



# Ashwell Neighbourhood Plan Housing Survey 2015 Results

*Alison  
Eardley  
Consulting*

*Neighbourhood Planning  
Community Planning  
Business Planning  
Visitor Strategy*

# Who completed the survey?

A survey was sent to every household in the parish:

**341** households completed the survey



**43%** of all households in the parish (based on 2011 Census)

or **42%** (based on 2015 estimate of 850 households)



Representing **814** people



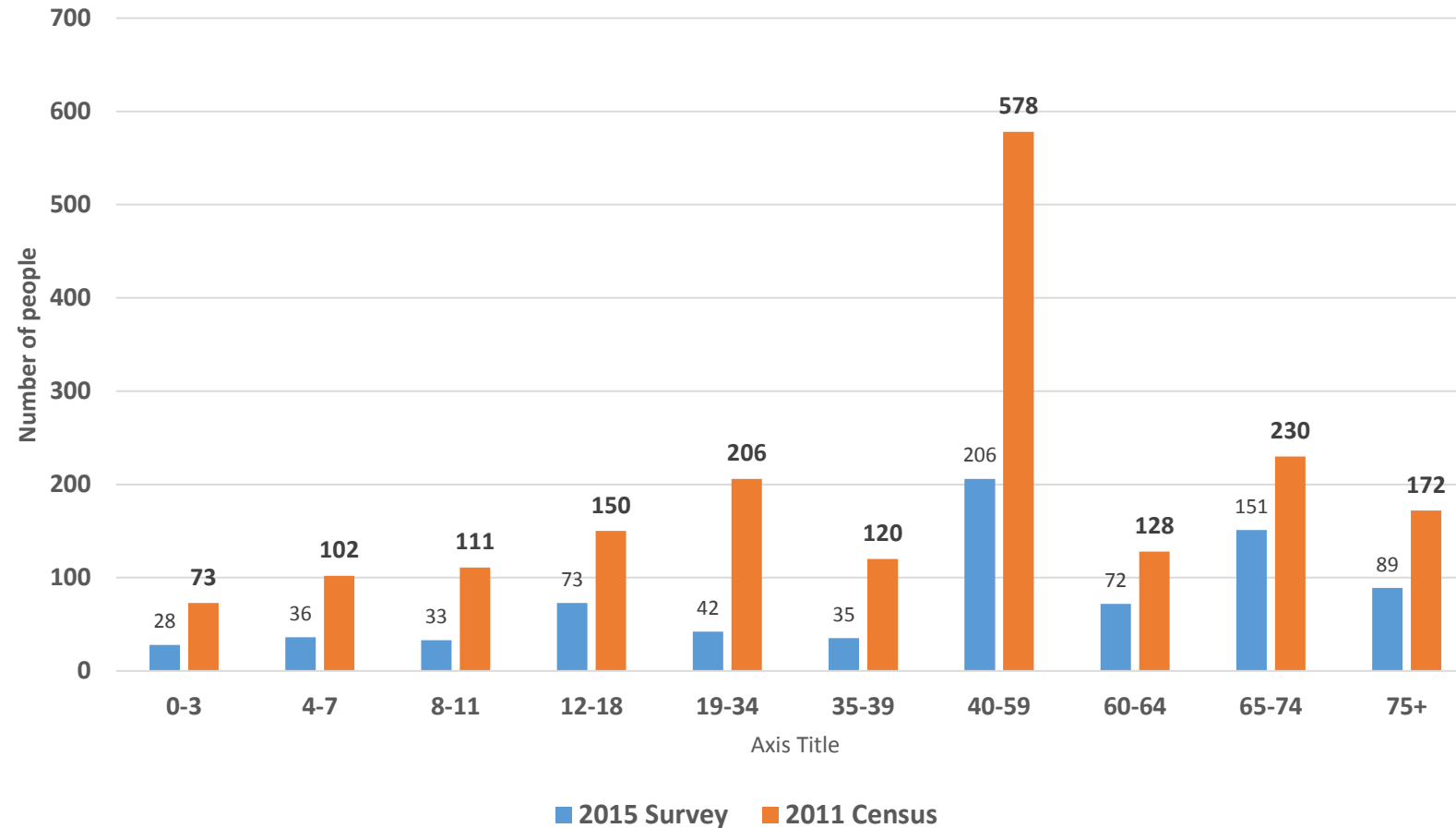
**44%** of Ashwell residents (based on 2011 Census)

or **43%** (based on 1,900 population)



About your household

# Ages represented by the survey

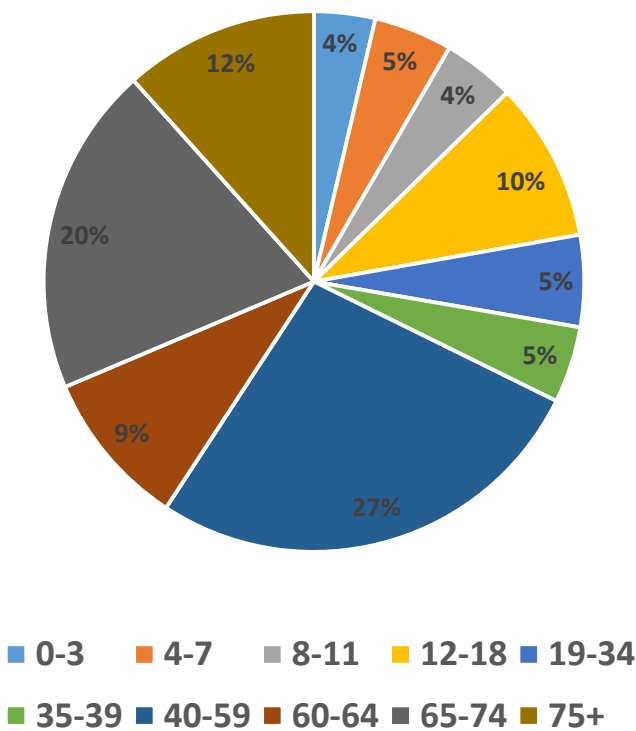


**Average household size:**  
2.4 people

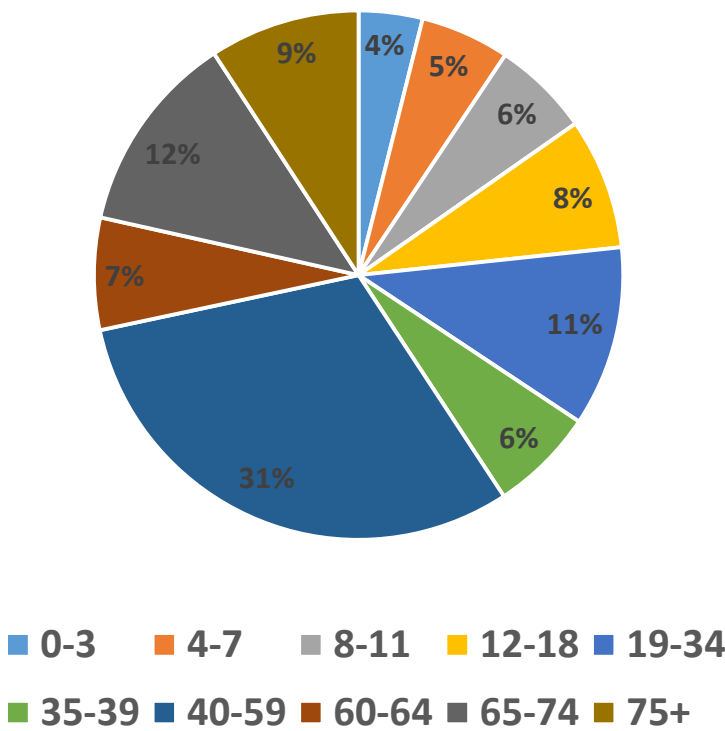
Figures show the comparison between survey results and 2011 Census. A greater number of those in the older age brackets (60+) have completed the survey pro rata the other age categories. Ages 19 to 39 are less well represented.

# Comparison of ages, illustrated as percentages

2015 Survey



2011 census



# Household employment status

	Part-time		Full-time	
Self-Employed, working within the village	38	6%	35	6%
In paid employment, working within the village	17	3%	6	1%
Working outside the village, but within 20 miles	42	7%	69	11%
Working more than 20 miles from the village	21	3%	105	17%
Family Carer	6	1%	13	2%
Retired	28	5%	212	35%
Unemployed	0	0%	14	2%

