

Stogumber – Survey of Housing Needs – September 2014

Questionnaires were sent to the 340 households in Stogumber parish, asking the following questions:

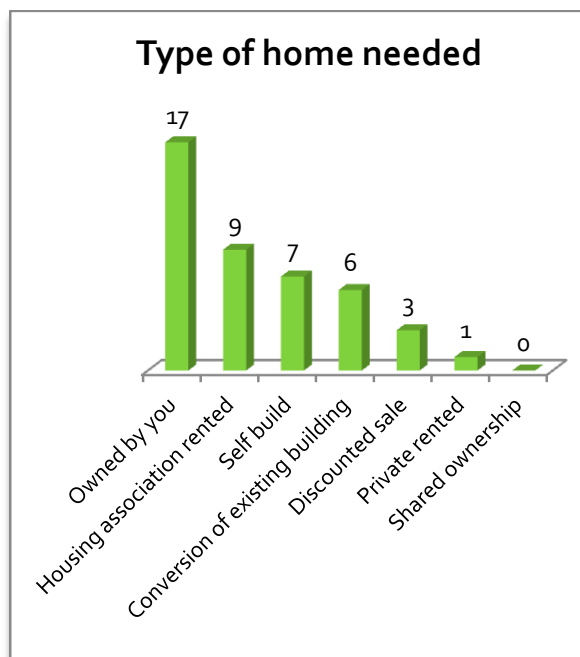
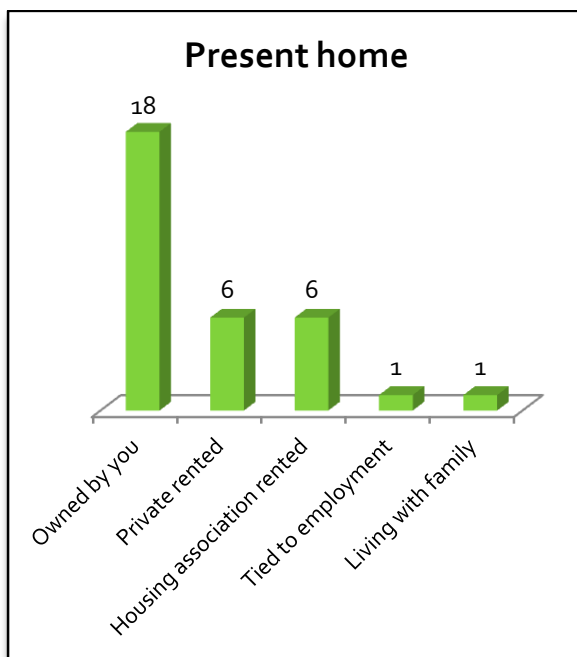
1. Having read the covering letter, are you or is anyone else in your household likely to need to move in the next ten years for any reason? If yes, please give further details overleaf. *Overleaf they were asked details of their current home and what they would be looking for in a new home. Results summarised below.*
2. Would you support a small new development of housing in Stogumber parish, built to meet the needs of local people? *Comments were invited, and are listed later in this report.*
3. If it were possible, would you be interested in building your own home? If so, please give your contact details overleaf.
4. Do you know of anyone who has moved away from your parish in the last five years due to lack of suitable housing and would like to return? If so, please provide their details so that we can contact them and establish their needs.

A total of 100 questionnaires were returned, 30% of those sent out.

Question 1

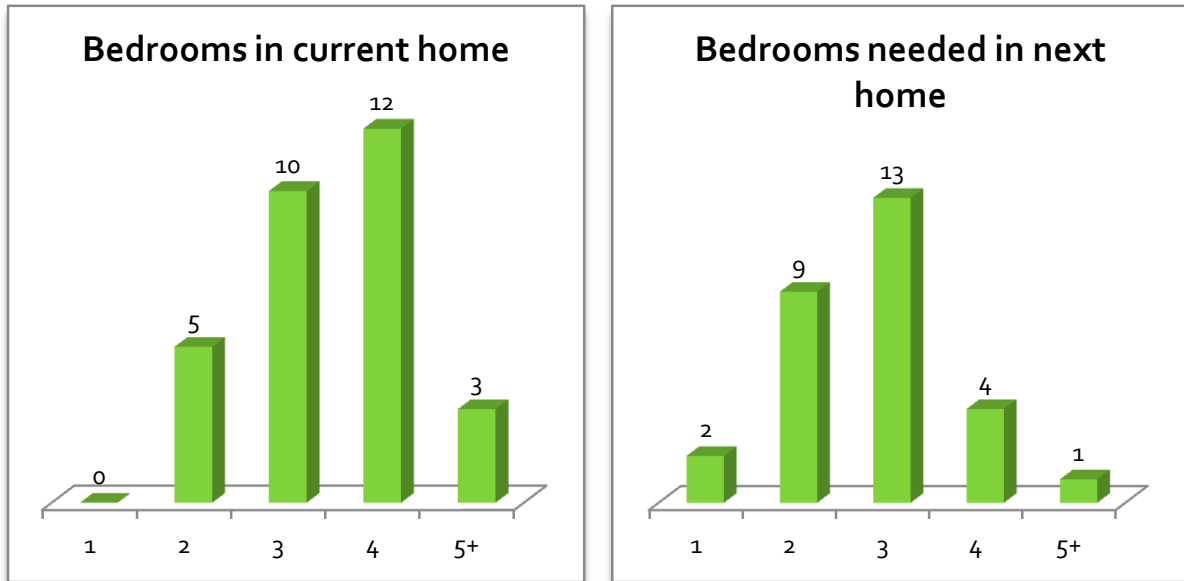
33 households declared that they would be looking to move within the next ten years. Of these 33, eight said they would not support the idea of new affordable dwellings in the parish, and 25 were in favour.

