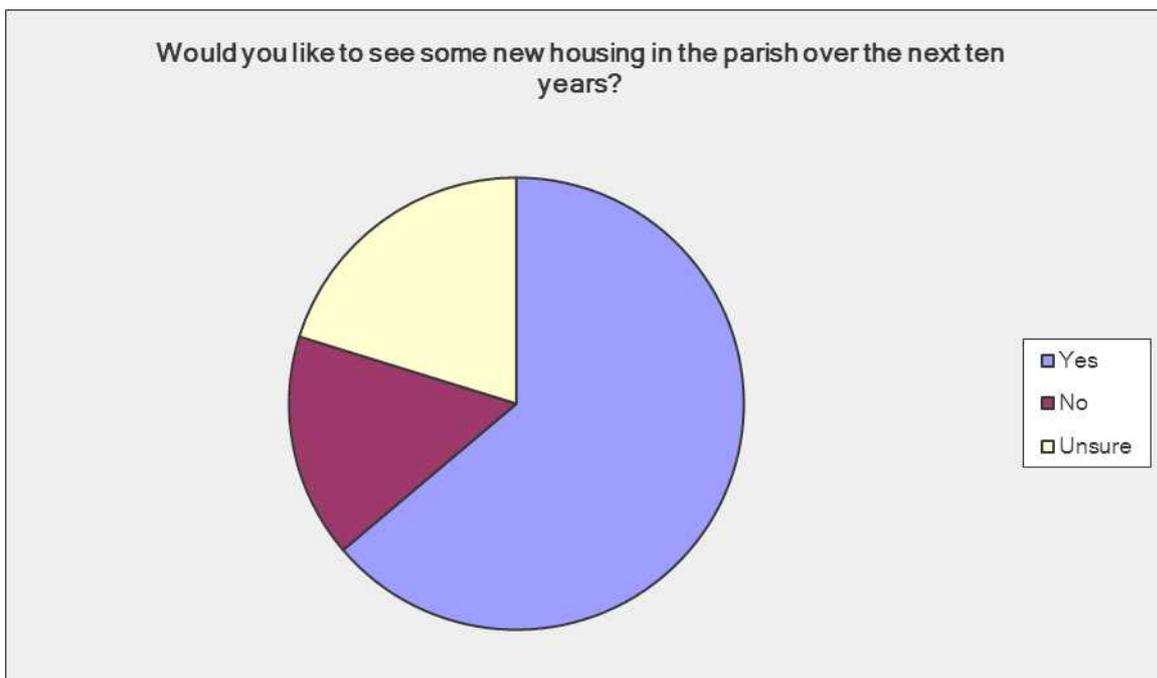
Do you own property or land that you might be willing to see built on or developed for affordable housing?		
Answer Options	Response Percent	Response Count
Yes	2.2%	2
No	97.8%	91
<i>answered question</i>		93
<i>skipped question</i>		1

Lydbury North Housing needs survey July 2012 - Results



Would you like to see some new housing in the parish over the next ten years?