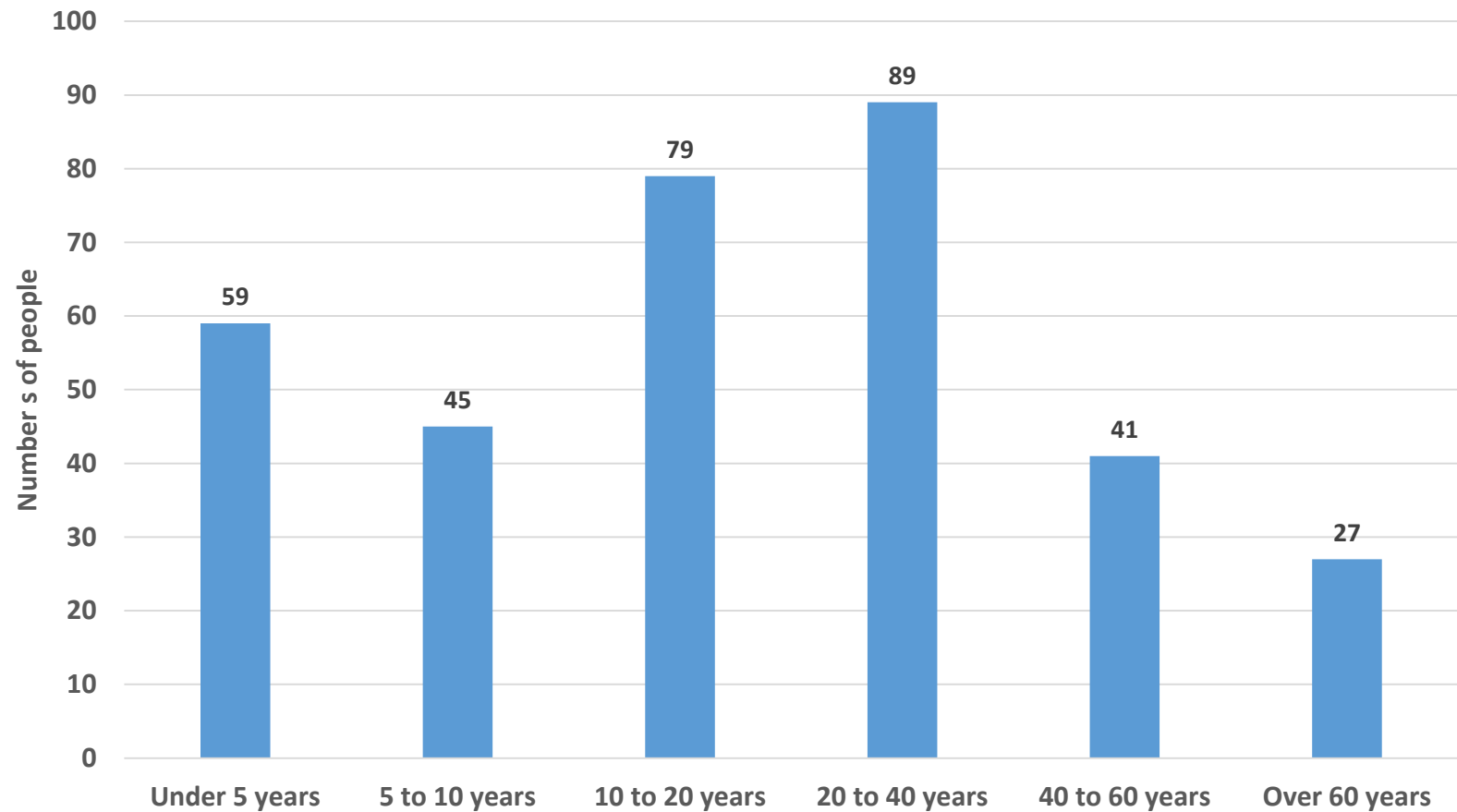
Percentages are of the total number of people represented by this this question (606 people)

35% of those covered by the survey are retired, reflecting the previous question about age ranges

The majority of those in employment work outside the village, most commuting further than 20 miles.

16% work within the village, 18% work outside but within 20 miles, 20% work further out

# How long have you lived in the village?

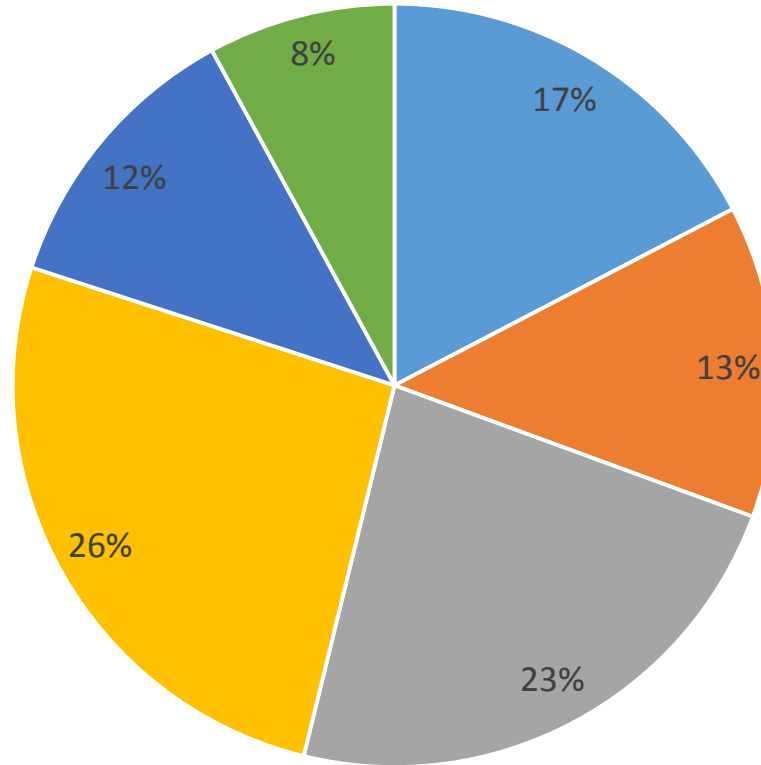


26% of respondents have relatives in the village

11% of respondents have children who have had to leave Ashwell due to lack of suitable homes

# How long have you lived in the village?

(illustrated as percentages)

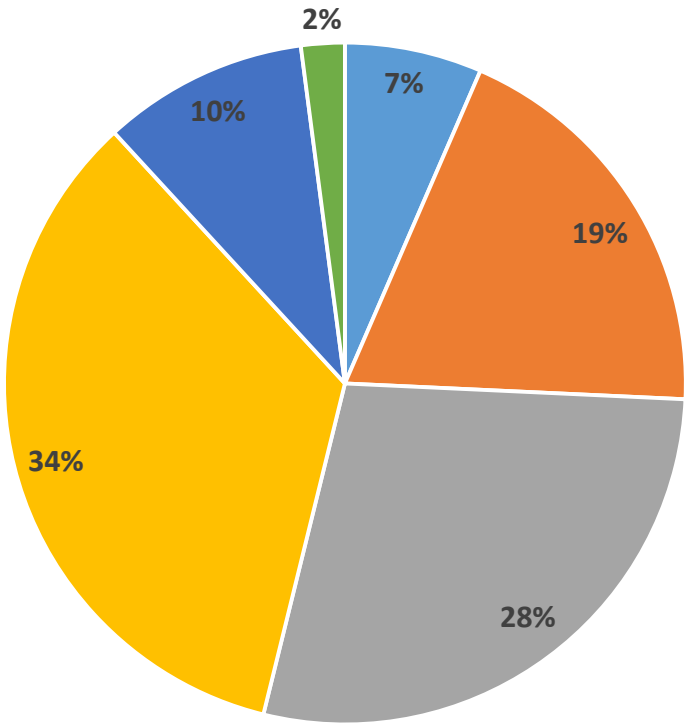


■ Under 5 years ■ 5 to 10 years ■ 10 to 20 years ■ 20 to 40 years ■ 40 to 60 years ■ Over 60 years



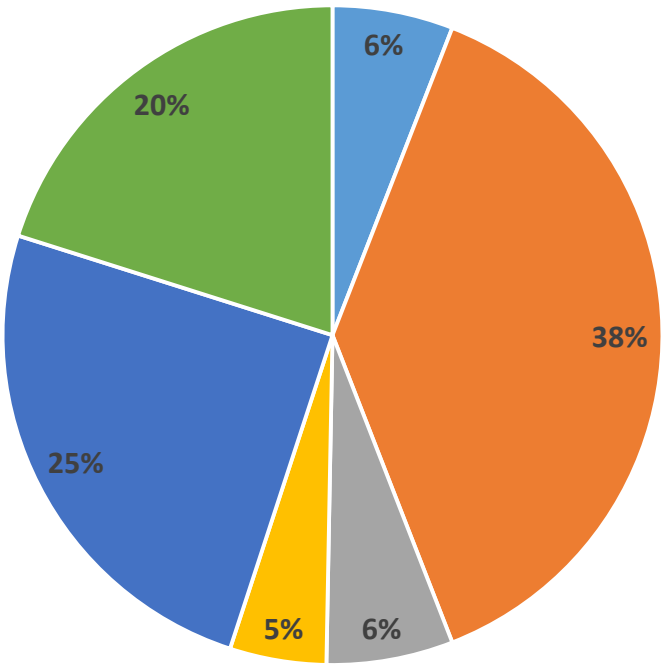
# What kind of property do you live in?