The majority of returns were from those owning their own homes and those wishing to buy somewhere, whether through open market, discounted sale, self build or conversion of existing building. Breakdown as follows:



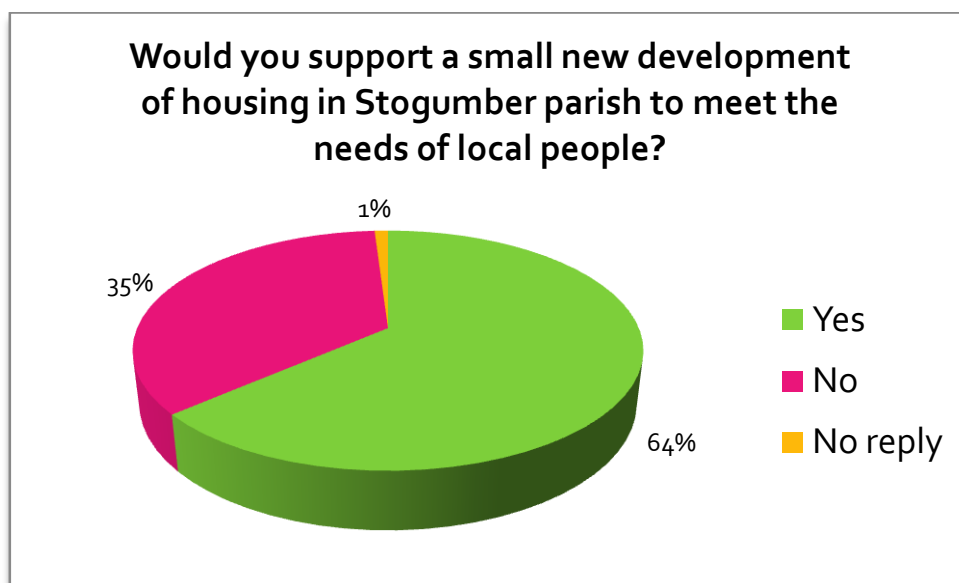
6 returns did not indicate details of next home and three gave no contact details.

Sixteen households were looking to downsize, two to upsize, and seven to stay the same. The rest did not give sufficient information on house size. Results as follows:



One household specified the need to move from a house to a bungalow.

Question 2



Comments of those who said "yes":-

- Yes, fully. I have a young son who in the future will need housing, To stay local means so much to most young people, especially if they find local employment – support elderly family members etc.
- Yes in theory if it can be guaranteed to be and remain for local people.
- Yes but only on condition that it will not lead to increases in on-road parking, noise or other nuisance.