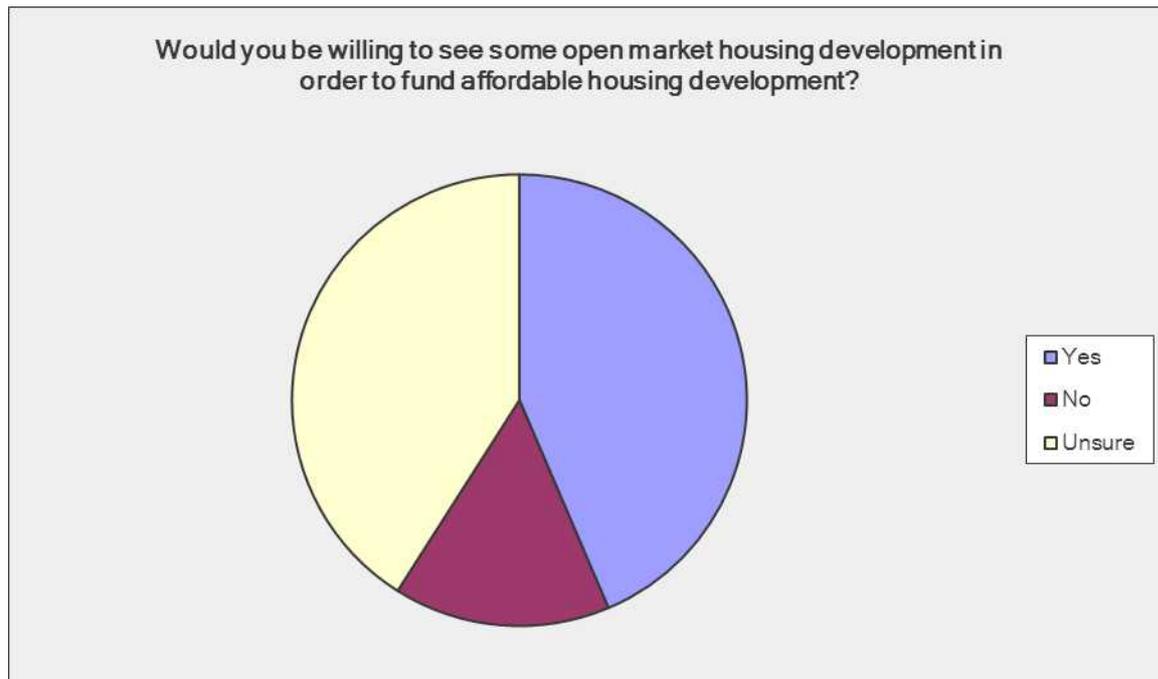
Answer Options	Response Percent	Response Count
Yes	63.8%	60
No	16.0%	15
Unsure	20.2%	19
<i>answered question</i>		94
<i>skipped question</i>		0



Lydbury North Housing needs survey July 2012 - Results

Would you be willing to see some open market housing development in order to fund affordable housing development?

Answer Options	Response Percent	Response Count
Yes	43.6%	34
No	15.4%	12
Unsure	41.0%	32
<i>answered question</i>		78
<i>skipped question</i>		16

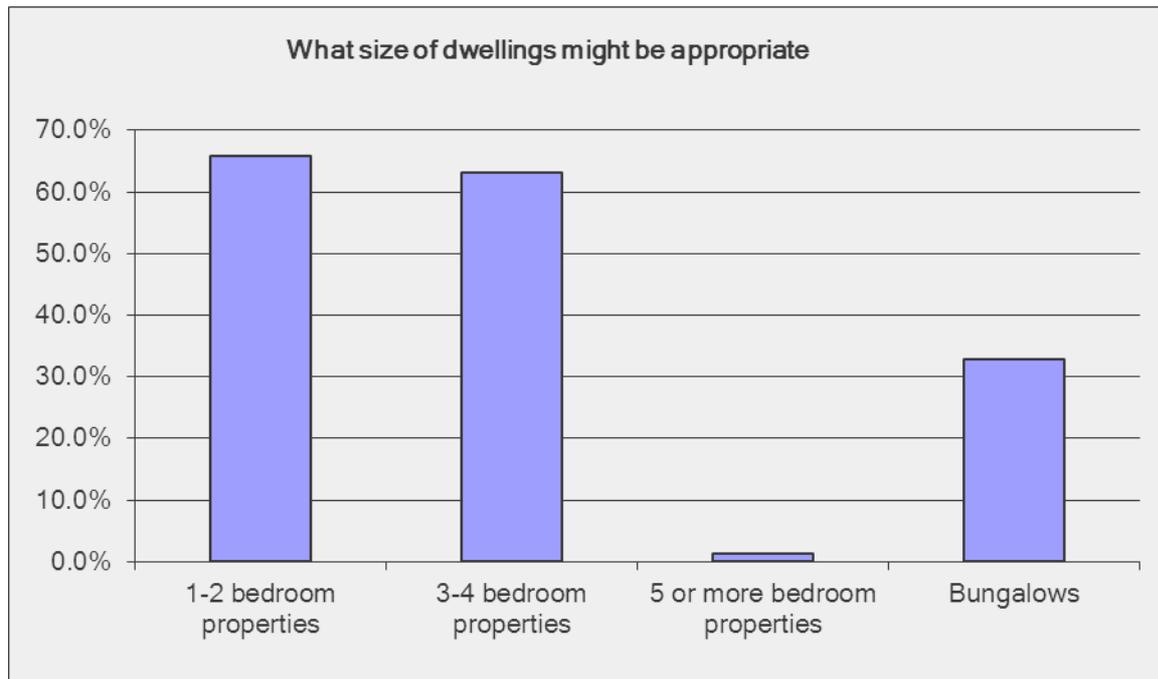


What type of housing might be appropriate for the parish?