84% of respondents own their own home



1 2 3 4 5 6 or more

Number of bedrooms



Bungalow Detached house Flat / apartment  
Other Semi-detached house Terraced house

Type of property

# Who owns your home?

<b>I own my home</b>	<b>84%</b>
<b>Private Landlord</b>	<b>8%</b>
<b>North Herts Homes</b>	<b>2%</b>
<b>Wolverley House (NHH)</b>	<b>2%</b>
<b>Ashwell Housing Assosiation</b>	<b>1%</b>
<b>Origin Housing Association</b>	<b>1%</b>
<b>Moss Cottages</b>	<b>0%</b>
<b>Other</b>	<b>0%</b>
<b>No response</b>	<b>1%</b>

# Car parking spaces available

	Total parking spaces (allocated to the property)	Number cars usually parked
On the road	60	160%*
On the drive	496	60%
Garage	237	43%
Other off road	112	72%

**On average Ashwell residents own 1.6 cars per house (2011 census)**

**36% of households own 1 car  
40% own 2 cars**

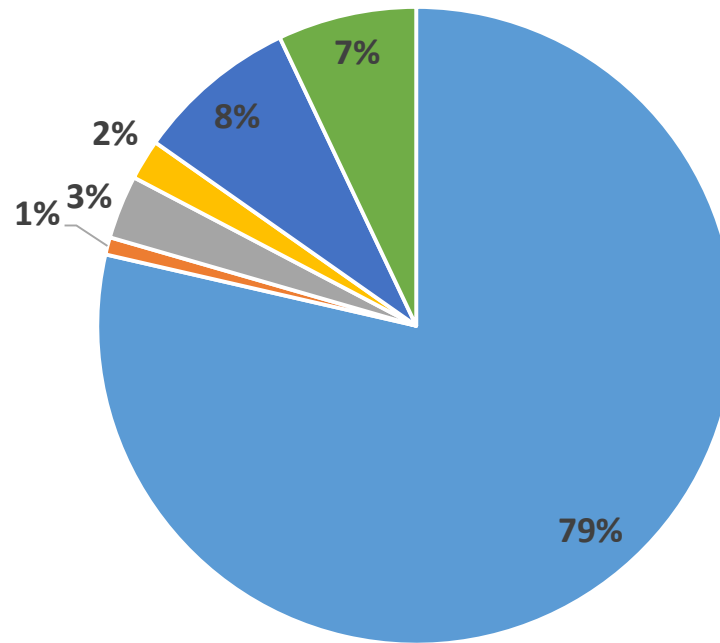
\*The 'on the road' data suggests that many properties have no 'allocated' parking but park on the road in any case. This may suggest too that there is not enough on-street parking for those properties.

The other figures suggest spare capacity particularly in garages. This might reflect the trend toward using garages for storage and not cars.



Your Housing Needs

# If you have children at home, when they move out, what they be looking for?



■ Not applicable

■ To have a small (1-2 bed) house in Ashwell

■ To live outside Ashwell

■ To have a flat in Ashwell

■ To have a larger (3+ bed) house in Ashwell

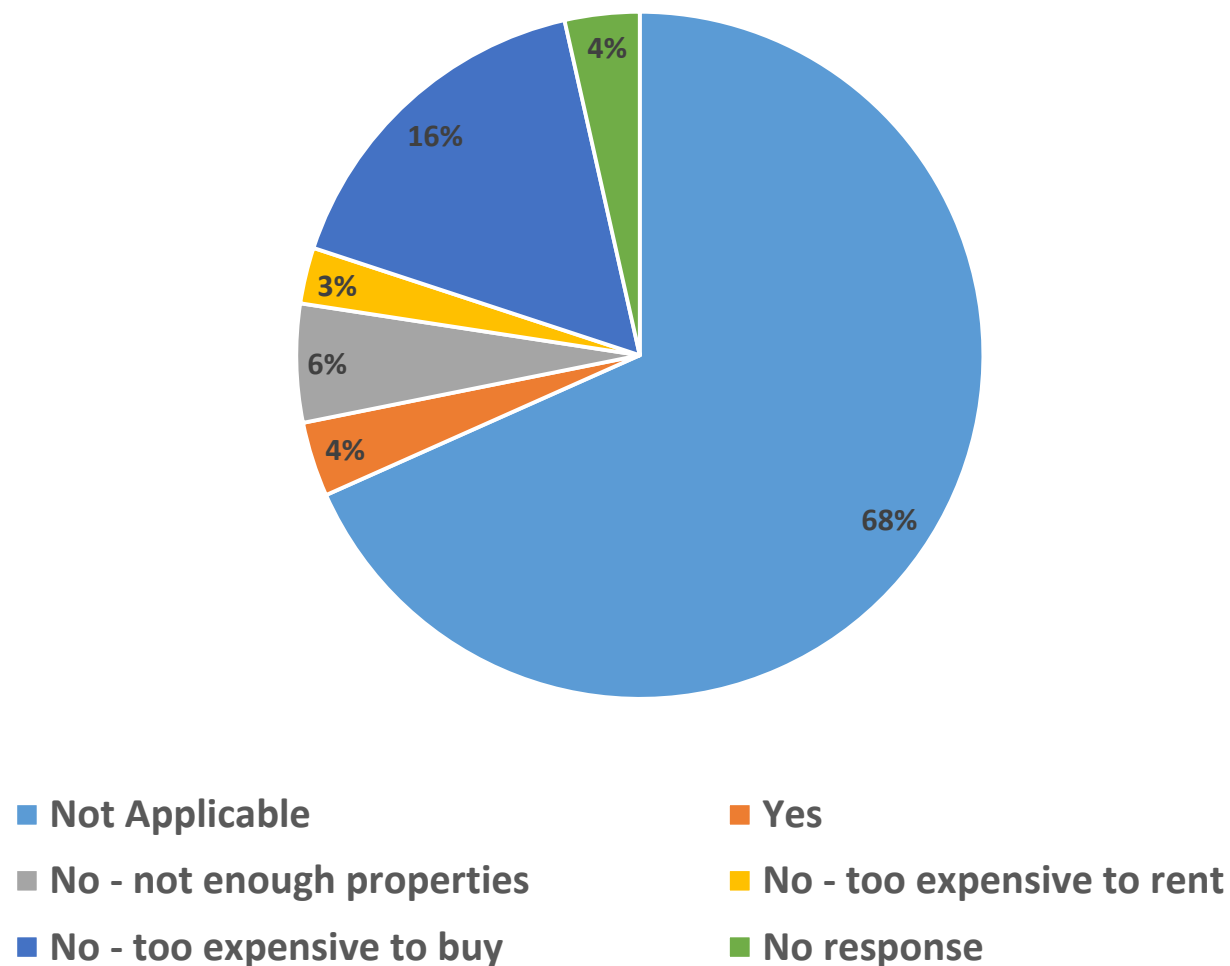
■ No response

Of those providing an answer, 8% selected 'to live outside Ashwell'

79% selected 'not applicable'.  
7% chose not to answer.  
It is unclear if those choosing these options have children or not. They may:

- Not have children
- Have children but did not wish to answer / did not know the answer
- Not wish to respond

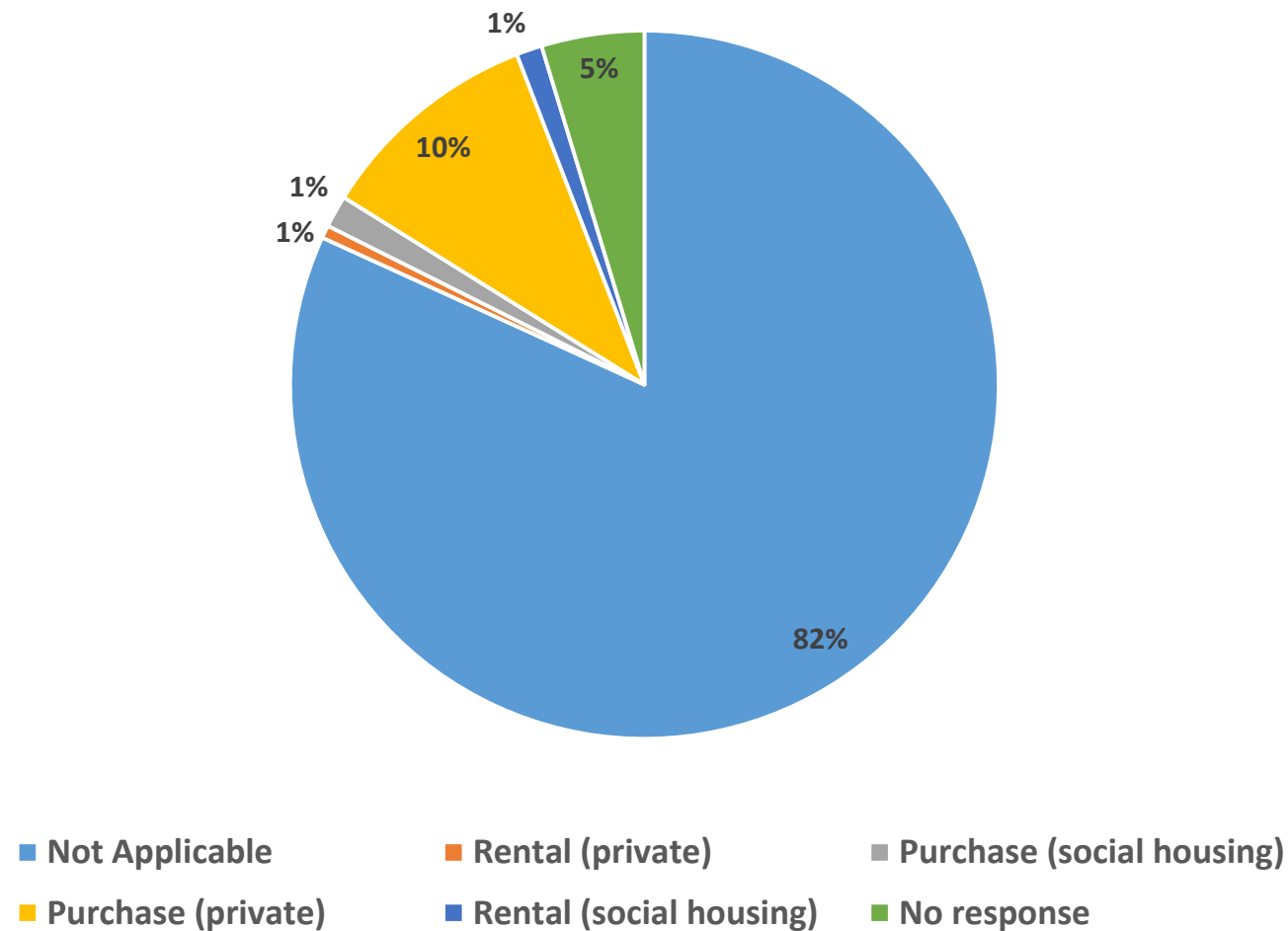
# Do you think your children would find a suitable property in Ashwell?