- Yes but provided that the infrastructure is improved. Public transport, sewage, roads, electricity supply and broadband are poor. What are these people going to do? There is no work worthy of the name in this area. Facilities for young people are non-existent. The village would become a depressed area.
- Yes but it would depend entirely on the appearance and the location.
- Would probably want to downsize after 10 years. Would like to see suitable new build for people retiring but not wanting to move to a bungalow development or development specific for the elderly.
- Viability of local school and shop/post office needs to be maintained.
- Very good suggestions.
- There should be more affordable homes so that young families can be here to support the schools and playgroup and to enjoy everything the village has to offer.
- There is a real shortage of housing at present; a lot is unfit for families on lower incomes.
- Stogumber has sufficient social rented property. Small to medium houses for sale or part ownership would enable more to get onto or move up the housing ladder. Land for self builds would also be beneficial.
- Son and daughter had to move away. Very difficult to find rented property that is not private and is cost effective.
- Small single plots are more desirable than yet another mixed housing scheme.
- Round a bout the turn of the century, West Somerset District Council was required by law to carry out an urban capacity study, which was carried out by air and within the village space was seen for some 20 new houses.
- Only individual “in-fill” houses – not a new mini estate like Archers Grove! No more rented – affordable homes to get people on the housing ladder or to downsize.
- Only if it was infill of one or two houses using existing redundant buildings/land. I would not want to see the present village boundaries increased. No development should be more than a couple of dwellings in any one place. Keep it in character and size to the current village.
- Only if it is affordable housing, not £450,000 houses – to also include community features such as allotments.
- Of course, it all depends where it is and what it looks like. It is important not to damage the character of the village. I don’t entirely understand how housing “built to meet the needs of local people” can be used only by local people, unless it is rented social housing.
- It is a largely elderly community and when a person is no longer able to drive or cope with a large house, stairs or garden, there is little choice but to leave this friendly, supportive village.
- If a need is established.
- Dependent upon the need for such a development being established, consideration should be given to:
 - Essential infrastructure (roads/water/sewerage)
 - Facilities to meet the needs of (a) families – schools etc., and (b) elderly – medical provision.
 - Impact upon an area of natural beauty.
- As long as there are affordable houses, no change of planning after consent is given to executive housing.
- As long as it was 2-3 bedroom homes at a sensible price so families could afford to live in the village and enjoy all it has to offer.

- Affordable housing for local people to buy would be preferable, or shared ownership. It would be essential to exclude the use of property for second home.

Comments from those who said “no” to new housing:-

- Already had 3 developments in recent years, i.e. 24 houses. Road access poor.
- Although I am in favour of creating affordable housing for younger people, Stogumber would not be the ideal location for a new development as the village centre and amenities are very small with no potential for expansion. With parking being very limited, I feel the nature of the village just would not support a higher population. I would however be in favour of “infill” development where building was limited to individual plots in keeping with the original.
- For the size of the village, Stogumber has already experienced two recent and considerable builds (Archers Grove and Pickpurse Lane).
- I think there has been enough new builds here. Plus there is plenty of housing to support in the council houses across the road. In fact I think it is taking away from the character of the village.
- If “for sale” YES but if for social housing, NO. There is an over-development in Stogumber of social housing – so no support for further facilities.
- It would depend where it was and what their needs were. Unemployed, elderly – no because transport links not here. You need transport and services to live in rural areas – we have neither. It also depends how the houses are built.
- New houses already on the market. My next move will most likely be to the church-yard.
- No – road space is now critical with several families having two cars.
- No there are enough here in village already. Several built not long ago.
- NO! There is no public transport/no jobs and the roads, i.e. LANES! Are falling apart. We have had ten years of back to back building here. NO MORE! We will fight against new building plots.
- No, as we have recently had 2 new developments with affordable housing and further development would not enhance the beauty of the area. There is no local employment, only one shop, no bus service or transport, no amusement for younger people.
- No, because there are several empty properties in the village at present so it would be good to have those occupied (and restored) first.
- No.
- No. Stogumber has had more than its fair share of social housing. Furthermore, most of these residents rarely engage with village activities.
- Please stop building. Our grandchildren will look on a spoiled England if you go on.
- Roads and associated infrastructure are not in place.
- Slowly and steadily our countryside is being eroded – the “economy” is not the be all and end all of life.
- Some has been built recently. Magna housing is often let to people with no local connections e.g. from London.
- Stogumber does not need further housing.
- The village is losing its original identity so any future housing needs to be small and in keeping with traditional building styles.
- We have already had two housing developments in this village – I don’t think this village needs any more as it would destroy the beauty.

- There is enough new housing already available – property in village at all price levels is not selling. Stogumber is too far out for people working and too isolated for older people without transport. It's lovely but a high rate of 55-70+ age group.
- We have enough already, given access problems.
- We have had 3 new housing developments recently in our village. I think some other villages should have some – the roads are too small and the character of the village will be lost.
- We have had three new housing developments in the village recently already. Without a regular bus service local people cannot travel to work or to shop etc.
- What is the point of building more new homes when there is absolutely no employment? Also the lanes cannot cope with the extra traffic.

Question 3

Sixteen respondents expressed an interest in building their own home, if it were possible.

Question 4

Two respondents were able to give details of people they knew of who had moved away from the parish and wished to return.

Next Stage

Diane to telephone everyone who indicated a need to move and provided their contact details.

DEB
1/10/14