Answer Options	Response Percent	Response Count
Affordable housing to buy or rent for local people	79.7%	63
Affordable housing to buy or rent for both local people and people from other areas	31.6%	25
Sheltered accommodation for older people to rent or buy, including Extra Care housing	36.7%	29
Open market housing to buy	27.8%	22
Open market housing to rent	13.9%	11
Sites for Gypsies and Travelling people	5.1%	4
<i>answered question</i>		79
<i>skipped question</i>		15

Lydbury North Housing needs survey July 2012 - Results

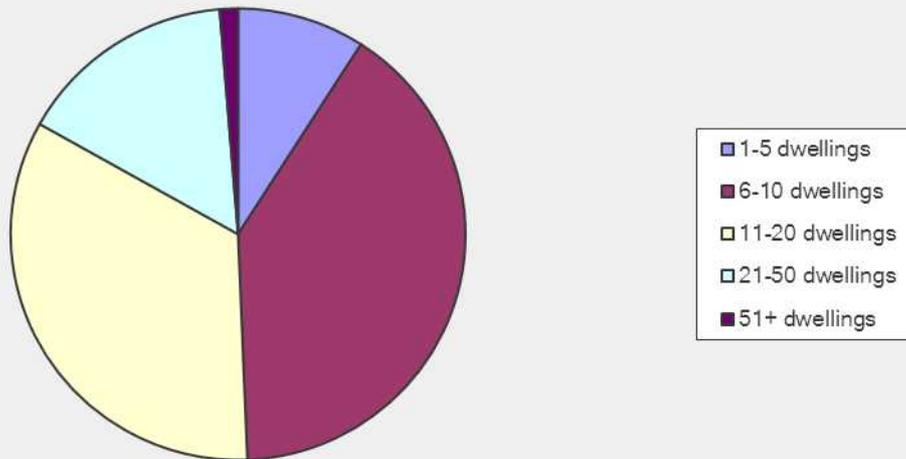
What size of dwellings might be appropriate		
Answer Options	Response Percent	Response Count
1-2 bedroom properties	65.8%	50
3-4 bedroom properties	63.2%	48
5 or more bedroom properties	1.3%	1
Bungalows	32.9%	25
<i>answered question</i>		76
<i>skipped question</i>		18



How many dwellings might be appropriate (over the next 10 years)?		
Answer Options	Response Percent	Response Count
1-5 dwellings	9.1%	7
6-10 dwellings	40.3%	31
11-20 dwellings	33.8%	26
21-50 dwellings	15.6%	12
51+ dwellings	1.3%	1
<i>answered question</i>		77
<i>skipped question</i>		17