**16% suggest it will be too expensive to buy**

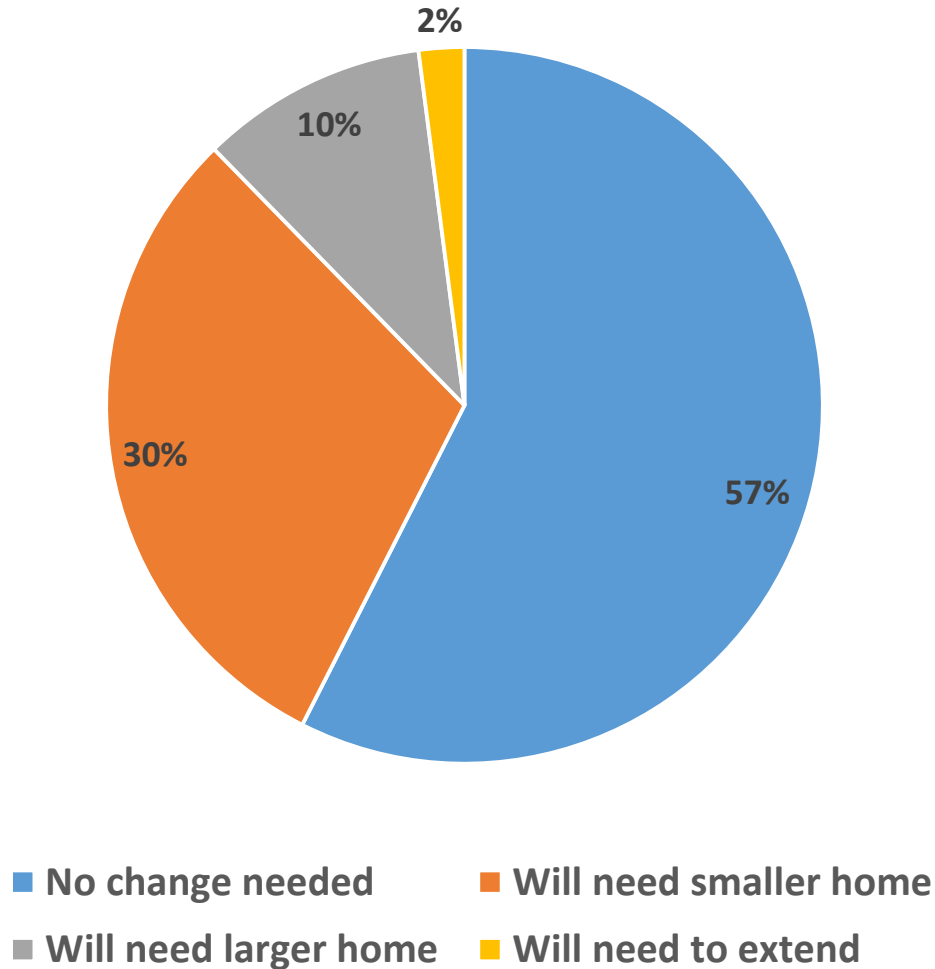
**6% - not enough properties**

# If family members have left Ashwell, but would like to move back, what would they be seeking?



**10% want private purchase**

# Will you be seeking a larger or smaller home in the next 10 to 20 years?



**57% - no change**

**30% wish to downsize**

**10% want to upsize**

Note: Data has been 'cleaned' eg. If someone chose 'no change' but went on to say that they wanted less rooms in future, this has been noted as 'will need a smaller home'.

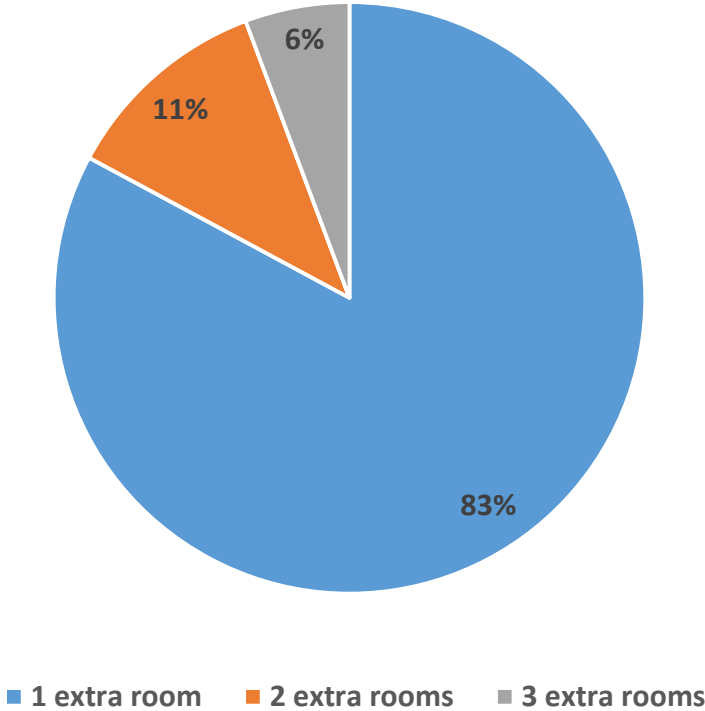


# Those wishing to upsize

35 respondents said that they will need a larger home – 10%

Of these:

Number of extra rooms wanted	How many want this?	%
1	29	83%
2	4	11%
3	2	6%
4	0	0%



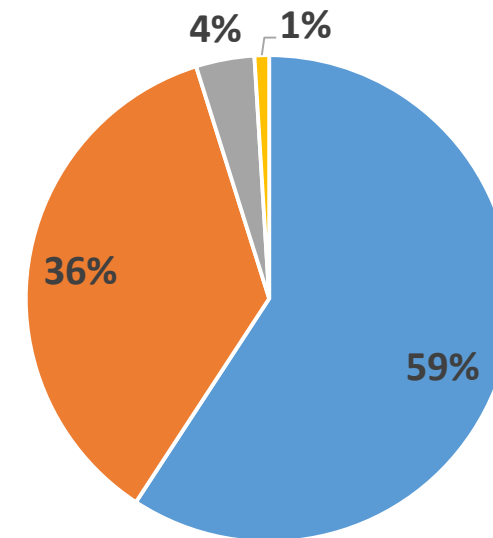
% asking for each number of extra rooms

# Those wishing to downsize

103 respondents said that they will need a smaller home – 30%

Of these:

No. rooms wanted	How many want this?	%
1	61	60%
2	37	36%
3	4	4%
Not specified (6 or more to 6 or more)	1	1%



■ 1 fewer room

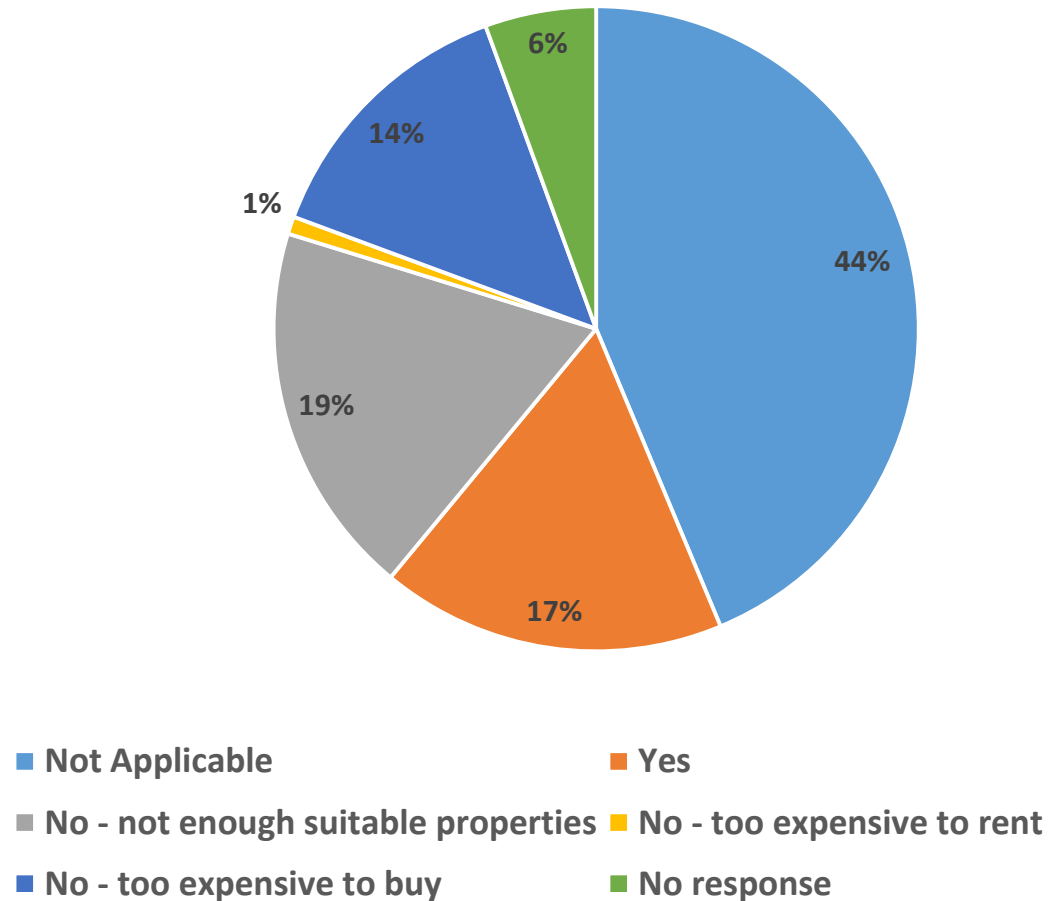
■ 2 fewer rooms

■ 3 fewer rooms

■ not specified (6 or more to 6 or more)

% asking for each number of fewer rooms

# If moving, do you think you will find a suitable property in Ashwell?

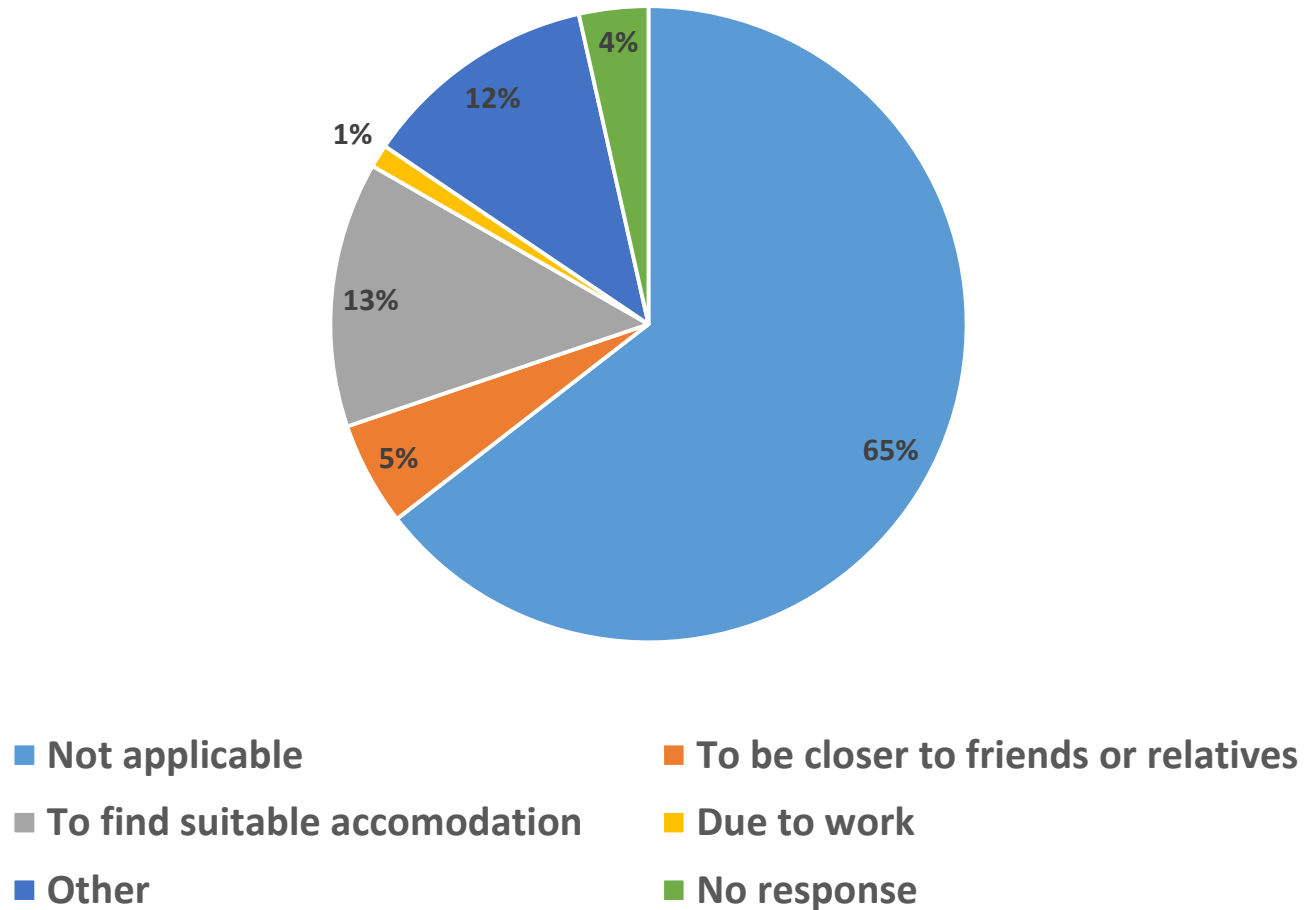


**17% - No, not enough properties**

**17% - Yes**

**14% - No, too expensive (to buy)**

# Within the next 10 to 20 years, do you anticipate leaving the village?



**69% either did not respond, or said n/a**

**13% - to find suitable accommodation**

**12% - answered 'other'**

**Only 1% said 'due to work' – perhaps because either they are retired or happy to commute out of the village**

# If you plan to move in next 10 to 20 years, what sort of property will you look for?

Table 1	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6	Rank 7	Total selecting each type
2+ storey house	85	26	7	0	7	4	1	130
bungalow	61	35	13	3	0	0	17	129
warden-assisted housing	14	12	11	28	11	5	1	82
flat / apartment	11	14	38	10	7	0	0	80
residence with care provided	8	4	12	14	26	12	4	80
mobile home	2	1	1	5	8	24	29	70
Other	13	7	2	4	0	11	0	37

Table 2	2+ storey house	816
	bungalow	731
	flat / apartment	412
	warden-assisted housing	381
	residence with care provided	302
	Other	181
	mobile home	146

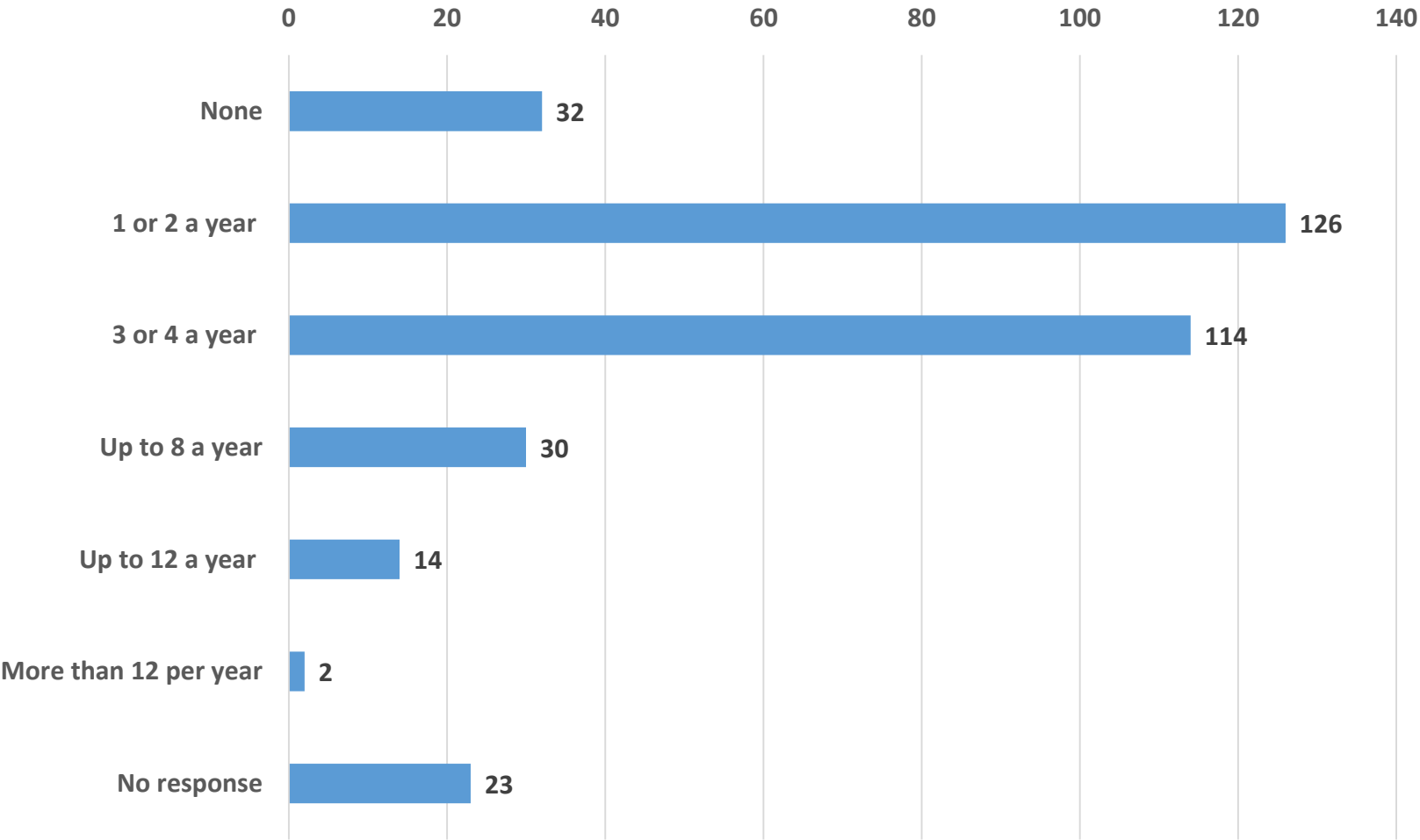
**Table 1** shows numbers selecting options, regardless of rank