Lydbury North Housing needs survey July 2012 - Results

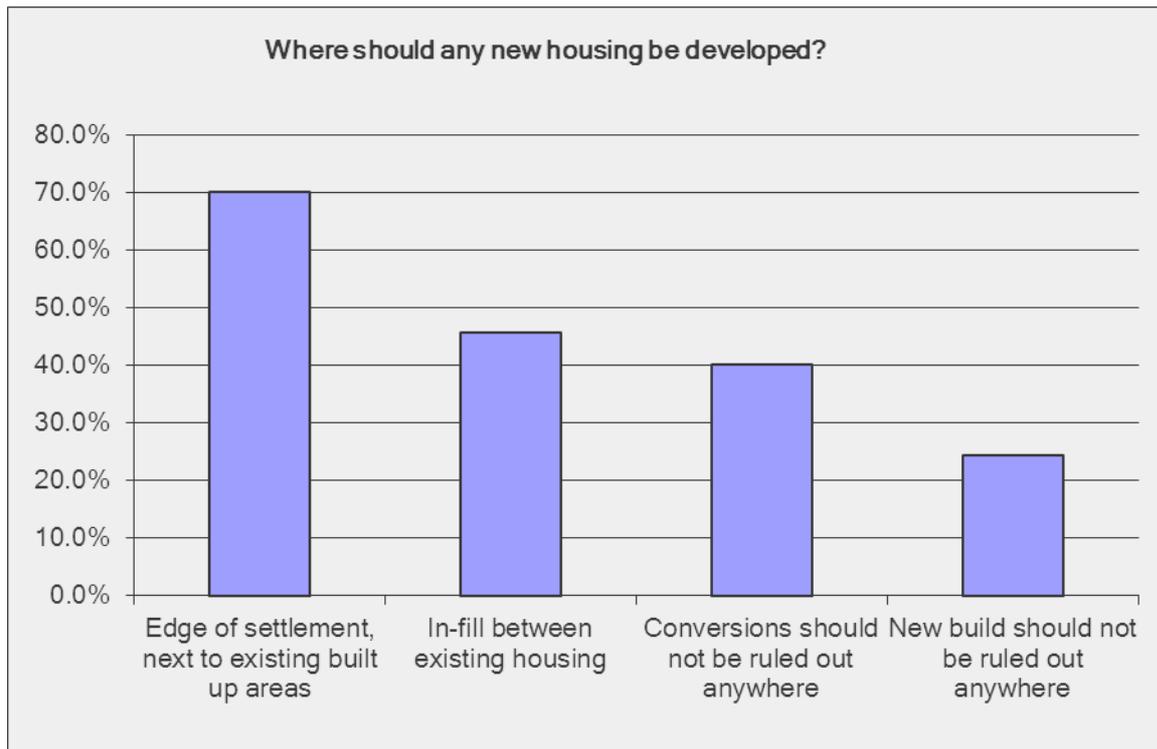
How many dwellings might be appropriate (over the next 10 years)?



Where should any new housing be developed?

Answer Options	Response Percent	Response Count
Edge of settlement, next to existing built up areas	70.0%	49
In-fill between existing housing	45.7%	32
Conversions should not be ruled out anywhere	40.0%	28
New build should not be ruled out anywhere	24.3%	17
Other (please specify)		1
	<i>answered question</i>	70
	<i>skipped question</i>	24

Lydbury North Housing needs survey July 2012 - Results

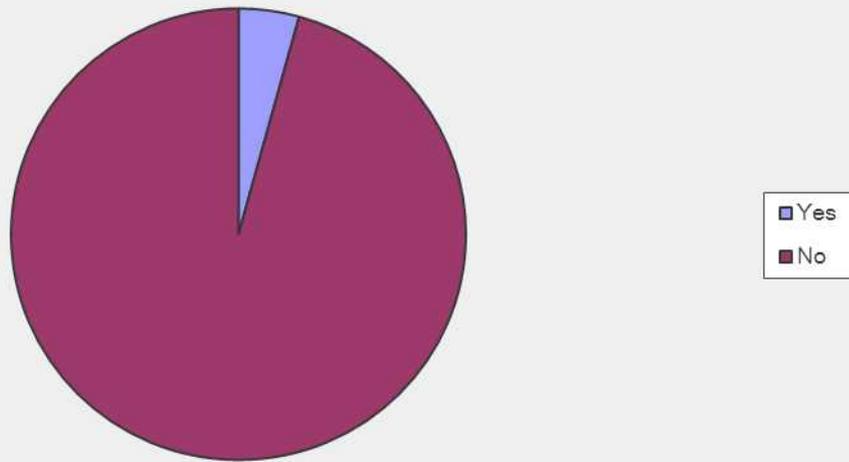


Are you aware of any empty dwellings in your area which could be brought back into use?