**Table 2** weights the answers, so reflects the ranking



Future development in Ashwell

# What increase in housing do you think is appropriate for Ashwell?



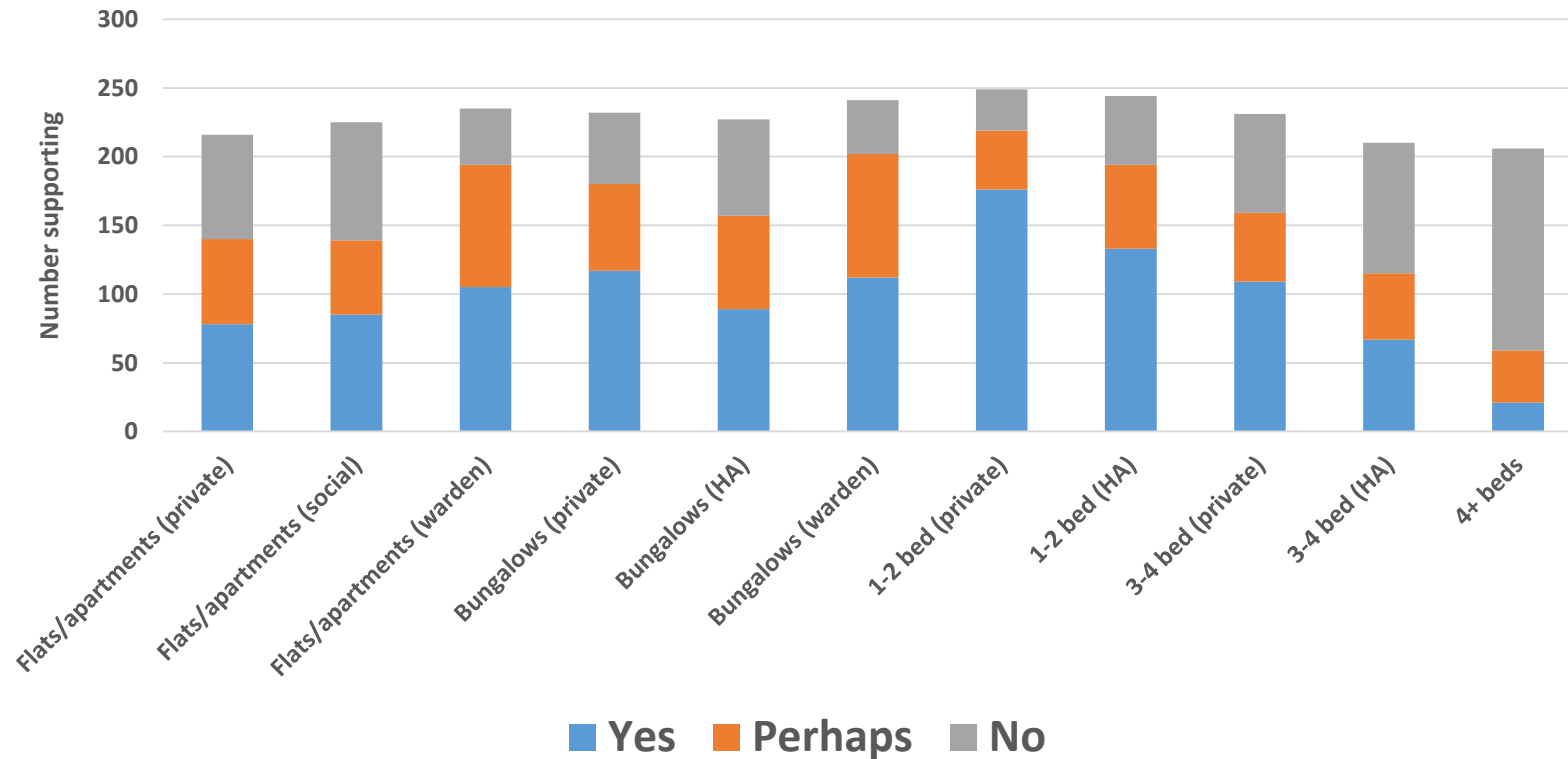
# Comments about housing development

151 comments, all attached on separate sheet, key points:

- People are keen that the 'village' should not become a 'town'
- Acceptance that modest development is needed to enable the much needed infrastructure and amenities to be retained
- Big housing is not needed, especially second homes
- Housing that serves the elderly is needed
- Ensure that developments include a 'mix' of housing, including affordable housing options



# What type of additional housing do you feel is needed in Ashwell?



## Top 5 supported:

- 1-2 bedroom (private)
- 1-2 bedroom (housing assoc)
- Bungalows (private)
- Bungalows (warden)
- 3-4 bedroom (private)

## Least supported:

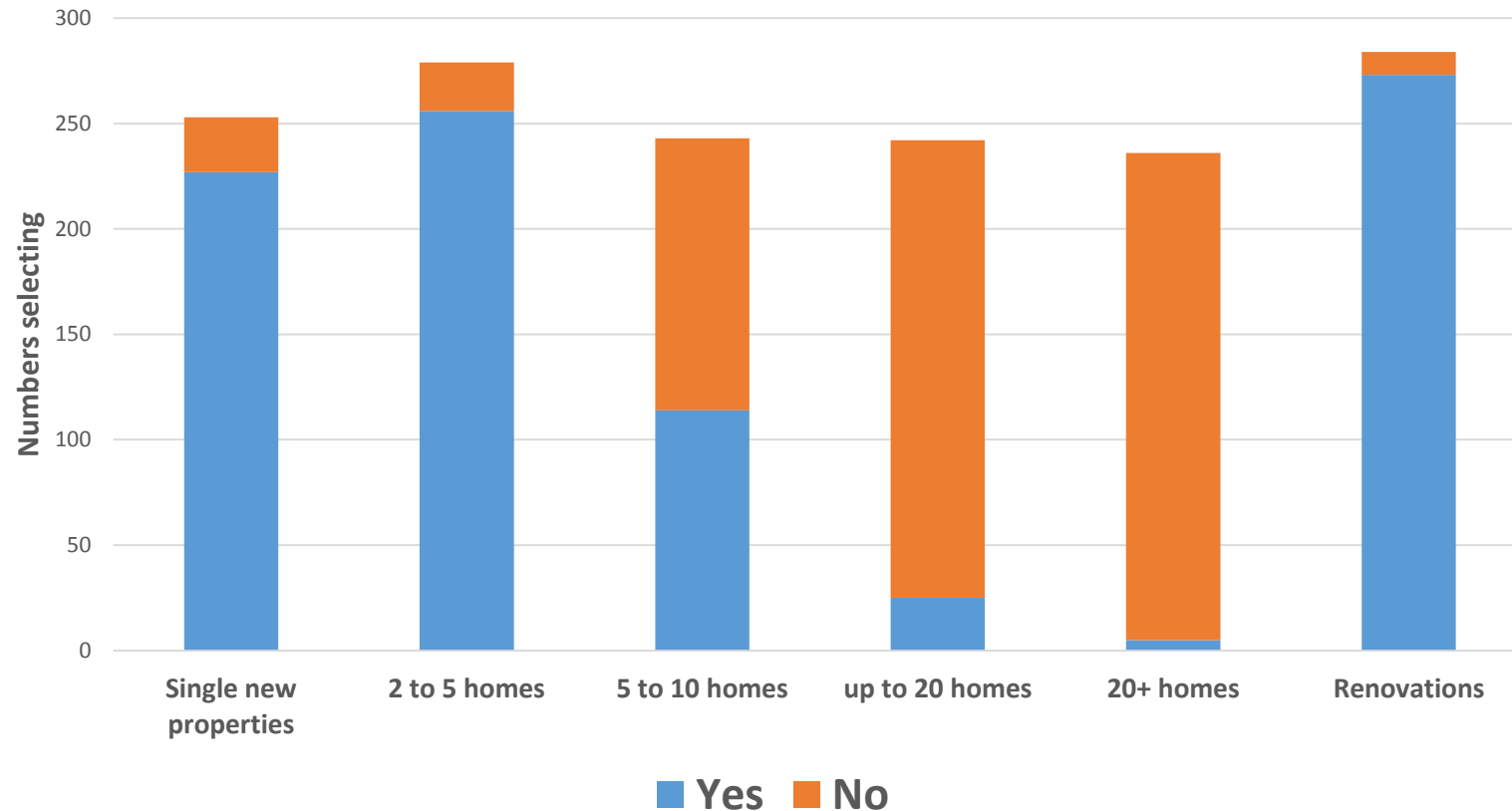
- 4+ bedrooms

# Comments about types of housing needed

103 comments, all attached on separate sheet, key points:

- Call for smaller (up to 3 bed) starter homes to attract young couples/families to the village. (but school space needs addressing)
- More smaller units for people to downsize (thus unlocking larger homes); bungalows good but take up a lot of land
- No more larger, expensive housing (lots recently built)
- Homes need to include car parking space
- Affordable properties (social and private) needed
- Any developments should be in-keeping with village character and not 'identikit' homes

# What type and size of development do you see as acceptable for Ashwell?



## Most supported:

- Renovations
- Smaller clusters of development
- Single new properties

## Least supported:

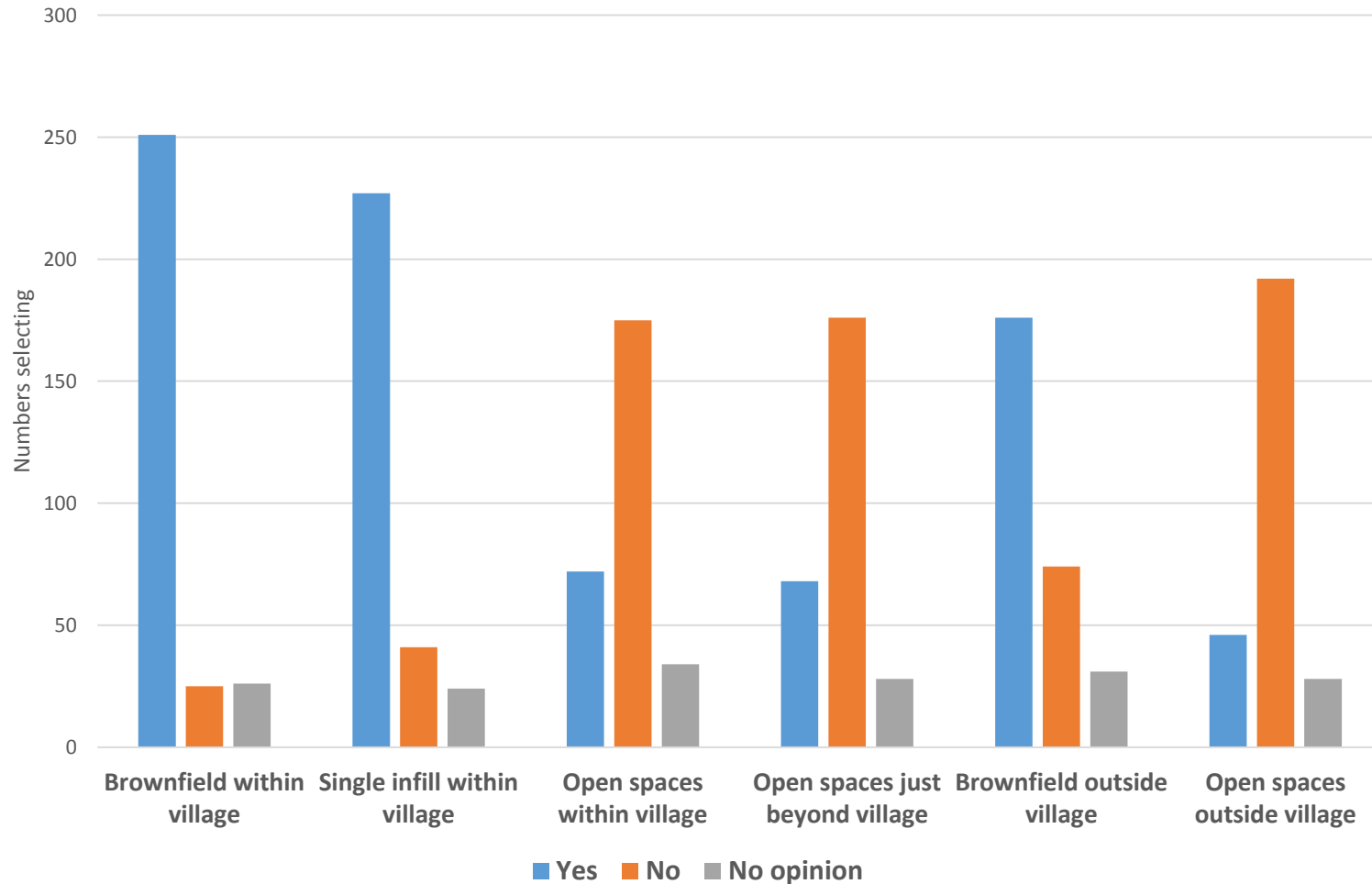
- Larger developments

# Comments about type and size of development

100 comments, all attached on separate sheet, key points:

- Preference for smaller developments, not 'crammed' together
- Ensure that developments are in-keeping with the character of the village and not go beyond the boundary – we are a village not a suburb
- Mixed developments called for (Poundbury, Dorset cited as good example)
- Sufficient car parking (for two cars?) must be provided
- Associated amenities (eg. school, GP) must expand pro rata
- Use brownfield sites and renovate empty properties

# Where would you like to see new developments taking place over the next 10 to 20 years?



**Brownfield is clearly supported (both within and beyond the village) as is single infilling within the village.**

**The community is keen not to develop on any open spaces either within the village or beyond.**

# Comments about sites acceptable for development

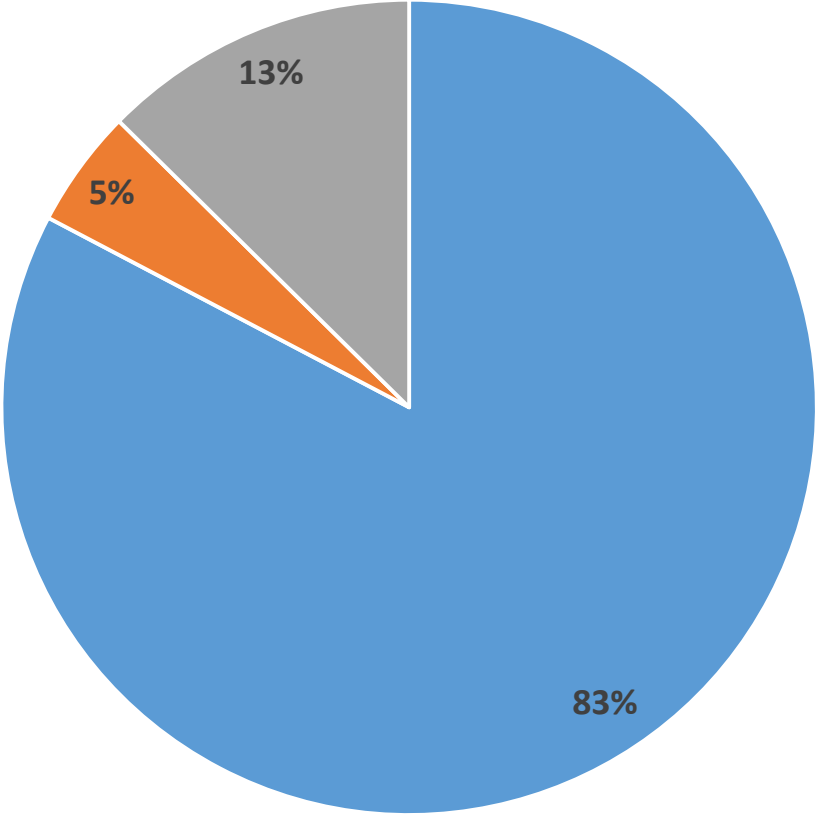
93 comments, all attached on separate sheet, key points:

- New build should ideally be walking distance to village centre to reduce car use
- Ensure off-road parking is available
- Housing must not be too dense, rather we need to ensure that green space within the village is safeguarded
- Ideally stick within the village boundary (many feel strongly about this) however some suggest that some development may be feasible but needs to be undertaken on a case by case basis
- Design of any new build is key to ensure it's in-keeping
- Preserve important views – such as to the church and countryside
- Brownfield first



## Direction for the Neighbourhood Plan

**Housing Needs:** To make adequate provision over the next 10-20 years for local housing for our residents (especially young families and elderly residents), so that the vitality of our local community and services can be maintained

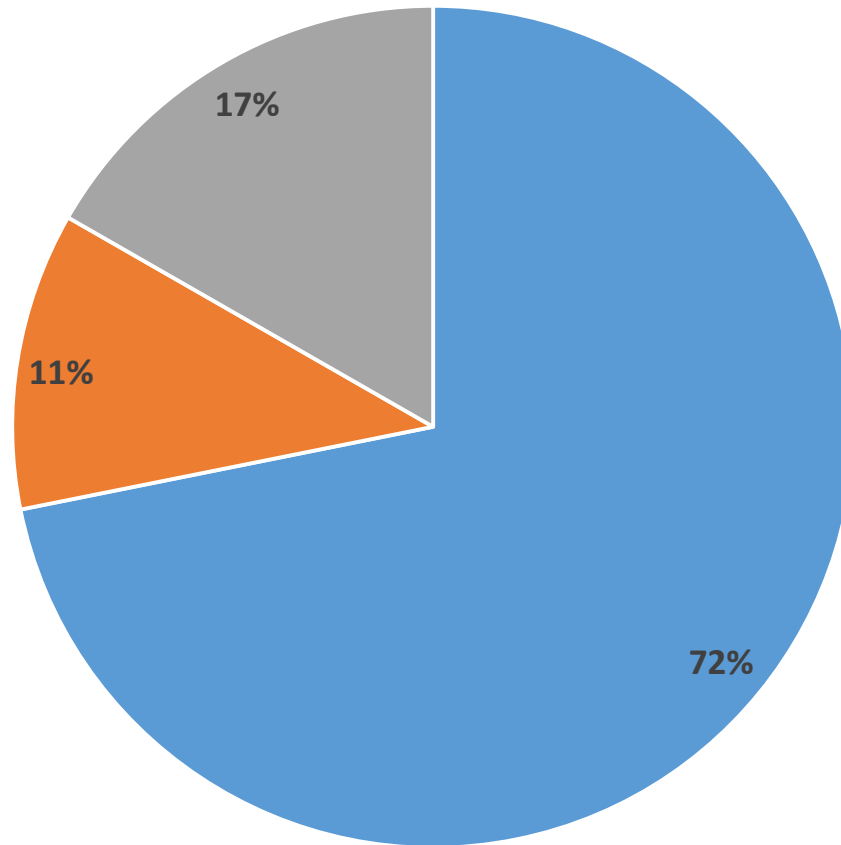


**83% support this statement**

■ Yes ■ No ■ Don't know



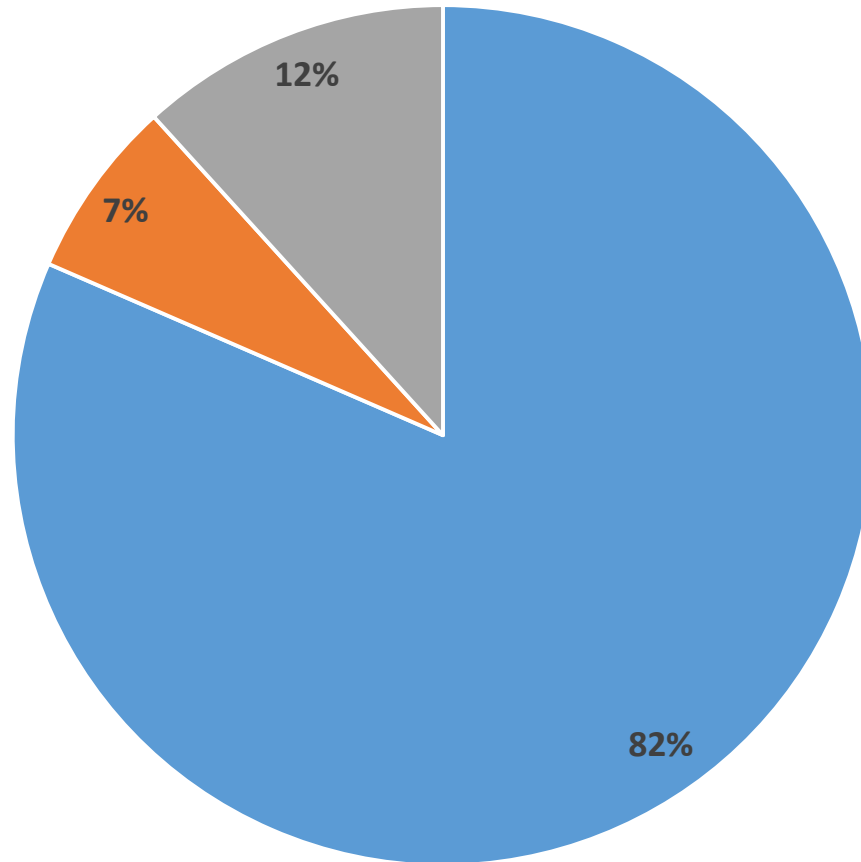
**Appropriate Housing:** To make provision of affordable starter homes and “down-sizing” homes and, if required, to create a Community Housing Trust



**72% support this statement**

■ Yes ■ No ■ Don't know

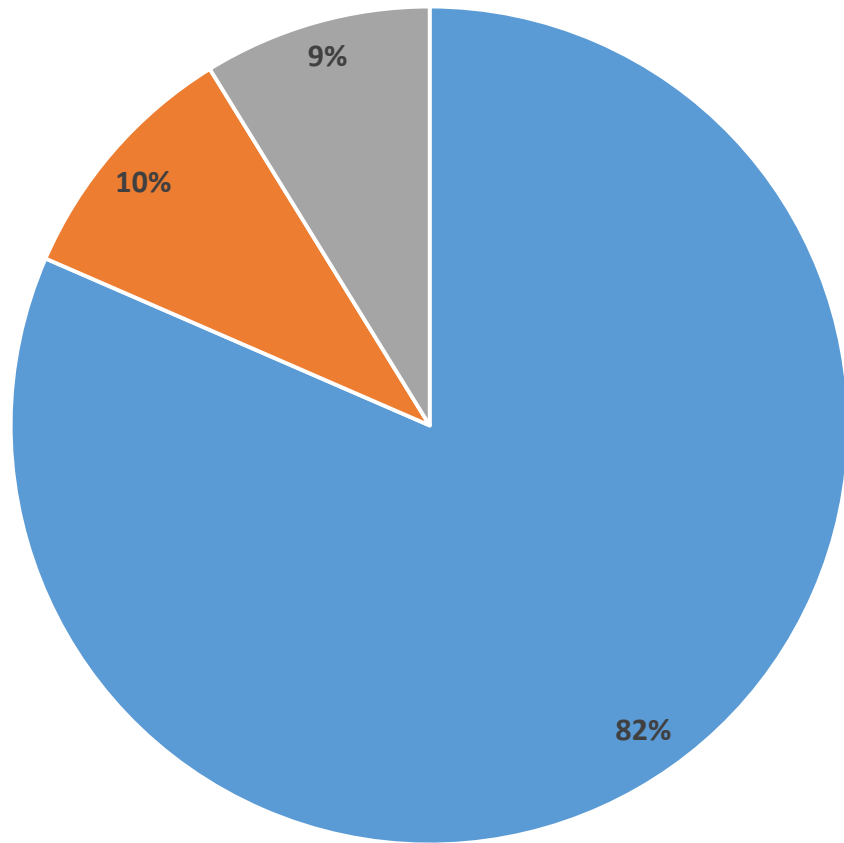
**New Housing sites: To limit any development to within the village development boundary and to brownfield sites, to meeting our environmental and development guidelines and to respect the character and form of our village**



**82% support this**

■ Yes ■ No ■ Don't know

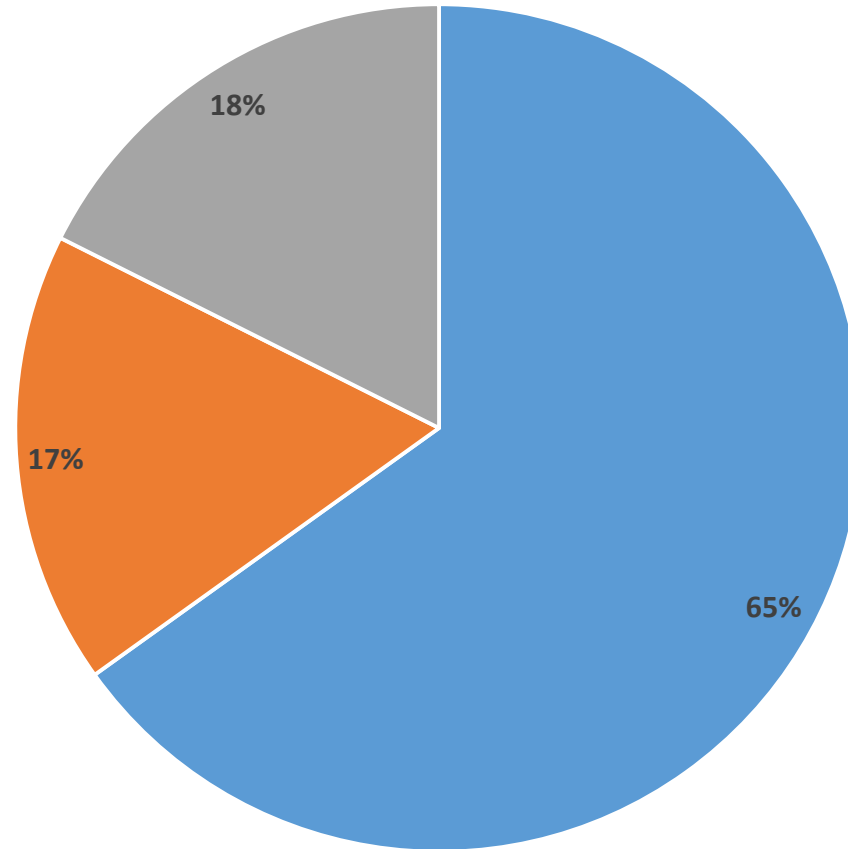
**Village boundary: To prevent development on the existing green fields which surround the village unless they meet a specific village need**



**82% support this statement**

■ Yes ■ No ■ Don't know

**Local Connection: To give preferential access to some new homes for people with a strong local connection**



**65% support this statement**

■ Yes ■ No ■ Don't know

# Final comments

86 comments, all attached on separate sheet, key points:

- A mix of housing types and tenures is called for to ensure that a range of people (young/families/old) can live here in properties most suitable to their needs – there have been too many large houses built and Ashwell should not just be for the wealthy.
- Affordable housing is supported but the options of how this is delivered needs further explanation to ensure everyone understands what it means
- Call for Ashwell to be retained as a ‘village’
- Modest growth needed to attract amenities (eg. shop); current services must be able to serve new residents though (eg. the school)