Answer Options	Response Percent	Response Count
Yes	4.3%	4
No	95.7%	89
<i>answered question</i>		93
<i>skipped question</i>		1

Lydbury North Housing needs survey July 2012 - Results

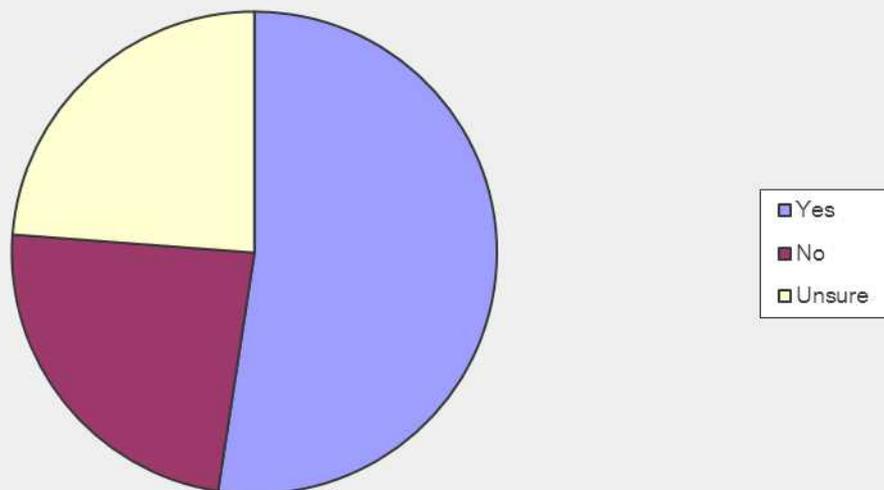
Are you aware of any empty dwellings in your area which could be brought back into use?



Should converting empty dwellings be a priority?

Answer Options	Response Percent	Response Count
Yes	52.4%	44
No	23.8%	20
Unsure	23.8%	20
<i>answered question</i>		84
<i>skipped question</i>		10

Should this be a priority?



Lydbury North Housing needs survey July 2012 - Results

46 additional comments were made – these are listed below.

To keep young people in the area we need jobs.

Also housing for older active people.

Most side roads in Lydbury North are single track (especially when cars are parked) and therefore development should be as near to main road as possible.

Response also included a number of comments on the map about suitability of sites for development

I don't want any more houses it will spoil the countryside

Allow planning on the garage site

There must be no more urbanisation of the landscape. There must be a stop to it otherwise Shropshire will become like the South East and congested.

Parish has an excess of larger affordable homes, requires small affordable housing for younger people - locals could then stay in the area. Affordable sheltered housing for local elderly people is also needed.

Any vacant brownfield sites should be used for these purposes first. Lydbury North has shop/school and church/pub and no or little public transport and no mains drainage. Flooding in Brockton and Kempton not suitable for more housing, there is also very little local employment.

Any affordable housing needs to be built near schools shops etc and should include plans for public transport with everyday routes to Craven Arms/Bishop's Castle.

Parking needs to be sorted out before any homes are built

What increase in the jobs market in the area will pay rent/mortgages in the future if development goes ahead

The water supply at Bishop's Castle is totally incompetent for the present victims, never mind increasing demands on it by increased housing development over its supply area. Move it away from the sewer farm.

Any future development in Lydbury North should have direct access to the main road. Not via inadequate single track side roads already clogged by parked cars - school traffic - Homes with multiple cars but no garages or yard. There is nowhere on these side roads where a lorry or delivery van can turn round. These lanes haven't altered in 300 years

I feel there are enough housing development projects in progress especially as the employment opportunities are limited for those already in the area & we have taken over enough rural landscape already

In favour of the two areas marked LYD001 and LD002 development only

LYD001 is my preferred site

Need for more mixed housing development

Sorry I cannot do more, losing my memory and am very infirm

Access and exit from and too any development should be of the highest priority for safety sake
Reference promoted sites LYD001 and 002, this would create unacceptable amounts of traffic in South View

Focus on providing affordable and sheltered housing to rent

Development should be on a percentage basis

Generally rents are too high for the local population's salary.

Lydbury North Housing needs survey July 2012 - Results

If this survey is for the whole parish why there is only a map of the village - are there no other sites in the parish?

Have the owners of LY001 and LY002 agreed to sell?

There is no point in any development without local employment opportunities or suitable public transport to employment centres further afield.

Any future housing developments should only be for local people. I reside in a self-built local/affordable home and I feel there should be more help to local people. It was very difficult for us to complete ours for various reasons.

More social housing for local people

Surprised people unemployed from Wales have been given council house in the village thought we had a waiting list for local people. Totally unfair

Any developments should be done sensitively and appropriately to meet the needs of local people. It should not be done to create housing to meet the needs of other areas to enable them to dump their population "out of area". It must not be done to fulfil the needs of greedy, speculative developers of whatever type and scale. Local landowners must not be allowed to make a fast buck at the expense of others or to the detriment to the amenities of the area.

It would be good to have homes which are suitable for young families which would also help to keep up school numbers

The old petrol station should be developed into a mix of affordable housing for rent and smaller 2 and 3 bedroom semi and detached housing.

The village needs new younger people to use the school, shop and pub

1. What is a promoted site? - That's the hatched in area I assume but the entire map is so hatched.

2. What are the black areas?

3. The map is good but the use made of it is poor - maps need to be easily understandable

4. Housing for the needy is "good" but what are the housing needs for L. North Parish? The figures are not defined.

5. Ambitions for the village to grow and prosper are not the same as expressing what a communities housing needs are.

6. If it is all about community growth then this is the wrong questionnaire.

For the preferred sites (highlighted areas) parking provision needs to be looked into before any housing is thought of - Habershon Close and South View are already a nightmare to navigate with the turning area regularly being used as a bus/lorry park! So the plans for LYD002 would make this so much worse as the hoard of people who were stood looking at it the other week would have seen.

My son and daughter moved away because there was no available housing

Infill should be viewed with great caution - too cramped an environment could destroy the whole feel of the village

We would like to see housing as indicated above. (Site of garage and behind bungalows near community shop indicated on the map)

A lot depends on safe access onto main road.

Houses have been built for local people in the village before and are now full of non-local people, or have been given to the loud, music playing, dog barking, kid screaming folk, which has degraded the village.

Lydbury North Housing needs survey July 2012 - Results

Two priorities in our view: as above and:

The old garage on the main road is unsightly, is not currently 'a dwelling' and has some land around it. It could with appropriate provisions be converted to rented housing, suggest continuation of bungalows for the elderly which are currently west of and have ease of access to the Community Shop. We are not sure but the bungalows appear to be maintained by the Council, so may be council owned.

This would provide small housing units for those who are elderly and in need of access to lower rent housing.

Also private housing isn't a priority since there is sufficient high end housing of 4 bedrooms already in the village that attract prices beyond most local young person's means. Nor is there a need for any 4 bedroom houses, since these always attract high rents which defeat the object of the exercise.

I think the proposed sites are totally wrong. They should be where the x I have listed on the maps is.

If you put them where you suggest you will disrupt the whole village.

Some limited development should be allowed in the hamlets in the parish

In my 33 years as a parish councillor we had a survey in this parish when Haberson Close was sited for development. According to the survey there was a need for some 48 dwellings. There were 8 homes built and the Council had difficulty filling them. We even took people from other parishes to occupy them. I don't see the need to develop Lydbury North further.

There is limited employment so we could be encouraging senior citizens.

Building on greenfield sites should only be permitted if there is a requirement that owners and tenants use at least 90% of their garden for growing vegetables and fruit. Gardens could range in size 150 to 500m². UK imports 50% of veg and 94% of fruit. Climate change could reduce import sources.

Do not over develop Lydbury North as it is lovely as it is but people have to live somewhere so some development has to take place

Fair consideration by planners should be given to conversion of redundant farm buildings

Three sites specified on map for new housing development

As I am 94 this does not really concern me. As far as I know none of my immediate relatives will move to Lydbury North

As little (development) as possible. Sorry it sounds NIMBY but....

Attention should be given to preserving the character of the parish and catering for the needs of those already living there. Schools, Doctors etc Not more housing

Let's get on with it

Housing should be affordable and aimed at young people; "starter home" type.

The demographic of the village is too old.

Parking around South View/Habershon Close area needs to be improved.

Currently no affordable housing available especially for children to remain in the village once they grow up

Site outlined on the attached map is the preferred site.